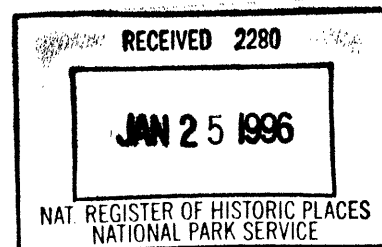


UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
MULTIPLE PROPERTY DOCUMENTATION FORM



This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

☒ New Submission

☐ Amended Submission

A. Name of Multiple Property Listing

*The Historic and Architectural Resources of the Town of Cornwall,
Orange County, New York*

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period of each.)

Town of Cornwall Early Settlement, 1685-1780

Town of Cornwall Post-Revolutionary Growth and Development, 1780-1850

Town of Cornwall The Development of the Summer Boarding Industry, 1850-1900

Town of Cornwall Residential and Commercial Development, 1850-1940

C. Form Prepared by

name/title Anthony J. Ardito; Edited by: J.A. Bonafide, Program Analyst, NYSOPRHP)

organization Preservation Consultant date August, 1995

street & number 141 S. Lake Avenue telephone (518) 446-1944

city or town Albany state NY zip code 12208

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

(☐ See continuation sheet for additional comments.)

J.W. Alden
Deputy Commissioner for Historic Preservation

Signature of certifying official

19 Dec. '95
Date

New York State Office of Parks, Recreation and Historic Preservation

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Beth A. Savage
Signature of the Keeper

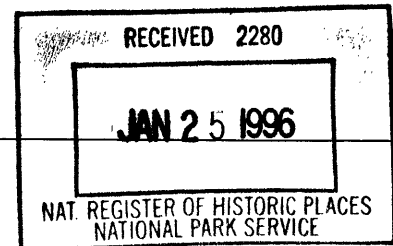
3/8/96
Date of Action

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E. Statement of Significance

Outline of Historic Contexts

1. Early Settlement, 1685-1780
2. Post-Revolutionary Growth and Development, 1780-1850
3. The Development of the Summer Boarding Industry, 1850-1900
4. Residential and Commercial Development, 1850-1940

E. Statement of Historic Contexts

The Town of Cornwall multiple property submission includes districts and individual resources illustrating the architectural and historical development of the town from the mid-eighteenth century through the early twentieth century. The nominated properties form a varied collection of buildings and structures that reflect settlement period vernacular building traditions as well as regional and local adaptations of the national styles that emerged with the new Republic and continued to evolve for more than one hundred years. The nomination does not include documentation related to the pre-history of the area or for historic archeological resources, although certain areas of the town are likely to yield buried cultural materials important to our understanding of the Native American and colonial settlements. Surviving buildings and structures representing all periods of the town's development from circa 1750 through the first third of the twentieth century are included in the submission. The oldest buildings are associated with early settlement and agrarian development by Scottish colonists. Later settlement was principally by New Englanders who migrated via Long Island and established small, mixed husbandry farms that served local needs as well as the growing New York City market. From the mid-nineteenth century through the early twentieth century, many local buildings and designed landscapes reflected the area's popularity as a summer and weekend refuge for New York City dwellers. Cornwall's natural beauty, clean air, and convenient water and rail connections to New York City made it a popular summer destination for thousands of middle class urban dwellers. It also held attractions for artists and writers, some of whom set up permanent residences. During this same period Cornwall became a popular choice for wealthy New Yorkers to establish country estates and weekend retreats, resulting in a significant collection of architecturally distinguished residences and outbuildings. In the early twentieth century, the town experienced suburban residential and commercial growth as a bedroom community for the United States Military Academy at West Point, the city of Newburgh, and the ever expanding New York City metropolitan area.

Four broad historic contexts have been chosen to provide a framework for understanding the historical and architectural developments of the Town of Cornwall: Early Settlement, 1685-1780; Post Revolutionary Growth and Development, 1780-1850; The Development of the Summer Boarding Industry, 1850-1900; and Residential and Commercial Development, 1850-1940.

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Early Settlement, 1685-1780

The first settlement in Cornwall was along the banks of the Hudson River. An area on the present-day Cornwall/New Windsor border at the mouth of the Moodna Creek (formerly Murderer's Creek) was originally settled in 1685 by several families of Scots, numbering about thirty people, under the leadership of Col. Patrick MacGregorie. These early settlers were encouraged by the British Governor, Lord Dongan, to purchase 4,000 acres of land from the Indians part of which is now the Cornwall area. However, it was Governor Dongan who purchased all the lands claimed by the Algonkian tribes along the Hudson River. Although Dongan's purchase included the MacGregorie Tract, a patent was never delivered to the settlers verifying their ownership. The Scottish settlement was located on the northern side of the Moodna Creek in what is now the town of New Windsor, but a trading post was established on the southern side of the creek in what is now Cornwall. Colonel MacGregorie died while in the militia in 1691. No buildings associated with this first settlement have survived nor have any precise site locations been determined.

In 1694 the new British Governor, Col. Benjamin Fletcher, included the un-patented MacGregorie tract in a grant to Capt. John Evans as a reward for his support in the Leisler Rebellion, an uprising that had threatened British leadership within New York. The grant included the MacGregorie settlement and extended eighteen miles along the Hudson River and thirty miles inland. Capt. Evans dispossessed MacGregorie's widow and forced the remaining Scots to pay him rent for their farms. This questionable grant to Evans was revoked in 1699 by yet another British governor, The Earl of Bellmont, setting the scene for a lawsuit by Evans. The claim was not settled until after 1720 and the Scots never received title to their land. Despite this, a few Scottish families persisted and eventually obtained patents for small amounts of land in the Cornwall area. These early Scots were Cornwall's and Orange County's first permanent settlers. In 1720, some of the heirs of MacGregorie obtained a patent for a small farm in the present town of New Windsor and for a mountain tract in Cornwall. Only a few of the Scottish families, particularly the Sutherlands, McCollums, and the McGregories persisted in the area through the eighteenth and nineteenth centuries. The major part of the former Evans patent that lies within present day Cornwall was divided into several tracts in the early 1720s. The Mary Ingoldsby and Mary Pinhorn tract was for 4,000 acres with an additional tract of 1,300 going to their heirs. This tract adjoined the mountain tracts of the MacGregories, the Isaac Bobbin tract of 1726, two John Lawrence tracts of 1719 and 1721 and the Andrew Nichols tract of 1721. No buildings or structures are known to remain from this early period as most patents were purchased on speculation and little development occurred. However, portions of the Federal style residence "Sotobed" possibly date from the mid-eighteenth century and may be associated with an owner of these patents.

