

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received **OCT 03 1988**
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Ticonderoga (Village) Multiple Resource Area

and/or common

2. Location

street & number The village limits of the village of Ticonderoga not for publication

city, town Ticonderoga vicinity of

state New York code 036 county Essex code 031

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
<input checked="" type="checkbox"/> Multiple	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
Resource Area		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name See individual inventory forms

street & number Various

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Essex County Clerk's Office

street & number Essex County Court House, Court Street

city, town Elizabethtown state New York

6. Representation in Existing Surveys

title New York State Statewide Inventory of Historic Places has this property been determined eligible? yes ☒ no

date May 1984 federal ☒ state county local

depository for survey records Division for Historic Preservation

city, town Agency Bldg. #1, Empire State Plaza, Albany state New York

7. Description

Condition

☒ excellent
☒ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☒ altered

Check one

☒ original site
☒ moved

date N/A

Describe the present and original (if known) physical appearance

The village of Ticonderoga is an incorporated village of 1400 residents, located in the southeastern corner of Essex County. Located in the eastern portion of the town of Ticonderoga, the village lies in the Adirondack Park, in the valley plain area at the northern end of Lake George. The LaChute River flows north and east through the village from Lake George into Lake Champlain by way of a series of waterfalls, dropping over 220 feet in its course. The power generated by the falls gave the village its industrial start in the late 1700's. After two centuries of industrial development along the LaChute River corridor, the village emerged as the industrial center of the North County. By the mid-twentieth century a single manufacturing operation, International Paper, dominated the community both financially and architecturally with its massive nineteenth and twentieth century mill complex. In 1970, International Paper opted to build a newer facility outside of the village. As a result Ticonderoga's economy slowly declined and the massive mill structures that dominated the northern section of the village were demolished, leaving an open void.

Within an area of 1.4 square miles, development of the village has followed the steep topography of the river and its depression. Industrial and commercial development throughout the nineteenth and twentieth centuries has centered around the northern portion of the LaChute or the Lower Village while residential development has evolved to the south on the more level Upper Village area. The two major features of the village are the LaChute River, which bisects the village roughly north to south, and Exchange Street (now Montcalm Street). Montcalm Street runs perpendicular to the river, east to west, and has evolved as the community's main commercial and cultural zone. Another major transportation artery, The Portage, parallels the river and was the original route used by early manufacturing operations in the late eighteenth and early nineteenth centuries to transport goods around the upper and lower falls.

Methodology

The historic resources of the village of Ticonderoga were identified as a result of a comprehensive

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survey and inventory project sponsored by grants from the New York State Council on the Arts, the International Paper Company Foundation and the Essex County Planning Office in the spring and summer of 1984. Conducted by three graduate student interns from Cornell University under the supervision of a professor in the Historic Preservation program, the survey focused on the historic development of Ticonderoga as an important industrial/commercial center in the region during the late nineteenth and early twentieth centuries, as illustrated by its built environment. The survey focused on three distinct contexts associated with development of the multiple resource area during this period. These areas were identified as:

- Industrial development, including:
industrial building types, workers housing
and homes associated with local
industrialists;
- Commercial development, including:
commercial building stock;
- Architectural development, including:
public architecture, residential
architecture and public art.

Information was gathered about the three historic contexts and a total of 108 properties were surveyed and recorded on New York State building/structure inventory forms; this material was turned over to the State Historic Preservation Office for further evaluation. Each property was then evaluated by the State Historic Preservation Office staff according to National Register criteria.

The components of the nomination include two historic districts and twenty individual properties. The various components include a total of 41 contributing primary structures, 2 contributing objects, 17 contributing secondary structures and 1 contributing structure yielding a total of 61 contributing features in the nomination.

The properties identified for inclusion in the multiple resource nomination are the most intact properties representing the history of the town from c. 1870 to the 1930's and whose architectural and historical significance can be established from available research. Additional properties and property types, from earlier and later periods in the village's history, may be added to this

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multiple resource area when additional research is completed or when new contexts are documented.

No attempt was made to identify or evaluate properties whose primary significance was archeological, however; three Cultural Resource Management (CRM) reports pertaining to the archeological potential of the village are on file with the New York State Office of Parks, Recreation and Historic Preservation. All three studies were conducted between 1979 and 1985 as part of the LaChute River hydroelectric redevelopment project prepared for International Paper.

Nominated Resources: Location and Siting

The majority of the twenty individual properties and two districts included in the multiple resource area nomination are located in the vicinity of Montcalm Street and Champlain Avenue, the village's two major streets, which intersect in the heart of the downtown. Several modern buildings and numerous modern alterations to nineteenth and early twentieth century buildings have diminished the historic integrity of Montcalm Street, the village's commercial center. However, despite the fact it could not be considered as an historic district, Montcalm Street, contains a full range of resources associated with the historic development of the village, with twelve individually significant resources reflecting the commercial, industrial and cultural development of the village situated along this street. At the top of a steep incline, at the northwestern entrance to the village, the early twentieth century Liberty Monument (component #22) and Hancock House (component #13) mark the head of Montcalm Street. Down the hill, one of the few single family residences on the street, the 1921 Clark House (component #21), is located on the outskirts of the downtown. Adjacent to the western shore of the LaChute River at the point where the river flows under the street is the 1879 Silas B. More Grist Mill (component #1). The mill is the oldest industrial structure extant in the village. Across Montcalm from the mill is the two-family Quinn House (component #4), constructed by Moore in the 1880's as housing for mill workers. Montcalm Street continues over the LaChute River where the topography levels out. This bridge marks the beginning of the commercial development in the community.