The precinct of Cornwall was created when it was partitioned from the town of Goshen in 1764. Town meetings and records of highway overseers began a year later. In 1797 it was split into six smaller towns. Adjustments to boundaries continued until 1872, when the present boundaries were finally set. Up until then the United States Military Academy at West Point with its important Revolutionary War associations of the town was

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part of Cornwall. The interior of the present town had little settlement during its early period except for a few residences along trading routes reaching southward to New York City and New Jersey. It was after the French and Indian Wars in the 1760s that leases for the interior land began to be purchased by speculators, who built farms to be leased. The David Sutherland House and the Sands-Ring House are excellent surviving examples of settlement period regional house types reflecting English vernacular building techniques. Portions of the residence know as "Sotobed" also appear to have been built prior to the Revolution. Typically, these early frame or stone residences were one and one-half story, three bay, side hall plans often built in a hillside. This simple vernacular house form, with variations in trim, was common during the first hundred years of Cornwall's history. Although there is scant information available about pre-Revolutionary War building construction in the town, these three resources from this period have sufficient documentation or physical evidence of their antiquity to be included in the submission. The Sands-Ring House is the most intact of these and is historically significant for its association with the first settlers as well as for its period architectural qualities.

An exception to the relatively late settlement in the town's hilly interior was the fertile area known as the Bethlehem neighborhood located at the intersection of New York State Route 94 and Jackson Avenue. The soil was rich in this area and farming prospered. David Sutherland purchased a 100 acre farm there in 1732. In 1734 a Presbyterian Church was built at the crossroads. It was replaced in 1828 and the present church, its parsonage, and a nearby mid-nineteenth century school survive as reminders of the early settlement of this region of the town.

By the 1770s, there were several established farms and small concentrated populations existing at Cornwall Landing and Bethlehem. The settlers were predominantly Scots-Irish in origin and later, migrants of English extraction who arrived from Long Island and Connecticut. Thus the stone and frame eighteenth century architecture of Cornwall has its origins in English traditions rather than in the Dutch and Germanic traditions prevalent in other parts of the region that had been settled much earlier.

Among the pre-revolutionary settlers were several Quakers who first held their religious meeting at the Sands-Ring Homestead, located above Cornwall Landing near what was then known as Canterbury. A meeting house was built just west of the Canterbury hamlet in 1790 and is still in use today. The Cornwall Friends Meeting House was listed in the National Register on December 7, 1988.

Important events occurred during the Revolution on the Hudson River bordering Cornwall and at adjacent New Windsor, where General Washington set up camp for the bulk of the Continental Army over the winter of 1782-83. There was much quartering of officers nearby, but as relatively underdeveloped Cornwall had few substantial residences, no sites used by the American Army have been identified except for the Sands-Ring homestead. Nevertheless, the Cornwall community was called upon to collect supplies for the troops and to furnish horses and sleighs to transport supplies. These events had a stimulating effect on the economy of the area. Timber and stone were needed for constructing the floating chains and obstacles that were stretched across the

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Hudson River to deter the British Fleet. Cornwall also saw the passage of heavy supply wagons for both Cornwall and New Windsor forges along the then primitive roads from mines and furnaces located in the mountains south of Cornwall in the present day towns of Highlands and Monroe. These roads are now New York State Routes 218, 32, Clove Road, and Angola Road-Mine Hill Road.

Nathaniel Sands, a merchant (Sands-Ring House), had arrived from Long Island in 1759. His son David, a Quaker minister, welcomed unarmed Continental soldiers to the Quaker services then held at the house. General Washington was reportedly also a guest of David Sands. In 1777, the residents of Cornwall Landing fled inland as the advancing British fleet shelled civilian communities along the Hudson River. The mouth of the Moodna Creek served as an anchorage for American ships during the Revolution and as a workplace for the repair of army scows.

Post-Revolutionary Growth and Development, 1780-1850

After the Revolution, Cornwall Landing became more prominent as a shipping point for farm products from the developing interior as well as charcoal, pig iron from furnaces to the south, and lumber. At the time, the Hudson Valley as a whole enjoyed unprecedented growth from immigration, population expansion, and the development of commercial and transportation interests. Quiet river landings grew into bustling villages and small towns. Cornwall participated in this growth to a moderate extent. Its major function was a shipping point for fruit, grain, and dairy products. The major statewide turnpike developments of the early nineteenth century by-passed Cornwall, although one turnpike, the Blooming Grove turnpike, ran along present New York State Route 94. A few small mills developed along the Moodna Creek and its tributaries, such as Orr's Mills, Mountainville Mills, and Townsend's Cotton Mill in West Cornwall.

Most pre-1850 resources included in this multiple property submission can be identified as farm residences or the homes of innkeepers or merchants oriented to one of the roads leading to the interior farms, hamlets, mills and mines. In the three decades following the Revolution it appears that the vernacular building tradition continued without much regard to style or fashion with simple rubble stone buildings preferred by local residents. Examples include the Carney-Gatfield House, the Brooks-Thurston House, and the Woodruff House. As farmers and merchants prospered, residences became more substantial and began to show the influence of the Federal taste and later the Greek Revival style. Examples constructed in stone include the Walsh House, the Mary Van Duzer Sayer House, and the Benjamin Van Duzer House. Frame construction appears to have become more popular although stone was used throughout the period. The Mary Hedges House, the Chadeayne House, and the Isaac Cocks House are representative examples.

During this period most houses were built for farmers, who might also be innkeepers or craftsmen. However, as the hamlet of Canterbury began to grow, larger and more stylish residences began to be built for a developing merchant class. "Hillside," a frame residence with Ionic columns and classical pediment and "Cromwell Manor," a brick residence with four massive square columns, are both temple front Greek Revival style residences. The H.N. Clark House is a good example of a traditional four bay, center

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entrance plan house with its Greek Revival character expresses in a full width colonnade.

The establishment of several milling operations along the Moodna Creek and its tributaries, several brick yard at Cornwall Landing, and the gradual changeover in agriculture from mixed husbandry to a predominately dairy and fruit growing economy had encouraged moderate expansion even before the arrival of railroads and the development of the area for seasonal recreation at mid-century. Although the brickyards provided a convenient source, relatively few residential buildings were built of brick. Cornwall's plentiful timber and stone and long vernacular tradition accounts for the rarity of brick buildings before mid century.

Cornwall's potential market for fruit and dairy products was New York City, located only fifty-five miles away. As steamships shortened the time en route, producing fresh fruits and dairy products for New York City became an important industry. Farms nearest the Hudson River had the most success in this venture, until it became more lucrative to sell these farms as summer homes than to continue in the dairy business. The area remained largely agricultural with the exception of Cornwall Landing where a brickyard and planing mill functioned, and at mill sites such as Orr's Mills, Mountainville Mills, and Townsend's Mill.