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Significant examples of commercial architecture are located at 111-115 Montcalm Street, The Gilligan and Stevens Block (component #6), and 101 Montcalm Street, The Bank Block (component #7). Montcalm Street is also the location of three important civic structures associated with the village's twentieth century development; these include: the Black Watch Library (component #5), the Ethan Allen Lodge No. 630 I.O.O.F. (component #4) and the Community Building (component #12). Montcalm Street's eastern terminus, once dominated by the massive mills associated with International Paper that were demolished in 1970, now culminates at the Ticonderoga Pulp and Paper Company Office (component #11). The modest office now represents the only extant building to be associated with the village's last industrial phase, that of paper and pulp production.

The remaining eleven individual nominations and two districts are situated south of Montcalm Street. Located on the corner of Montcalm and Lake George Avenue is the Pad Factory (component #3). This is the only other extant industrial structure associated with Ticonderoga's late nineteenth century development. Another identified resource located just off Montcalm Street on Champlain Avenue is the Delaware and Hudson Train Depot (component #10). The remainder of the resources are located on or between Lake George Avenue and Champlain Avenue.

Three major civic buildings were identified in the village; they include: the 1930 Ticonderoga High School (component #22), the 1908 Civic Building (component #8) and the New York State Armory (component #20) completed in 1925. In addition, St. Mary's Roman Catholic Church and Rectory (component #17) is the only example of ecclesiastic architecture to be included in the nomination. St. Mary's church is one of three extant late-nineteenth century religious edifices located in the village and the only one that retains substantial integrity of material and design.

There are three individually significant examples of residential architecture and two residential districts also located south of the main commercial zone. Late nineteenth century large-scale industrialist's homes are represented by the Burleigh House (component #9) and the Delano House (component #16). The latter is the home of the

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founder of Ticonderoga Pulp and Paper Company, Clayton H. Delano, and is the finest example of late nineteenth century, high style residential village architecture in the village. In addition, the Ferris House (component #15) is an outstanding example of an early twentieth century Colonial Revival aesthetic as applied to residential village architecture. The two identified historic districts are examples of early twentieth century residential development sponsored by the Ticonderoga Pulp and Paper Company. Both districts were built to house mid and upper management staff of the mill and, as such, represent another tangible aspect of the non-extant mill facilities. The Lake George Avenue Historic District (component #25) consists of thirteen contributing and two non-contributing properties (seventeen contributing buildings and nine non-contributing features) built by the paper industry between 1919 and 1923. The center of the district is marked by a non-contributing late nineteenth century tenement house, while the remainder of the district reflects either Colonial Revival or Craftsman influenced designs. The Amherst Avenue Historic District (component #24) is situated on the eastern side of Amherst Avenue and is composed of ten properties (sixteen contributing features and three non-contributing features). The Amherst Avenue district, unlike the Lake George Avenue district, consists of ten properties all built between 1921 and 1923 in the Bungalow type by local builder William Gale.

Nominated Resources - Architecture

A variety of building types and architectural styles are represented in the multiple resource area. Although the village was settled in the first decade of the nineteenth-century, there are few residential or industrial structures left from this period and those that survive have all been extensively altered. There are many structures dating from the mid-nineteenth century, particularly in the Greek Revival style. Although these resources represent the earliest extant structures in the village, all have lost substantial integrity due to modern alterations and no longer meet the National Register criteria.

Several nominated resources dating from the last quarter of the nineteenth century represent the height of industrial growth in the village, as well as a variety of

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Victorian period styles. Three of these buildings are industrial structures. The particularly intact Silas B. Moore Grist Mill (component #1), c. 1879, features a nineteenth-century storefront and an Italianate style cornice. The 1888 Ticonderoga Pulp and Paper Company Office Building (component #11), the only remnant of the extensive paper mill complex that once dominated the lower river corridor, exemplifies late Victorian period architecture with its ornate brickwork, carved terra-cotta decoration and unusual five-over-two sash windows. The 1893 Pad Factory (component #2) is a typical masonry mill building with the same large multi-paned windows on each floor, a shallow roof pitch and a simple rectangular form.

Three of the individual residential property nominations are included in the industrial development context. Identified examples of the associated building types include workers housing and ornate residences owned by local industrialists. The modest, unadorned, wood frame Quinn House (component #23), built by Silas Moore, is a typical example of mill worker housing constructed by local mill owners to house their employees. At the other end of the spectrum, the large, lavish Queen Anne style homes at 25 Father Jogues place, the Delano House (component #16) and 307 Champlain Avenue, the Burleigh House (component #9), display the prosperity of the prominent industrialist and merchant who lived in them. Clayton Delano, the founder of the Ticonderoga Pulp and Paper Company, enlarged and embellished his 1857 Italianate style home in c. 1890, adding such Queen Anne features as a corner tower, scroll sawn ornament and a Palladian window motif. Eastlake details also appear in the porches and porte-cochere. The home of local merchant H. G. Burleigh, built in 1894 and 1905, is a late example of the Queen Anne style. Its irregular massing, variety of materials and corner towers are characteristic of this style, while some classical details on the twentieth-century portion illustrate the Colonial Revival influence. A late example of the Italianate style, a c. 1895 duplex in the Lake George Avenue Historic District (component #25), features a heavy bracketed cornice with a central gable.

A combination of Italianate and Queen Anne features is found on the 1882-84 Gilligan/Stevens Block

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(component #6), with its large bracketed cornice and two-story bay window containing Queen Anne sash. The pressed brick and terra-cotta facade of Pearl's Department Store is the finest commercial example of the Queen Anne style in Ticonderoga. It has not been nominated, however, due to incompatible alterations to the storefront.