The Development of the Summer Boarding Industry, 1850-1900

The arrival of the popular journalist N.P. Willis to the area in the 1850's began the community's rapid development as a vacation refuge. Willis built a Calvert Vaux designed Gothic "cottage" on a bluff overlooking the mouth of the Moodna Creek and the expanse of Newburgh Bay. His widely read "letters" were published weekly in The Home Journal and later collected in Outdoors at Idlewild and The Convalescent. They quickly brought a national reputation to Cornwall's scenic, healthy, and convenient location. His romantic promotional pieces coincided with the completion of rail access to Cornwall, which made it possible to travel the fifty-five miles to New York City quickly by rail as well as by steamboat. "The Highland Terrace", The "Moodna" and "Storm King Mountain," all owe their names to Willis, whose "pen has been as potent as the wand of a magician in peopling that delightful spot with summer residents from New York City. He has thoroughly 'written it up.'" So wrote Benson J. Lossing, describing Cornwall in 1860. Although summer resorts at West Point and Newburgh were already well established before his arrival, Willis popularized the Cornwall area which lay between the two.

Willis retired to the mountain air at Cornwall in 1853 to recover from an illness. He had determined that Cornwall was the closest point to New York City where a healthful freedom from coastal winds and humidity could be obtained. He described the ideal of family life, for those who had the intellectual and financial means to enjoy it, as a mixture of city and country, with the family home in the country. Willis built his own house, now gone, at the top of a wild glen which dropped from a plateau to the Hudson River. The house and glen were called "Idlewild." The glen survives but the grounds have been developed for residences. Not only did he entice newcomers to build suburban residences, but the interest he generated brought the development of several large

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hotels, numerous boarding houses, and a cottage industry of farmers and widows who took in guests for added income. None of the large hotels has survived, but several large residences and farmhouses survive with evidence of their use as boarding houses intact. In 1892 The Standard Guide of Cornwall population included "many who do business in the city, and maintain their homes at Cornwall. About the suburbs of Cornwall are many handsome country seats; occupied during the summer by some of the most wealthy and cultured people of New York City, and other places. The influx of wealthy and fastidious visitors every season has been met by a commensurate expenditure for their reception at the large boarding houses, where one may meet first class society. Just out of town are many well kept farms, owned by intelligent, enterprising, and well-to-do farmers. Among the latter, hundreds of boarders have found desirable homes for the summer." The writer was giving testimony to the success of Willis in attracting new residents and visitors to Cornwall.

In 1871 the Erie Shortcut Line came through Ketchamtown (now Mountainville) and the little hamlet became an important trading center for the surrounding farms. The Erie Shortline Railroad Depot helped spur growth in this southern part of the town by providing easy access for tourists from the south to reach fresh mountain air. The hamlet's name was changed from Ketchamtown to Mountainville possibly to sound more attractive to city visitors seeking rural tranquility and scenic pleasures. Mountainville claimed more than a dozen establishments taking in summer boarders, but no hotels were built. At the end of the century the New York Ethical Culture Society established the Felicia Fresh Air Home in Mountainville as a summer camp for poor children. Nothing remains of the camp today after operating for more than fifty years. The Five Points Mission of New York City established a similar operation at Camp Olmsted near the base of Storm King and the New York Association for the Blind converted a former boarding house to a "lighthouse" for blind summer visitors. Camp Olmsted was listed on the National Register in 1982, but the "River Lighthouse" was recently demolished.

While Cornwall promoted itself with a full range of summer accommodations from camps for deprived urban children to seasonal homes for the rich and famous, it was the middle class visitor taking board in private homes and residential scale hotels that sustained the local economy from the Civil War to World War I. "Boarding houses" were either enlargements of existing houses, roomy buildings with many bedrooms designed especially to accommodate guests, or farm or village homes with spare rooms to let. The Victorian Gothic style "Eidelweiss" is a highly intact example of a building designed solely to be a boarding house for summer visitors to the area. Its setting on a hill, with wide verandas in the shade of maple trees, recalls the expectations of scenery and healthy air held by the city visitors. Every bedroom had a moveable transom light over the door. The Walter Hand House, The Duncan House, the Oliver Brewster House, and the Samuel Brooks House are other examples of residences that were known to have taken in summer boarders. Ketcham's Store in Mountainville is an example of a building added onto to provide rooms for boarders. Providing rooms and provisions for summer visitors furnished a new base of income for year-round residents and gave special character to the town's architectural development.

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Residential and Commercial Development, 1850-1940

From 1850 to the beginning of World War II Cornwall experienced steady growth in an economy that mixed small farms, small industries, the summer boarders with wealth brought in by the country retreat crowd from New York City. Descendants of the first settlers prospered as merchants, entrepreneurs, and professionals as they were joined by newcomers attracted to the scenic charm and proximity to markets they found in Cornwall. Among the newcomers were artists, writers, and successful businessmen who brought more cosmopolitan taste to the homes, commercial edifices, and civic and religious buildings. The Daniel Sutherland House, an excellent example of the Stick Style with its engaged central tower and stick decorated gable ends, was the home of a third generation descendent of one of the original founding families of Cornwall. While many local families prospered and were able to build homes in the latest fashion, the large number of country properties developed by wealthy urbanites tended to give a certain cachet to the town and also helped keep the rural character intact as the rich tended not to subdivide their properties and sought to preserve the scenic and rustic character of the community. Riverfront towns all along the Hudson were popular for siting country houses, continuing a tradition set by the owners of eighteenth century manor houses. Cornwall was no exception as the merchant classes prospered in the post Civil War years and sought out fashionable and picturesque locations for country homes. Only a small number of these properties survive with sufficient integrity to meet the National Register criteria, but numerous fragments survive and enough undeveloped space remains so that the late nineteenth century character is intact in large parts of the town, especially Mountainville and the "Heights."

Areas at the fringes of the commercial core at the lower village and at Canterbury were subdivided and developed as the economy permitted and as smaller estates were broken up. In the village of Cornwall-on-the-Hudson, the street leading to the Col. Duncan House became a popular residential area. The result was the laying out of five lots, each about one acre in size, and the construction of five residences in various Picturesque styles, all with generous setbacks. The Duncan Avenue Historic District is an architecturally significant collection of post-Civil War village residences. The intact homes with their generous set-backs and similarity in detailing illustrate the prosperity of the village during this time as well as the departure from the typical small village lot.

As the number of prosperous newcomers buying homes for their family's summer or part-time residence increased, farmers in the eastern section of town sold their valuable farms to builders and moved to locations farther inland. The James Stillman estate is a representative example of this occurrence in the study area. James Stillman, a prosperous investment banker with business connections to some of the wealthiest men of the era, came to Cornwall with his parents in 1860s. By 1884, Stillman had purchased a large former farm with a prominent siting above the village and built a large estate. The large Eclectic mansion was built by the local firm of Mead and Taft. This residence served as the Stillman family's summer home until it was sold in the 1960s. The estate remains remarkably intact with excellent examples of typical outbuildings such as a stone garden shed, indoor tennis barn, carriage house, garage,

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caretaker's cottage and turreted stone gatehouse. Other estates can be found scattered throughout Cornwall on the hills overlooking the Hudson Valley. The Cornwall multiple property submission has a number of surviving examples of substantially intact existing properties of this type including the Charles Scribner House, a large Eclectic residence purchased by the owner of the New York City publishing house bearing his name; Rock Acre, a large Shingle Style retreat built for a New York City artist, Henry C. Lee; the Davidson House, an Arts and Crafts inspired design built for a local manufacturer; the Walter Crittenden House, a Colonial Revival style summer house built for the publisher of The Outlook; and the Vernon Hatch Mansion, a Chateausque style limestone house built by a prosperous New York City attorney. While estates and country houses are found throughout the town interspersed with more recent development, a significant grouping can be found on Deer Hill where James Stillman and five other businessmen purchased and developed large lots with scenic hilltop settings for summer retreats. A club house was also built, but it no longer survives.