The Victorian Gothic style is represented by two churches, the 1874 wood frame Congregational Church and the masonry Saint Mary's Roman Catholic Church (component #17), built in 1892. Both illustrate the style's strong vertical thrust with exceptionally tall spires, steep gable roofs, long, narrow pointed arched windows and finials, steeply pitched roofs, pointed arches and asymmetrical massing, however; only St. Mary's Church is being proposed for nomination. The Congregational (Wesleyan) Church is not being considered for nomination due to the complete loss of interior integrity in addition to the removal of its period stained-glass panels.

The majority of the nominated resources in the multiple resource area date from the first four decades of the twentieth century, a period of diminished industrial growth and strong commercial and civic activity in the village. Several structures built in the first decade of the twentieth century are Victorian period hold-overs such as the 1906 Central School (component #8). The Central School's steep roof, stepped gables and massive chimney-like ventilation shafts are reminiscent of Queen Anne forms.

Influenced by Ticonderoga's military history and the philanthropic gifts of Horace Augustus Moses, founder of the Strathmore Paper Company, many of the village's finest early twentieth century structures were built as gifts from Moses in the Colonial Revival style. The Hancock House (component #13) is an exact replica of John Hancock's high style Georgian home, which stood on Beacon Hill in Boston until it was demolished in 1863. Adjacent to the Hancock House, the 1921-24 Liberty Monument (component #14), executed by sculptor Charles Keck, contains several figures related to Ticonderoga's colonial heritage. Two public buildings, the 1927 Community Building (component #12), also a gift from Moses, and the 1928-30 Ticonderoga High School (component #22), feature elements of Georgian architecture on a

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monumental scale lending them an air of formality. Though the high school's original multi-paned Colonial style sash windows were replaced with modern single pane sash in 1982, the building still retains an outstanding level of integrity of setting, design, location, workmanship, feeling and association and a remarkable level of sophisticated interior embellishment. The rusticated concrete block Ethan Allen Lodge No.630 I.O.O.F. (component #4), built in 1905, also displays some Colonial Revival features such as a pedimented front elevation and round-arched windows with fanlights.

Many Colonial Revival residences exist in the village, the finest being the 1911 Senator Mortimer Ferris House (component #15), featuring a characteristic hipped roof with dormers, a Palladian window and an entrance portico. Saint Mary's Rectory (St. Mary's Church and Rectory), formerly a Queen Anne style structure, was extensively remodeled in 1922 in the Colonial Revival style, at which time a pedimented entry porch and fluted Ionic pilasters were added. Colonial Revival features are also found on the 1919-1923 mill manager housing included in the two historic districts in the multiple resource area. However, the massing and rooflines of the Lake George Avenue residences and 324, 326, 334 and 338 Amherst Avenue make reference to the then popular Bungalow type.

Several early twentieth century buildings in the multiple resource area reflect the stylistic vocabulary of historic periods other than the colonial. The 1934-35 New York State Armory (component #20), with its steeply pitched roof, stepped-gable and small, multi-paned windows, is the village's only Tudor Revival style building. The 1905 Black Watch Library (component #5) also draws upon medieval sources with its step gabled entrance, prominent chimney and dark oak and white stucco interior. The Renaissance Revival Ticonderoga National Bank (component #7), built 1927-29, features a monumental pointed entrance arch and a series of two-story pointed arched windows. The influence of the popular Art Deco style is evident in the building's cubic geometry, particularly the simple pilaster capitals. Another commercial building, the State Theater, also located on Montcalm Street, features a more fully developed expression of the Art Deco style and represents the last period of development in the commercial district. To date the theater

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has not been completely evaluated and, therefore, is not included in the nomination at this time.

While historic eclecticism is prevalent in the early twentieth century architecture in the multiple resource area, the influence of the Bungalow and Prairie forms is also evident, mostly in residential buildings. The 1922 cobblestone Clark House (component #21) has characteristic overhanging eaves and exposed rafter ends. The twelve mill manager homes in the Lake George Avenue Historic District (component #24) and four homes in the Amherst Avenue Historic District (component #25) display a variety of characteristic Bungalow features, including steep roofs with overhanging eaves, simple triangular brackets, exposed rafter ends and large dormers. The pronounced horizontality, low hipped roof and widely projecting eaves of the 1913 Delaware and Hudson Railroad Depot (component #10) are reminiscent of the mid western residential Prairie style.

Detailed information regarding the two historic districts and 21 individual property components included in the multiple resource area nomination is included in the attached inventory forms and continuation sheets

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1873–1935 Builder/Architect N/A

Statement of Significance (in one paragraph)

The Ticonderoga (Village) Multiple Resource Area nomination includes 22 individual properties and two historic districts that reflect the architectural and historical development of an important regional center of industry and commerce from c. 1870 to the mid-1930's. With a two-hundred-foot drop of water between Lake George and Lake Champlain, the LaChute River corridor became a highly desirable mill site early in the history of the region. The enormity of the hydraulic power attracted heavy industrial development in the early nineteenth century. For nearly 200 years the banks of the LaChute River were lined with an impressive variety of mills: saw, grist, graphite, iron, cotton, wool, and paper. Local mills processed raw materials to be found in abundance in the rich Champlain valley, and during the nineteenth century the village of Ticonderoga emerged as a major producer of ship-lumber, iron, wool, graphite and paper. Several resources in the multiple resource area are associated with Ticonderoga's industrial development including the Silas B. Moore Grist Mill (1870, component #1), the late Victorian period Ticonderoga Pulp and Paper Company Office Building (1888, component #3) and two districts of 1920's mill staff housing. While most of the structures are the work of local builders, several were designed by professional architects of state and regional significance. M. H. Westhoff of Springfield, Massachusetts was hired by local philanthropist Horace Moses to design several of the village's most outstanding civic buildings. Two of them, the Hancock House (1925, component #13) and the Community Building (1927, component #14), illustrate the prevalence of the Colonial Revival style in early twentieth century Ticonderoga. Much of the village's important architecture and many residences built at this time reflect the community's renewed interest in its colonial roots, which were brought to light during the reconstruction of Fort Ticonderoga and several other military sites. The multiple resource area also contains several excellent examples of early twentieth century eclectic architecture such as the Tudor Revival style New York State Armory (1935, component #17) and the Renaissance Revival style Ticonderoga National Bank (1928, component #10). Together, the components of the multiple resource area represent