The commercial cores of both the upper and lower villages as well as Cornwall Landing have suffered from demolition of key buildings and modernization to the extent that no historic districts were identified. The commercial streets never took on the density or the uniform Italianate style facades characteristic of many small communities in New York State. Nevertheless, a number of individual properties of architectural and historic significance are under consideration for this nomination. Representative properties include, the Cornwall Bank, an example of the Classical Revival style with a remarkably intact interior including much of the original banking details; the A.J. Clark Building, a well preserved, post-Civil War, two-story brick store with intact store front and interiors, and Ketcham's Store and the Barnes cider mill in Mountainville.

Many of Cornwall's early frame residences from the first half of the nineteenth century were skillfully built with traditional New England style hand hewn frames. However, after the 1850's various styles were built taking advantage of the newly developed balloon frame. The balloon frame was well suited to the increasingly popular Picturesque styles, represented in the study area by such properties as Upland Lawn Cottage, a Gothic Revival estate dependency, Italian villas such as Cliffside, and the Stick Style Wyant-Talbot House.

While Cornwall's post Civil War economy was primarily based on agriculture combined with the seasonal visitor and outside wealth, some industry had developed in Cornwall to diversify the economy. Although several small mills continued to prosper after the Civil War, large scale industrial operations were not firmly established until 1886 when the Firth Carpet Company, manufacturers of tapestry Brussels carpet, re-developed an earlier mill site along the Moodna west of Canterbury and imported workers from England to help with production. By 1900, 350 employees worked the mill. The community that built up around the mill became known as Firthcliffe. Besides building his own residence, the mill manager, Thomas Firth, developed conventional frame, two-story mill housing for his employees and provided services, such as fire protection. Only the small brick Firthcliffe Firehouse with its slate roof and bell tower, built to serve Sir. Algernon Firth's community, survives intact with sufficient integrity to be

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included in the nomination; the surviving employee housing along Firth Street has been extensively altered, but is recognizable nonetheless. The mill complex has suffered partial demolition and extensive modification.

The railroads, while increasing the summer trade and stimulating agriculture and industry, caused the final demise of the early nineteenth century docks and commerce at the landing. Only the shops and warehouses of the Mead and Taft Company, the brickyard, and pleasure boats continued to use the former landing by the turn of the century. Virtually all of the buildings that once served the busy landing have been demolished.

By 1900, Cornwall was suffering from a decline in the summer resort trade, but at the same time had attracted a larger year-round population as the Canterbury area grew. In a growth-related development, a housing subdivision called Matthiesson Park was laid out about 1900, near the site where N.P. Willis had built his house fifty years earlier. This suburban development has been identified as the Matthiesson Park Historic District. The district is architecturally significant as a remarkably intact early twentieth century subdivision. The ten nominated houses, considered modern for their day, feature two-or-three-bay facades under a pedimented attic gable, porches that extend across the first floor. Interior features such as varnished woodwork, a fireplace set at an angle in the hall corner, halls with sliding doors and staircases that ascend to the second floor via a landing. These houses were built on speculation for Mr. E. A. Matthiesson, who apparently subdivided his own estate, by the construction company of Mead and Taft. This Cornwall company had been erecting residences in Cornwall, the New York City metropolitan area and throughout the northeast since the mid-nineteenth century, and at the time of the Matthiesson Park development the firm was in the forefront of residential construction on the East coast. While many buildings have been documented to the firm, it is likely that many more would be identified if the company's records had survived.

Near the Matthiesson Park subdivision is the District 4 School. Constructed of brick, it was built in 1868 with a large addition in 1896. The 1896 addition was an indicator of the growth of the population with Cornwall at the turn of the century. The two story school has a front entrance topped by a Richardsonian-Romanesque-style arch. There are four other schools from this period in Cornwall; the Mountainville School (1914), the South school (1913) on Otterkill Road, the Bethlehem schoolhouse on Jackson Avenue, and the District 4 Annex on Mountain Road. All have been converted to residential use.

Across from the District 4 school is the Georgian Revival style Cornwall Public Library. This one-story brick building, built in 1934, displays such Georgian Revival features as a hip roof, tall end chimneys, a heavy pediment over the door, and a front entry hall.

The New York Military Academy Historic District is a private boarding school opened in 1889 by Col. Charles J. Wright. Wright purchased the Glen Ridge House, a well known resort hotel, for use as a military school for boys. The school was located on the site of existing farms and therefore, contained some of Cornwall's early residences. The

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district consists of fifteen buildings including two pre-1900 residences; the Crane Farmhouse (1820-30) and the Residence at Faculty Road and Brooks Road (1865), near the laundry building. In 1910, an extensive fire destroyed much of the school. Most of the present academic buildings were constructed between 1911-16 by the local firm of Mead and Taft.

The present day incorporated village of Cornwall-on-Hudson developed from a rural retreat to village status late in the nineteenth century. Its historic buildings range from a few early nineteenth-century stone and brick residences, stores and churches, to the stylish residences from the late nineteenth and early twentieth-centuries. Twentieth century construction has been almost entirely residential in planned enclaves, presaged by the Matthieson Park development of the turn of the century. At Mountainville, however, little twentieth-century growth occurred except for the erection of the Salisbury railroad trestle over the Otterkill Creek, the Star Expansion industrial buildings (1950s) and residential construction on the hillside fringes. Despite the intrusion of the New York State Thruway in the 1950s, Mountainville retains much its late nineteenth-century appearance, including the Methodist Church, the brick two-room schoolhouse, a general store, a train depot and the Mountainville Grange, constructed in 1908 as a social meeting hall. On its rural roads, Cornwall exhibits a low density mix of nineteenth and twentieth century residences and small-scale commercial buildings. The rural area is surprisingly unchanged having grown little in population since 1900. Most area population growth has occurred in the neighboring town of New Windsor, closer to the City of Newburgh.

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Outline of Property Types

1. Vernacular Dwellings, 1685-1830
2. Federal Dwellings, 1790-1845
3. Greek Revival Style Dwellings, 1830-1850
4. Victorian Style Dwellings, 1850-1900
5. Dwellings Associated with the Summer Boarding Industry, 1850-1900
6. Country Estate Houses, 1850-1945

I. Name of Property Type:

VERNACULAR DWELLINGS, 1685-1830

II. Description

Cornwall's vernacular building tradition from the mid 18th century is represented by a small number of surviving examples that have retained sufficient integrity to accurately represent the range of common building practices. Residences were constructed of either stone or wood frame, with brick used in only a few examples toward the end of the period. Buildings with important evidence of vernacular building practices are found throughout the study area in both rural as well as village settings.

The cultural associations of Cornwall's earliest settlers were Scotch-Irish. Later, migrants of English extraction arrived from Long Island and Connecticut. Thus the stone and frame architecture of Cornwall has its origins in English traditions rather than in the Dutch and Germanic traditions of the greater region.

Cornwall's early settlers were farmers who built their houses for practicality rather than style. Stone, plentiful in the Cornwall area, quickly became the building material of choice for most of these early settlers. This stone building tradition continued through the eighteenth and well into the nineteenth century. The earliest surviving properties in Cornwall are a small group of stone and frame dwellings built in vernacular style popular throughout colonial New England. This small rectangular, one-and-one-half and two-story, three-bay, side hall plan dwelling was often built on a hillside or on a raised platform or foundation that functioned as a ground floor kitchen area and an entrance to the house. In keeping with the concept of building for practicality rather than style these early houses display a general lack of exterior ornamentation. Roofs were steeply pitched with gable ends incorporating an interior chimney. Although formal Neoclassical influences such as the five bay, center entrance plan were introduced to the region, the plain vernacular tradition continued to be evident in Cornwall's architectural tradition through the middle of the nineteenth century.

Typical of Cornwall's vernacular dwellings was an interior plan consisting of a ground floor kitchen with work areas and sleeping chambers above. Entrance to the second floor was through stairs located in the right or left bay. Later stages had two or four rooms on the main floor and a central hall containing an enclosed staircase leading to a full second story. The interiors often combined plaster surfaces with panels or flush board walls, molded wooden trim, wide-board flooring and hand-forged door and window hardware.

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This vernacular tradition includes both the one-and-one-half and two-story, three or five-bay house, with gable roof, in a variety of sizes. The vernacular tradition in Cornwall is also marked by uncoursed field or quarried stone as only the later more stylish residences incorporated coursed stonework as part of the design. Siding material appears to have been clapboard, although wood shingles may have been used as well.

III Significance

The vernacular dwellings in the Cornwall multiple property submission are historically significant under criterion A for their association with Cornwall's early settlement period, 1685-1780, and subsequent post-Revolutionary growth and development, 1780-1850. They are also architecturally significant under Criterion C for embodying the forms and methods of construction of the local vernacular architectural tradition.

The similarity of these dwellings in form, method of construction, materials, and floor plans to period vernacular dwellings in New England conveys Cornwall's architectural origins in the English tradition rather than the Dutch or Germanic traditions more commonly found in the Hudson Valley Region.

Most of the dwellings identified under this property type have been altered to some degree following their initial construction. Some of these changes reflect a continuation of the vernacular tradition, such as enlarging "half" stories to "full" stories, building gable-roofed additions, and renewing shingle siding and roofing. Other changes reflect both utilitarian needs as well as the influence of later styles. These changes usually did not alter the essential form and design of the dwellings, and enhance the significance of the building by representing its changing use over time.

IV. Registration Requirements

Only a small number of vernacular dwellings associated with early settlement in Cornwall survive. In general, properties meeting registration requirements of the property type would have had to have been constructed between the period 1685-1830.

1. LOCATION. The dwelling should retain its original location.
2. SETTING. The current setting should convey a sense of the original character of the buildings environment. The retention of a large lot, the existence of open fields and the presence of minor agricultural buildings enhance the setting. (see continuation sheet F3).
3. DESIGN AND MATERIALS: All of the properties are extremely significant in large part because of their very survival and most extant examples should qualify. As so few properties remain from this period, properties should meet registration requirements if they retain sufficient stylistic and structural features to clearly identify them as having been built during the period of Cornwall's early settlement.

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- A. The dwelling should retain a substantial portion of its original massing and form including an intact roof line and walls.
- B. The building should retain a substantial portion of its original structural system, either heavy timber or masonry.
- C. The chimney should be in its original location.
- D. The original design of the front facade should be intact in the arrangement of door and windows.
- E. The floor plan should be substantially intact and interior features should convey a sense of the period of significance.
- F. Secondary additions such as rear or side additions, which utilize vernacular forms and do not obscure the original form of the dwelling, do not detract significantly from the level of integrity. Other alterations both interior and exterior, do not necessarily affect the eligibility of the dwelling if the essential original form and design remains intact and if changes represent the larger evolution of the areas architectural development and reflect popular concepts of style. Such changes would include installation of a later (Federal/Greek Revival) front doorway or alterations made in the last quarter of the nineteenth century which reflect the influence of the beginnings of Cornwall's resort economy and the Victorian era (such as additions for boarders, porches and bracketed eaves).

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I. Name of Property Type:

FEDERAL DWELLINGS, 1790-1845

II. Description

In the period shortly after the Revolutionary War architectural styles in Cornwall began to show signs of changing fashion. The raised one-and-one-half story three-bay vernacular dwelling, while still being constructed, became less common than five-bay, center entrance, two-story dwellings with one or two end chimneys and a center entrance. This design, derived from English Neoclassical precedents became common in Cornwall during the Federal period. With moderately pitched hipped roof, simple but elegant exterior trim and elaborate classically inspired doorways with transom or sidelights, these buildings represented a new interest in architecture as a fashion statement. Examples of Federal period interior designs include open interior stairways with rounded rail and square, but tapered newel posts and square balusters. Mantelpieces were embellished with complex moldings, chip carved stylized sunflowers and fluted pilasters.

In addition to five-bay dwellings being constructed in Cornwall during this period, a number of three-bay Federal style dwellings were also built. This type of frame house is repeated throughout areas settled by New Englanders and may be a style brought by Quaker settlers to the Cornwall area. These dwellings combined the earlier vernacular form with decorative features associated with the Federal style.

While frame construction was the most popular type during this period, a number of stone and brick houses built in the Federal style have been identified as eligible for inclusion in the Cornwall multiple property submission. Brick construction, while used in many areas of the nation during the Federal period, was a rarely used in Cornwall. Three brick dwellings have been identified and all are from the late Federal period.

Cornwall's early vernacular dwellings were sometimes enlarged during the Federal period to produce a two-story, five-bay Federal style house. These composite houses illustrate the evolution of architectural style and tastes from the Scotch-Irish settlers' simple homes to the more elegant Federal style as well as later nineteenth century styles considered fashionable by the settlers' descendants and newcomers in Cornwall.

By 1840, two-story, five-bay farmhouses were common in Cornwall. Late Federal period details such as corner blocks on the trim around doors and windows, were not particularly regional, but reflected an increasing trend to standardization of architectural styles due to population mobility, increased exchange of ideas and the use of popular pattern books.