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two major periods of the village's development, the high point of local industrial development in the late nineteenth century and the early twentieth century shift from a varied economic base to an economy dominated by one industry and, ultimately, one company. The village retains significant, well-preserved examples of industrial and commercial buildings, working-class houses, stylish residences and public structures directly linked to growth of the pulp and paper industry during the late nineteenth and early twentieth centuries. The resources within the multiple resource area represent a variety of late nineteenth and early twentieth century architectural styles, types and methods of construction and, as such, are significant in understanding the themes of industry and architecture in the village of Ticonderoga.

In 1609 Samuel de Champlain and a contingent of eleven Frenchmen, a small body of Montagnais Indians and two to three hundred Huron Indians left Quebec on an expedition to the south. Traveling by canoe, the party reached a great lake, which Champlain named after himself. From this point until 1755 little settlement occurred in the region. War parties, traders and explorers continued to traverse the lake but no settlements were established. At this point the English had established permanent settlements as far north as the southern tip of Lake George, which was protected by Fort William Henry. The French had claimed much of the northern territory and established their southern stronghold at Crown Point, where they built Fort St. Frederic. The tract of land between the two strongholds was claimed by both France and Great Britain. In 1755, Michel Chartier, afterwards Marquis de Lotbiniere, under instruction from the Marquis de Vaudreuil, Governor-General of New France, ventured south from Crown Point to select a site for a new southern stronghold and fort. In October 1755 Chartier began clearing a site at the southern tip of Lake Champlain. During the construction Chartier employed a garrison from Crown Point, and at the height of construction 2000 men were utilized. The fort was first named Fort Vaudreuil but was later renamed Fort Carillon. In 1759 English troops advanced north from Fort William Henry and captured Fort Carillon. The fort was renamed Ticonderoga, a derivation of the Indian word "cheonderoga," which means "Brawling Waters" and refers to the powerful falls near the fort. Fort Ticonderoga was reconstructed in the early twentieth century and was listed on the National Register as a National Historic Landmark in July 1984.

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The first recorded use of the LaChute River's 200 foot drop between Lake Champlain and Lake George for industrial purposes occurred during the construction of Fort Carillon. Upon completion of clearing the site of the new French stronghold in 1756, Chartier constructed a saw mill on the lower falls of the river. The mill produced all the needed lumber for the initial completion of the fort, much of which was later replaced with stone construction.

At the close of the French and Indian War, permanent settlements were established in the Champlain Valley. In 1763, the British King offered land grants on both sides of the lake to former British officers and soldiers. Three of these grants composed a large part of what is now the inhabited part of Ticonderoga. An early settler of this newly opened territory was Samuel Deall. In the mid 1760's Deall constructed a saw and grist mill on the LaChute at the lower falls opposite Chartier's saw mill. The Deall mills would become the center of a series of mills and hydropowered industries that by the early eighteenth century would grow to encompass the banks of the river.

After the Revolution, the Ticonderoga/LaChute River area, which had been settled by loyalist soldiers, was deserted. In the years immediately after the hostilities Ticonderoga was resettled by several pioneer families, many of whom still have descendants in this area. This second round of settlers immediately took advantage of the water power, establishing grist, saw and woolen mills, iron forges and tanneries. As a result of this industrial development, several distinct settlements developed by the first decade of the nineteenth century in Ticonderoga. The largest two settlements formed around the river's upper and lower power sites and compose most of the present village. Alexandria, or the upper village, the earliest, was located around the upper falls of the river. With the building of a bridge above the upper falls in 1807, Alexandria excelled as Ticonderoga's industrial and trade center. A portage connecting Lake George with navigable water below the LaChute's lower falls, linked Alexandria to the Lower Village. Though primarily agricultural in the early 1800's, Ticonderoga was markedly industrial because of its many water power sites. By 1850 there were twenty-five saw mills in full operation on the LaChute in Ticonderoga. In addition to the major mill sites on the river an additional forty smaller mills were in operation on tributaries of the LaChute.

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Industrial development in the Lower Village gained momentum after 1810. In the first 20 years of the nineteenth century, most lumber shipped from Ticonderoga went north to Canadian markets. When the Champlain Canal opened in 1823, Ticonderoga's lumber, boatbuilding and shipping industries boomed with access to the great industrial centers to the south, including Albany, Troy and New York City. A large basin at the foot of the LaChute's lower falls was used for building canal boats. Both lumber and boatbuilding continued as important local industries until the mid-1850's.

Another significant industry during the first half of the nineteenth century was iron. Ore was obtained from Port Henry and Crown Point beds. Though some iron ore was mined in Ticonderoga, it was of poor quality. Many locally consumed iron products were produced in Ticonderoga forges. The boatbuilding industry was particularly dependent on iron manufacturers and skilled blacksmiths for parts including special stoves made for use on canal boats. The first forge was established at the upper falls in 1800 and the second forge was constructed three years later. Throughout the early nineteenth century numerous forging operations were established, most only lasting a few years due to the high cost of ore and transportation. In 1832 John Porter and Son built a "pocket" furnace at the lower falls but this proved un-profitable. In 1840 the firm constructed a "cupula" furnace which proved more successful. The business was destroyed by fire in 1851. It was rebuilt the same year and continued to operate through the nineteenth century.

From 1825 until 1850 agriculture, lumber, iron, and boatbuilding were the most important aspects of Ticonderoga's economy. Other smaller operations included the processing and manufacture of wool, the production of wooden utensils, packaging, furniture, and tanning.

Another early industry that evolved around the hydropower of the LaChute river and continued into the twentieth century was the production and refinement of graphite. The ore was first discovered and mined in the Chilson area of Ticonderoga in the second decade of the nineteenth century. More than 30 tons were mined in 1860. At first, graphite was generally used for polishing the iron stoves that were beginning to replace fireplaces at that time. In the 1830's, the market for graphite was greatly increased as it began to be used to line the

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crucibles used in steel making. In 1833 local entrepreneur Guy C. Baldwin obtained a patent for the first solid graphite pencils, the predecessor of today's Ticonderoga Pencil. The graphite industry remained an important part of the community's commercial development into the twentieth century, with the American Graphite Company, established in 1868, closing in 1968.

By 1860 Alexandria, the upper village, contained 40 houses. The lower village, with a population of 325, had surpassed Alexandria in importance by that date, becoming the town's economic center, as it has continued up to the present. No structures from the first half of the nineteenth century are included in the multiple resource area as no significant intact resources remain from that period. Several fires, the most devastating occurring in 1875, destroyed many pre-1850 buildings on the main street. Those that survived the fires have either been demolished or altered so as to diminish their architectural and/or historical significance.

The multiple resource area contains one mill structure associated with this post fire period, remaining on its original site at 188 Montcalm Street, known as the Silas B. Moore Grist Mill, ca. 1879 (component #1). The mill represents the only example of commercial architecture from the third quarter of the nineteenth century and features an intact storefront and some elements of the grist milling power system located in the second story. In addition to the mill building, one intact late-nineteenth century workers' tenement was been identified in the multiple resource area. The Quinn House (component #23) is located across Montcalm Street from the Moore Grist Mill and was constructed by Moore in 1880. The two-family dwelling is a representative example of the unadorned working-class dwellings constructed by local industrialists to house their mill workers.

During the third-quarter of the nineteenth century, the early milling industry along the LaChute River all but vanished. With access to the Champlain Canal, Ticonderoga's industries grew rapidly during the Civil War when large quantities of iron, wool, clothing and food were needed. Also in this period, the local boatbuilding industry reached its peak as boats were required to carry supplies. It is during this period that the canal boat business in Ticonderoga reached its zenith. Two local brothers, Breckett and H.G. Burleigh, operated a prosperous transit business on the Champlain canal route. The Burleighs owned a

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fleet of canal boats that were responsible for much of the trade between New York City and Montreal and Philadelphia. H.G. Burleigh is responsible for the construction of one of the village's fully developed examples of Queen Anne architecture. The Burleigh home, ca. 1894 (component # 9), is characterized by its irregular massing and engaged corner turret, molded chimneys, complex roof lines and eclectic combination of textures and building materials.

Railroad transportation did not come to Ticonderoga until the 1870's, and thereafter the demand for canal boats declined. However, the railroad stimulated many other local industries, and the town experienced rapid expansion. By 1880, the population of the lower village reached 1,198, over one third the population of the town. Alexandria, the upper village, contained 598 residents. After the Civil War, several new businesses were established on the banks of the LaChute River including a cotton factory, a sash and door factory, a machine shop, a furniture shop and a steam saw mill. Several older industries, such as iron, wool and lumber, waned.

As the economic climate of Ticonderoga turned favorable, a distinct commercial zone emerged. This strip was defined at the west end where the LaChute flows under Exchange (now Montcalm Street) and on the east where Exchange (Montcalm Street) turns sharply south. This section represents the only commercial area to evolve in either the upper or lower village and has remained as the main commercial zone for the village despite the fact that the commercial district was destroyed by fire that swept through the village on the eve of the village's centennial celebration of Ethan Allen's capture of Fort Ticonderoga on May 10, 1775. Of the several surviving three-story brick commercial buildings associated with the Ticonderoga's commercial district only one example has retained integrity from this early period, the Gilligan and Stevens Block, ca. 1882-84 (component # 6). The Gilligan and Stevens Block is an Italianate/Queen Anne style building that displays such stylistic features as a large bracketed cornice, a cast-iron columned storefront, a bay window and Queen Anne inspired sash windows. The remainder of the commercial district is occupied by substantially altered late nineteenth century commercial buildings or by early twentieth century construction. Of the early twentieth century commercial building stock two representative examples have been identified and one is included in the multiple resource nomination, the

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1927-28 Gothic Revival Ticonderoga National Bank (component #7), which replaced an earlier bank building. The continuum of commercial architecture in the commercial strip reaches its zenith with the re-designing of a 1919 opera house into the community's only representative example of the Art Deco style. The State Theater was re-designed in the late 1930's but, because of its relatively recent date of construction, the theater has yet to be fully evaluated in the local context.

During the prosperity of the late nineteenth century, Ticonderoga's ecclesiastic movements also thrived as a result of new found wealth. It was during the period from 1870 to 1890 that four of the town's major churches were built. During this period the Christian, Episcopal, Methodist and Roman Catholic congregations all constructed new edifices to replace earlier church structures. Of these four edifices constructed during this period only one, St. Mary's Roman Catholic Church (component #17), constructed 1888-92, meets the National Register criteria. All four buildings, however, are typical of the Gothic Revival style, characterized by soaring spires, steep roofs, tall, narrow gable fronts, and pointed arched window and door openings, creating a strong sense of verticality indicative of the Gothic Revival style.