III. Significance

The dwellings included within this property type are historically significant under criterion A for their association with Cornwall's post-Revolutionary growth and development during the 1790-1845 period. They are also architecturally significant

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under Criterion C for embodying the styles, forms, and method of construction of the Federal period. In addition to the first examples of brick masonry, many of the dwellings included in this property type continue Cornwall's stone building tradition.

Most of the dwellings included under this property type can be identified as farm residences or the homes of innkeepers or merchants. These dwellings reflect the changing face of the village. As the village grew and prospered, a trend towards larger, more elaborately detailed houses began.

During the Federal period, architecture took on more of a national character as many of these new styles and designs filtered throughout the countryside as farmer's increased wealth and the availability of design looks had their effect. However, there was still a great deal of vernacular interpretation of these designs by local builders. Many of the dwellings included within this property type exhibit distinctively local variations on ornamental themes - although no study of these individual builder or craftsman preferences has been undertaken.

Generally, the Federal period residences of Cornwall can be characterized as plain and conservative, reflecting the taste and economic means and the populace. Many of the dwellings are still located amidst fields and wooded lots conveying the agricultural way of life that was still dominant in Cornwall during this period.

IV. Registration Requirements.

To meet the requirements for the property type the building must have been constructed as a dwelling during the period 1790-1845 and possess the basic characteristics of the property type: two-stories, three or five-bay facade, a moderately pitched roof and Federal style exterior and interior detailing.

1. LOCATION. The dwelling should remain in its original location.
2. SETTING. The dwelling should retain its historical setting. As most of these dwellings are associated with agriculture, the setting should convey a sense of the dwelling in relation to the agricultural landscape associated with it. The retention of a large lot, the existence of open fields and the presence of minor agricultural buildings enhance the setting.
3. DESIGN AND MATERIALS.
 - A. The original form and massing should be clearly evident. Additions should not diminish our ability to understand the original design of the dwelling.
 - B. For wooden buildings, the dwelling must retain a substantial portion of its original frame.
 - C. The chimney must be in its original location.

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- D. The front doorway should be of late eighteenth or nineteenth-century installation. The entrance should retain Federal style exterior ornamentation such as side lights, transom or elliptical fanlights.
- E. The original design of the front facade should be intact in arrangement of windows and doors. Window sash need not be original, but shall not be modern replacements unless they substantially replicate the original.
- F. An intact floor plan, as least on the first floor principal spaces should remain.
- G. The exterior should be clad in the original sheathing, or if replaced, the materials should be consistent with the Federal period building tradition (for instance the use of wood shingles or clapboards).

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I. Name of Property Type:

GREEK REVIVAL STYLE DWELLINGS, 1830-1850

II. Description

During the Federal period most houses were constructed for farmers who also might be innkeepers or craftsmen. However, as the community prospered and became more cosmopolitan, several larger and more pretentious were built. These fully developed Greek Revival style temple-front buildings were constructed by prominent citizens, but in general the Greek Revival fashion manifested itself as a new vocabulary of detailing overlaid on traditional vernacular structures. Greek Revival-style dwellings in Cornwall reflect the continuing and increasingly pervasive influence of national styles.

Evidence of the Greek Revival style in Cornwall buildings can be found in all the residential and commercial building types. Although no comparative study of Federal vs. Greek floor plans has been undertaken, it appears that most of the Greek Revival dwellings have a full entrance hall and a straight flight of stairs to the second floor. The floor plan often included two large parlors off the stair hall which were sometimes divided by double pocket doors. The kitchens of these houses were usually relegated to a rear or side extension. In general, floor plans followed the practice builders used in the earlier Federal period and the fashion for the Greek was most evident in exterior embellishment such as trabeated front door surround, wide frieze boarder, corner pilasters, triangular light in the pediment/gable, and porches that span the entire front facade. Many of the dwellings retain their original six-over-six light, double-hung sash windows.

Building materials of this property type include frame with interlocking joints, brick, and stone; continuing Cornwall's stone building tradition through another period. These dwellings are sometimes set farther back from the street than the dwellings of earlier periods. Typically, a large front yard separates the house from the street.

III. Significance

Greek Revival style dwellings built from 1830 to 1850, particularly the larger scaled examples growing prosperity of the community. While Cornwall, before the Civil War was still largely rural with an agricultural economy, this property type shows the emergence of a developing merchant class of wealthier residents. These wealthy residents were mill owners, gentlemen farmers and owners of small-scale industries. Several residences are significant and under Criterion A for their association with leading citizens and/or businessman.

Selected dwellings in this group are architecturally significant under Criterion C as either vernacular or formal examples of the Greek Revival style. Distinctive stylistic features include the temple and pedimented gable front forms, porticoes and colonnades, and characteristic Greek Revival style doors, moldings and ornament.

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The siting of many of these dwellings back from the street, allowing a large front yard, also reflects changing tastes and a new sense of privacy.

IV. Registration Requirements

To meet registration requirements for the property type the building must have been constructed as a dwelling in Cornwall during the period 1830-1850. The dwelling must possess features which clearly show the influence of the Greek Revival style. Enough of these early features must be present to clearly indicate an awareness of these styles on the part of the builder. These features include: a balanced composition, Greek Revival style exterior and interior detailing and in many cases a portico supported by columns.

1. LOCATION. The dwelling should remain in its original location.
2. SETTING. The setting generally should convey a sense of the dwelling in relation to the agricultural landscape associated with it. The retention of a large lot, open space and fields and the presence of minor outbuildings enhances the setting. If the dwelling is a distance from the street and retains a sense of a front yard, this would enhance the setting.
3. DESIGN AND MATERIALS.
 - A. The dwelling should retain a substantial portion of its original frame or masonry structural system.
 - B. Chimneys should be in their original locations.
 - C. The floor plan should be intact, at least for the stair hall, and parlors, kitchen, and chambers.
 - D. The original design of at least the front facade should be intact in arrangement of doors and windows.
 - E. The front door enframing and detailing should be intact. The integrity is enhanced by the retention of the original front door.
 - F. Original exterior trim or features that express the Greek Revival style should be intact including: frieze boards corner pilasters and front or side porches.
 - G. The original six-over-six, double hung sash windows should be intact, or if replaced, match the original.
 - H. It is expected that original siding may be intact, especially clapboards which have been protected by paint. Retention of original clapboard siding would enhance the integrity. Replacement siding should be of wood shingle or clapboards comparable to the original.

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I. Name of Property Type:

VICTORIAN DWELLINGS, 1850-1900

II. Description

In the period 1850-1900, Cornwall enjoyed substantial growth and prosperity due to its popularity as a summer resort and through the development of its agricultural industry. Many new homes were constructed for new residents as well as later generation of prosperous local families. Many of Cornwall's early residences were skillfully built with traditional hand-hew frames. However, after 1850 various styles were built taking advantage of the newly developed balloon frame for residential construction. Houses built using this framing system included the Gothic Revival, Italianate and Italian Villa styles. During the second half of the period Queen Anne, Stick style, and Victorian Gothic all appeared in varying numbers in Cornwall.