It is during this twenty-year boom period that the village witnessed a third and final phase of industrial development on the banks of the LaChute. At this point the saw and grist mill industries had all but vanished and the iron industry, which had never achieved true success, was also waning. The development of the railroad line into Ticonderoga had displaced the canal boat industry, while the graphite industry was just beginning to emerge. It was at this critical point in Ticonderoga's development that a new industry emerged. The industry that would soon dominate the LaChute River and the community of Ticonderoga was the burgeoning pulp and paper industry. Three occurrences in the 1860's abetted the establishment of the pulp and paper industry in the village: a process for converting wood pulp to paper was invented in Maine; the land holdings of an early Ticonderoga settler, which included much of the water rights to the river, were placed on the market; and export quality lumber had been depleted.

In 1877 local industrialist Clayton Delano organized the Ticonderoga Pulp Company, the first business of its kind in the

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town. At this time the company purchased extensive water rights and produced ground wood pulp by mechanical means. Raw materials for the process were abundant in the region as second growth forests, of fast growing poplar, had quickly replaced the forests that had been cleared by the earlier lumbering industry. Delano's venture proved both successful and profitable. In 1882, Delano reorganized the company and renamed it the Ticonderoga Pulp and Paper Company. The company grew at a tremendous rate and in 1884 a new mill facility was constructed and the production of high grade paper was started. In 1888 Delano's company erected a business office at the foot of Exchange or Montcalm Street. Today the Ticonderoga Pulp and Paper Company Office Building (component #11) is the only remnant of what grew to be the largest industry in the community. Its simple massing, enlivened by ornate brick work, carved terra cotta and unusual five-over-two sash windows, exemplifies late Victorian period commercial architecture in the village. The company was purchased in 1925 by International Paper, who maintained operations at the 1884 mill until 1970, when the operation was relocated and the mill structures associated with the industry were demolished.

Clayton Delano remained one of the community's most respected citizens throughout the nineteenth century. He served as the town supervisor, served in the New York State assembly from 1870 to 1871 and was the president of the village of Ticonderoga. The Delano Residence (component #16) reflects the affluence and community prominence associated with Delano in its scale, location and decoration. The residence, originally constructed in 1857, was remodeled and enlarged by Delano in 1890. Like the Burleigh Residence (component #9), the Delano residence represents an outstanding expression of the Queen Anne style in the village.

By 1890 numerous small businesses had developed around the paper industry along the LaChute. Several pulp mills had developed including the Lake George Pulp and Paper Company, the Pulp Company and the Glens Falls Paper Company. Another associated industry to evolve at this time was the Pad Factory (component #2). The building was constructed by S. B. Remington in 1893 for the production of blank paper books. The Pad Factory represents the last extant large-scale mill structure associated with the paper industry in the village. The building is a representative example of a building type that dominated the

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river corridor in the late nineteenth century. The most prominent example of this masonry mill building type was the Island Mill facility constructed by International Paper in 1891. The massive structure dominated the northern end of Main or Champlain Avenue and was highlighted by a massive crenellated clock tower. The mill remained an area landmark until its demolition by the company in 1960. Like the Island Mill, older mills were often taken down and replaced with new structures as advances in the paper industry necessitated updated facilities. Some of the older mills were modified for new industries or other uses. While a few nineteenth-century mills were demolished when International Paper left the village, most of the industrial buildings that were torn down were more recent.

As Ticonderoga's numerous small industries were being merged under a single parent company, the various small communities that lined the LaChute had also been combined. In 1889 the Lower Falls area formed the incorporated village of Ticonderoga. Thirty-six years later, in 1925, the unincorporated upper falls area and Weedsville filed for annexation by the village of Ticonderoga. In 1925, what had evolved as independent and competitive communities allied with their respective competitive industries merged to create a single entity.

Though there are no mills left in the village to indicate the importance of the paper manufacturing industry during the twentieth century, there are two districts of housing built by Ticonderoga Pulp and Paper from 1919-1923 for its staff and management. Lake George Avenue Historic District (component #25) and the Amherst Avenue Historic District (component #24). Construction of the first twelve began in 1919 on Lake George Avenue on lots across the street from the home of Clayton Delano, who had recently resigned from his position as company president. The shingle and clapboard houses have Bungalow type features such as exposed rafter ends, large dormers and knee braces. The most fully developed expression of the craftsman influenced Bungalow type is the Clark House (component #21). Constructed in 1921 by Frank Clark, a local mason, the residence stands as the only fully developed expression of the Craftsman aesthetic in the community, exhibiting many of the features associated with the style including a low sloping roof line, triangular bracketing, exposed rafter ends, recessed porches and extended eaves. Unlike the Lake George Avenue district, the Amherst Avenue district features several styles of architecture associated with the early

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twentieth century. The district features four bungalows constructed by builder W. A. Gale, who oversaw the construction of the Lake George Avenue district. In addition, there are several Colonial Revival style residences that feature porches with classical columns, pediments and gables with returns and one Italianate style double residence that dates from the 1880's and was constructed by one of the mill companies as a worker's tenement.

Although the paper industry flourished, the loss of several other important industries caused Ticonderoga to experience an economic slump in the first two decades of the twentieth century. The many small shops and mills that were once crowded along the banks of the lower LaChute were gone and in their place stood the massive mills of the paper industry. Downtown Ticonderoga continued as an active commercial center with three major hotels serving visitors, many of whom arrived at the 1913 Delaware and Hudson (D&H) Railroad Passenger Depot (component #10) in the heart of the village. The intersection of Champlain Avenue and Montcalm Street, then known as Main and Exchange Streets, was called the Four Corners, as it was the center of activity in the downtown. Here stood four impressive buildings: the four-story, French Second Empire Burleigh House Hotel (burned 1950's), the bank block (replaced by present bank structure) and the Italianate style Drake and Atchinson blocks (both demolished in 1960's). Today, two of the corner sites contain undistinguished modern buildings and one is a vacant lot. Only the Ticonderoga National Bank (component #7) illustrates the quality and scale of architecture that once marked the Four Corners.

By the turn of the century regional tourism was on the rise, as wealthy city residents spent their summers on Lake George at fashionable summer resorts. To serve summer vacationers, luxury steamers picked up passengers in Plattsburgh from the Montreal train and took them to Ticonderoga to connect with the train to Lake George and then with a steamer to Lake George Village to catch the train to Albany. By the late 1920's, automobiles and improved roads ended the era of summer hotels and graceful lake steamers. Tourist cabins and motels served the needs and budget of the average middle-class American family, who, with its own mode of transportation, could now afford a summer vacation.

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Ticonderoga began focusing more attention on civic and cultural improvements in the early twentieth century. The need for a new library to replace the first one, located in the basement of a downtown commercial block, prompted local government officials to seek funds from Andrew Carnegie's public library program. In 1905 the town of Ticonderoga built the Black Watch Library (component #5) with a \$5,000 gift from Carnegie. The building's design, which incorporates elements of the Jacobean Revival, is typical of the historical eclecticism that characterizes Ticonderoga's early twentieth century architecture.

During the late nineteenth and early twentieth centuries the Queen Anne aesthetic was a popular building form in the community. Throughout the late nineteenth century, the Queen Anne style manifested itself in several prominent residences and large scale commercial blocks throughout the community. The popularity of this style in the community during this period is further evinced by the use of the style as the basis for two of the community's first civic buildings. Restrained elements of the style appeared on two schools constructed in the first decade of the twentieth century to accommodate the rise in student registration brought about by the state's Compulsory Education Law of 1896. Both buildings shared such features as steeply pitched, stepped gables, massive chimneys, round arched entrances and heavy masonry walls. Of the two, the Central School (1906) (component #8) remains substantially intact and a reflection of the community's recognition of the need for more durable and permanent school buildings and the movement to centralize school districts.

The increase in tourism to the region in the early twentieth century stimulated the preservation and reconstruction of some of the elements of Ticonderoga's military past including Fort Ticonderoga, a block house on Mount Hope and a road to the summit of Mount Defiance. The image created by the town's new awareness of its colonial heritage infiltrated many aspects of the community. In this period many street names were changed to the names of figures connected with Ticonderoga's military past: Main Street became Champlain Avenue and Exchange Street became Montcalm Street. Most of the public structures built in the village at this time were constructed in the Colonial Revival style. The Colonial Revival style had come to national recognition through the restoration efforts at Colonial

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Williamsburg, Virginia, by the late 1920's the style had evolved into a symbol of national culture and unity.

Horace Moses, a philanthropist of native descent, felt that Ticonderoga should capitalize on its history, particularly its role in effecting American Independence. Moses left Ticonderoga at an early age to work in the paper industry in Massachusetts, where he later made his fortune as the founder of the Strathmore Paper Company. To promote the town's heritage, Moses gave the community several substantial gifts. Sculptor Charles Keck was commissioned in 1924 by Moses to create the Liberty Monument (component #14) in commemoration of several groups associated with the town's military past. In 1925 Moses offered to construct a permanent home for the New York Historical Society in Ticonderoga. It was Moses's hope to establish Ticonderoga as a regional center for New York history. The society accepted his offer and he commissioned Springfield, Massachusetts architect M. H. Westhoff to execute an exact replica of John Hancock's house, which had stood on Beacon Hill in Boston. The Hancock House (component #13) represents one of the finest examples of the Colonial Revival aesthetic in the community and remained the home of the New York Historical Society until 1976. In keeping with the colonial theme, Moses commissioned Westhoff to design the Community Building (1927, component #12), an excellent example of the Georgian Revival style. Westhoff was also the architect for the Moses Ludington Hospital, which is not being nominated due to a substantial loss of integrity.

The influence of the Colonial Revival movement in Ticonderoga is further evinced in the Ticonderoga High School, constructed in 1930 and designed by the New York architectural firm of Tooker and Marsh. Although the windows of the school have been replaced with modern aluminum energy efficient windows and exterior doors in the 1970's, the building remains substantially intact and exhibits exceptional integrity of location, setting, workmanship and design, feeling and association and is distinguished by its symmetrical massing, central cupola, denticulated cornice and monumental entry flanked by Corinthian columns.

Colonial Revival stylistic features were also utilized during this period by local craftsmen in many vernacular interpretations, such as the 1905 American Legion Building (component #5), which also displays elements of the Classical and

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Renaissance Revivals. It is primarily significant in its use of rusticated cast concrete block as a structural material and as ornament.

The Colonial Revival aesthetic is also represented in many of the residences that were constructed in the early twentieth century. The 1911 Mortimer Ferris Residence (component #15) is an outstanding example of the style as applied to a multiple family dwelling. This house displays such distinctive stylistic features as a Palladian window, hipped roof dormers, multi-paned windows and a classical portico. Local builder W. A. Gale constructed the house. Gale is also responsible for the two districts of mill housing on Lake George and Amherst Avenues, as well as the late Victorian Adkins and Scott Block (1908), revealing his ability to build in a diversity of styles.