This property type includes a number of individual components as well as two historic districts. Some of the properties included in this type were used to house summer boarders and as such can also be considered as part of the property type: Dwellings Associated With the Summer Boarding Industry, 1850-1900.

Most of these dwellings feature asymmetrical masonry with steep gable roofs. They occur in a simple gable-front form or in a gable-front form with wings. However the Italianate style features a flat or very low pitched roof, while the Second Empire style features a Mansard roof. Houses with one set-back wing have an L-shaped floor plan, houses with two wings have a T-shaped floor plan. These plans are common to the type and reflect a continued acceptance of national styles in Cornwall. Most of the eligible dwellings have verandas or porches which cross the front gable and sometimes wrap around to one or both side wings. The porches feature turned posts and scroll brackets or a stickwork frieze. Gables are sometimes decorated with bargeboards. Most of the identified dwellings are shingled or have clapboard siding. However, one brick Italianate residence has been identified. This house is one of the few intact Italianate Houses in Cornwall.

These dwellings continue the trend initiated with some Greek Revival dwellings of being set back from the street. The huge lawns illustrate the prosperity of the village during this time as well as the departure from the typical small village lot begun during the Greek Revival period.

With the new balloon framing techniques, interior floor plans in these dwellings were more varied than that of earlier dwellings. The center-hall plan was still widely used, but the addition of cross axes, projecting wings and voids in the form of porches, balconies, or porte-cocheres were incorporated into the main mass.

III. Significance

The Victorian dwellings represent the prosperity and growth that Cornwall enjoyed during the period 1850-1900 due to the development of the area's agricultural industry

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and popularity as a summer resort. The village saw an influx of new year-round residents who catered to the summer boarding trade and of wealthy New York City families who built country homes in Cornwall.

With the development of the balloon frame, dwellings could be built much larger than those of the earlier periods. This new development in construction techniques also allowed designs to become more complex. In addition to becoming larger, the dwellings from this property type feature much more detailing and variation of decorative trim than the styles from the previous periods. In addition there is a trend to more open and varied interiors than earlier dwellings.

These dwellings are architecturally significant under Criterion C for representing highly intact Victorian styles in a village or rural settings. They include Queen Anne, Gothic Revival, Stick Style, Victorian Gothic, Italianate and Second Empire designs. This group of dwellings shows an awareness of and continued acceptance of national styles. The influence is seen in the exterior decorative features associated with the different styles, in the asymmetrical massing, and in the front verandas and porches common to most of this group of Victorian dwellings.

IV. Registration Requirements

To meet the requirements for the property type the dwelling must have been constructed during the period 1850-1900. It should have a veranda or porch and exterior decorative details associated with the Victorian Style it represents.

1. LOCATION. The location of the dwelling illustrates the development of the village or rural landscape during this period. The original set-back from the street is important. Therefore the dwelling should remain in its original location.

2. SETTING. The setting should convey a sense of the dwelling in relation to its existence as a village residence or farmhouse of the period. The retention of a large lot would enhance the setting. If the dwelling is a farmhouse, retention of outbuildings and an agricultural setting would enhance the setting.

3. DESIGN AND MATERIALS.

- A. The original form of the dwelling should be represented by an intact roof line and walls.
- B. The original window sash and front door should be intact.
- C. The front veranda should be intact.
- D. The original decorative trim and features should be intact.
- E. The original siding should be intact. If it has been replaced, the replacement should be of clapboard siding or wooden shingles.

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- F. There should be no additions to the front or side walls.
- G. The original placement of doors and windows on the front and side walls should be intact.
- H. The original floor plan should be substantially intact, as least for the first floor.

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I. Name of Property Type:

DWELLINGS ASSOCIATED WITH THE SUMMER BOARDING INDUSTRY, 1850-1900

II Description

Most of the dwellings associated with this property type display characteristics of the architectural styles popular during this period and already discussed under the property type Victorian Dwellings. However, boarding houses and residences enlarged to house boarders do exhibit a number of common characteristics unique to their function as housing for a transient population intent on enjoying the healthy air and scenery of this rural area.

Buildings associated with this type should include pristine settings overlooking a hill, porches or wide verandas under the shade of large trees, large first floor common-rooms where the guests could socialize and dine, numbered rooms and transom lights over bedroom doors, to allow fresh air to enter the rooms. These characteristics are typical of the property type.

A number of dwellings were designed solely as boarding houses for summer visitors. Many other dwellings in Cornwall were enlarged during this period to accommodate boarders. This enlargement could include the addition of wings, designed to house boarders, porches and verandas, realignment of floor plans and the addition of transom lights over doorways.

III. Significance

Near the middle of the nineteenth century Cornwall began a period as a summer retreat area for travelers from New York City and other urban areas. The installation of the Hudson River Railroad made it possible to travel the fifty-five miles north to Cornwall very quickly. These summer visitors to Cornwall stayed on a few weeks at a time. These visitors, called boarders, were less prosperous than the summer home owners in Cornwall and their arrival led to a full scale boom in the building of boarding houses devoted to serving this transient population. Subsequently, area farms and village residences began to take in summer boarders. Soon, choice farms began to be sold to out-of-towners and boarding houses began to be built. Cornwall's boarding houses were either enlargements of existing houses or roomy buildings with many bedrooms designed especially to accommodate temporary visitors.

The buildings under this property type are significant for their association with the summer boarding industry. Some may also be significant as examples of the property type Victorian Dwellings previously discussed. Providing rooms and provisions for summer visitors provided a new base of income for year-round residents and brought growth to the area. Buildings in this property type illustrate how architectural choices may be influenced by economic and cultural needs.

IV. Registration Requirements

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To meet registration requirements for the property type the building must have been constructed in Cornwall during the period 1850-1900. The building must have been used as a residence for summer boarders and must possess features associated with this use. These features include wide verandas or porches, large first floor common rooms, transom lights over bedroom doors, and a large number of bedrooms.

As the buildings included within this property type display characteristics of the architectural styles previously discussed under the property type Victorian Dwellings the registration requirements of that property type would need to be fulfilled. However, the unique characteristics of these buildings as boarding houses also needs to be fulfilled. Boarding houses may not compare favorably to Victorian dwellings regarding style, but are still eligible because of their historic function.

1. LOCATION. The location is significant as these buildings were sited in relatively quiet and usually appealing location.

2. SETTING. The relationship between the building and its environment should be evident. The setting should convey a sense of the building in relation to the boarding industry associated with it. This would include its setting on a hill for view and breezes and the existence of numerous shade tree; recalling the expectations of scenery and healthy air held by the summer visitors.

3. DESIGN AND MATERIALS. In addition to the requirements described under the property type: Victorian Dwellings the following requirements need to be fulfilled in order to qualify under this property type.

- A. The front verandas or porches should be intact.
- B. There should be no additions to the front or side walls.
- C. The floor plan of at least the first floor, with its characteristic large common rooms, should be intact.
- D. Original interior bedroom doors with transom lights should be intact.

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I. Name of Property Type:

COUNTRY ESTATE HOUSES 1850-1945

II. Description

Cornwall's continued growth and prosperity as a summer haven continued into the early twentieth century. In addition to the construction of boarding houses a number of private summer residence were being built. Many of these dwellings are included under the property type: Victorian Dwellings. However, a small number of these private residences were built for wealthy businessmen from New York and their families and retain special characteristics not found among the typical village residence of the period.

The architectural styles of these Country Estate Houses differ, but have similarities in scale, siting and plan. They also represent a shared aesthetic sense among the wealthy urban businessmen who had them built. A variety of Victorian and Eclectic styles including Queen Anne, Shingle, Colonial Revival and French Chateau styles are found in the Country Estate Houses of this property type.

Whereas many of the dwellings from earlier periods were designed by builders who had little formal training; the wealthy owners of the Country Estate Houses seem to have all hired city architects or prominent local architects with formal training to construct their dwelling. A number of the dwellings included in this property type were built by the prominent, local custom home building firm of Mead and Taft.

These country homes were situated on very extensive estates, usually some distance from the main community. They are sited in relationship to the environment with spectacular views of the surrounding mountains and the Hudson River. These country homes share a similarity in scale. All are of considerable size in comparison to the other dwellings of the period. Their design utilizes the forms, materials, details and general concepts of massing from their respective styles. These country houses are also characterized by large interior spaces and open floor plans. There is usually a direct relationship between the interior and the exterior. Living spaces are extended outside in the form of terraces, verandas and porches. The Country Estate House also features a more formally landscaped setting than dwellings from earlier periods.

Some Country Estate Houses within this property type are on estates of considerable size which feature dependencies such as garages, stables, guest houses, tennis barns, carriage houses, caretakers cottages and gatehouses.

III. Significance

In the mid-1850's, a writer, N.P. Willis, who had retreated to Cornwall to recuperate from a serious illness, built a Gothic Revival style residence, since demolished, atop a rocky glen in present-day Cornwall-on-Hudson. His subsequent writings helped to popularize Cornwall as a place of picturesque and wholesome retreat for the families of successful businessmen working in New York City. Willis determined

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that Cornwall was the closest point to New York City where a healthful freedom from coastal winds and humidity could be obtained. He described the ideal life, for those who had the intellectual and financial means to enjoy it, as a mixture of city and country, with the family home in the country.

The Country Estate Houses are historically significant for their association with Cornwall's development as a summer resort area. These Country Estate Houses illustrate the leisurely life of the wealthy urban businessmen who built them. Their large scale; the large interior spaces; their design in their respective style; their formally-landscaped grounds; and their various dependencies illustrate the aesthetic preferences and the grand scale of the summer lives of their builders. These large estates stand in marked contrast to the dwellings of earlier periods.

The Country Estate Houses are architecturally significant under Criterion C for embodying the distinctive characteristics of their respective styles; the Queen Anne, Shingle, Colonial Revival and French Chateau styles and as a building type; country retreats.

IV. Registration Requirements

To meet the registration requirements for the property type the dwelling must have been constructed during the period 1850-1945. The dwelling must have been initially built as the home of a wealthy summer resident. The dwelling should be of large scale with large interior spaces and exterior and interior detailing associated with the style it represents.

1. LOCATION. The dwelling should retain its original location.
2. SETTING. The setting should convey a sense of the dwelling in relation to its environment and existence as a residence of a wealthy businessman. Large formally-landscaped grounds and the existence of contributing dependencies would enhance the integrity.
3. DESIGN AND MATERIALS.
 - A. The original form of the dwelling should be represented by an intact roof line and walls. Additions should add to the overall richness of the dwelling and be compatible with the original design.
 - B. The original placement of door and windows on the front and side walls should be intact.
 - C. The original window sash and the front door should be intact.
 - D. Original decorative trim related to the style of the dwelling should be intact.

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- E. The original wall siding should survive. If siding has been replaced it should be of a similar material.

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G. Geographical Data

The boundaries of this multiple resource area are the civil boundaries of the Town of Cornwall, Orange County, New York. The incorporated Village of Cornwall-on-Hudson, which is within the boundaries of the town, is included in the study area. The town of Cornwall is situated on the west bank of the Hudson River, south of the town of New Windsor and north of the towns of Woodbury and Highlands. Cornwall township extends inland for six miles and is bordered on the west by the town of Blooming Grove. The town is located five miles south of the city of Newburgh and about fifty-five miles north of the New York City. The southern portion of the town is dominated by mountains that form the northern fringe of the Hudson Highlands. The Moodna Creek and its tributaries flow through the northern and western portions of the town.

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H. Summary of Identification and Evaluation Methods

The historic resources of the Town of Cornwall were identified by means of a partial survey conducted in 1976 and 1977 by the Orange County Historian's office under a CETA grant. In addition, a comprehensive inventory of structures was conducted in 1982 by a professional consultant under the direction of a community group, Citizens for Historic Cornwall. This group, in cooperation with the Greater Cornwall Association, received a grant from the New York State Council on the Arts for a comprehensive survey. Monies were also raised from local business's, private contributions and the Town of Cornwall. The consultant, Elise Barry, worked in conjunction with staff from the New York State Historic Preservation Office.

Further studies of the inventoried properties, again in consultation with New York State Historic Preservation staff, were completed during the spring and summer of 1984 by a second professional consultant, Shirley Dunn. All of the buildings and structures previously inventoried were reevaluated and sixty individual properties and one historic district were identified as potentially National Register eligible. All of these eligible properties were then recorded on New York State building-structure inventory forms and systematically evaluated against National Register criteria for their architectural and or historical significance.

The Hudson Highlands Multiple Resource area, completed in 1982, included the river slop portion of the Town of Cornwall. Seven of the sixty eligible properties were included as part of this nomination. They are: Deer Hill, Gatehouse on Deer Hill Road, LeDoux/Healey House, River view House, Amelia Barr House, Camp Olmsted and the House at 335 Mountain Road. Six were National Register listed on November 23, 1982, while the House at 335 Mountain Road was returned by the National Park Service. Due to extensive alterations this building is no longer eligible for the National Register. The Friend's Meeting House was National Register listed on December 7, 1988 as an individual listing. No other properties in the Cornwall Multiple Property Area have been National Register listed. Sites where the primary importance may be archaeological have not been evaluated.

In April of 1990 a third professional consultant, Anthony Ardito, was hired by the New York State Historic Preservation Office to complete the nomination documents. A survey of existing files and documentation was carried out in September, followed by field visits to eligible properties. Through a reevaluation, the number of individual components was reduced to fifty individual properties and four historic districts. The historic context statement for the Multiple Property Submission was completed in November of 1990 and the Property Type statements in December of 1990. Individual and historic district nominations will be added to the Cornwall Multiple Property submission as they are completed.

United States Department of the Interior
National Park Service

The Historic and Architectural Resources of the
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H. Major Bibliographical References

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