While Colonial Revival was the dominant style in the village in the 1920's and 30's, several other historically derived styles were also used. In the Renaissance-inspired 1929 Ticonderoga National Bank (component #7), the architect used large-scale masonry and an imposing series of arches to create a sense of grandeur and solidity despite the building's relatively small size. The New York State Armory (component #20), constructed in 1935, represents a late version of the Tudor Revival style as it was applied to the armory building type.

International Paper continued to expand and sustain the village's economy for the next three decades. In 1960, the landmark Island Mill was torn down and replaced with a much larger mill, whose massive form dominated the village center, extending nearly half the length of the downtown. The demolition of International Paper's village mill complex (c. 1970) drastically changed the appearance and air quality of the downtown area, making the lower falls and the river corridor accessible to the public. However, with the loss of taxes and business for downtown stores and restaurants, the village went into an economic decline for the next decade, causing businesses to leave and the main street to deteriorate. Since the early 1980's, the LaChute River has once again become the focus of economic development, although of a different sort. In 1987, two hydro-electric plants were constructed on the river. Plans for commercial, recreational and tourist related development on the vacant land along the river corridor are in process, and many

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downtown buildings have been rehabilitated with state, federal
and private funding.

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property See attached property maps

Quadrangle name Ticonderoga

Quadrangle scale 1:24,000

UTM References See Attached

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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H

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Verbal boundary description and justification

Boundary of the multiple resource area follows the legal boundary of the village of Ticonderoga, Essex County.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
			N/A

state	code	county	code

11. Form Prepared By

name/title John A. Bonafide Historic Preservation Program Assistant

organization Division for Historic Preservation date August 1988

street & number Agency Bldg. #1, Empire State Plaza telephone 518-474-0479

city or town Albany state New York

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Julia S. Stohr*

title Deputy Commissioner for Historic Preservation

date 9/29/88

For NPS use only

I hereby certify that this property is included in the National Register

Beth K. Savage
Keeper of the National Register

date 11-15-88

Attest:

date

Chief of Registration

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10/3/88

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Multiple Resource Area
Thematic Group

Name Ticonderoga MRA
State Essex County, NEW YORK

Nomination/Type of Review

Date/Signature

Cover Historic District

for Keeper Beth L. Savage 11-15-88

1. Black Watch Library Entered in the
National Register

for Keeper Delores Byrum 11-15-88

Attest _____

2. Burleigh, H.G., House Entered in the
National Register

for Keeper Delores Byrum 11-15-88

Attest _____

3. Central School Entered in the
National Register

for Keeper Delores Byrum 11-15-88

Attest _____

4. Clark House Entered in the
National Register

for Keeper Delores Byrum 11-15-88

Attest _____

5. Community Building Entered in the
National Register

for Keeper Delores Byrum 11-15-88

Attest _____

6. Delano, Clayton H., House Entered in the
National Register

for Keeper Delores Byrum 11-15-88

Attest _____

7. Ferris House Entered in the
National Register

for Keeper Delores Byrum 11-15-88

Attest _____

8. Gilligan and Stevens Block Entered in the
National Register

for Keeper Delores Byrum 11-15-88

Attest _____

9. Hancock House Entered in the
National Register

for Keeper Delores Byrum 11-15-88

Attest _____

10. Moore, Silas B., Gristmill Entered in the
National Register

for Keeper Delores Byrum 11-15-88

Attest _____

10/3/88

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Multiple Resource Area
Thematic Group

Name Ticonderoga MRA
State Essex County, NEW YORK

Nomination/Type of Review

Date/Signature

- | | | |
|--|---|---|
| 11. NYS Armory | Entered in the
National Register | for Keeper <u>Helene Byrum</u> 11-15-88 |
| | | Attest _____ |
| 12. PAD Factory, The | Substantive Review | for Keeper <u>Beth J. Savage</u> 11-15-88 |
| | | Attest _____ |
| 13. St. Mary's Church and Rectory | Entered in the
National Register | for Keeper <u>Helene Byrum</u> 11-15-88 |
| | | Attest _____ |
| 14. Ticonderoga National Bank | Entered in the
National Register | for Keeper <u>Helene Byrum</u> 11-15-88 |
| | | Attest _____ |
| 15. Ticonderoga Pulp and Paper Company
Office | Entered in the
National Register | for Keeper <u>Helene Byrum</u> 11-15-88 |
| | | Attest _____ |
| 16. Ticonderoga High School | | for Keeper <u>Helene Byrum</u> 11-15-88 |
| | | Attest _____ |
| 17. Delaware and Hudson Railroad Depot | Determined Eligible | for Keeper <u>Beth J. Savage</u> 11-15-88 |
| | DOE/OWNER OBJECTION
Substantive Review | Attest _____ |
| 18. Allen, Ethan, Lodge No. 630 IOOF | Determined Eligible | for Keeper <u>Beth J. Savage</u> 11-15-88 |
| | DOE/OWNER OBJECTION
Substantive Review | Attest _____ |
| 19. St. Mary's Church and Rectory | DOE/OWNER OBJECTION
Substantive Review | Keeper _____ |
| | | Attest _____ |
| 20. | | Keeper _____ |
| | | Attest _____ |

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Ticonderoga MRA

Essex County, NEW YORK

Date Listed

1. Amherst Avenue Historic District

6/16/89

2. Lake George Avenue Historic District

6/16/89

3. Quinn House

DOE/OWNER OBJECTION

6/16/89 - eligible

4. Liberty Monument

11/16/89

5. State Theater

Entered in the
National Register

4/30/92