

## **1 Atwell Rd**

*Historic name:* Mary Imogene Bassett Hospital

First building: Built 1917-1919. Connected group of mainly three-story gable-roofed stone Georgian Revival buildings with slate roofs, classical friezes, regular fenestration with six-over-six sash (appear to be clad replacements), porticoed center entrances, and gable-roofed dormer windows, connected by hyphens; roof of one hyphen was surmounted by a cupola taken from the Phoenix Mills cotton spinnery built in the early 1800s. The cupola was replicated in 1998 because the original was deteriorating. This older one was removed to the grounds at the New York State Historical Association. Architect: Frank P. Whiting.

First addition: Stone veneer additions and connectors were added among the original hospital buildings. The stonework on the later buildings is more regular and rectilinear. Detailing generally matches the earlier buildings. Built 1952.

Second addition: Five-story, flat-roofed buff brick building with sandstone water table above first story, which is at grade. Parapet caps building. Regular fenestration features six-over-six sash flanked by later (ca.2000) non-historic, non-functional louvered shutters. Cast resin neoclassical cornices added between the third and fourth stories and near top edge of building were also added to relieve what the monolithic appearance. Built 1970. Architect: Skidmore Owings and Merrill

Third addition: Four-story masonry building constructed of cast concrete to house wards and Emergency Room. Regular and continuous fenestration with one-light windows separated by concrete dividers. Built 1996; top story added later.

*Historic note:* Mary Imogene Bassett Hospital was built by Edward Severin Clark as a community hospital beginning in 1918. The stone was quarried from the Clark quarry on the east side of Otsego Lake. Named for its first chief physician, Mary Imogene Bassett, the hospital first opened in 1918 to American airmen returning from World War I. It then served as an infirmary for the influenza epidemic of 1918-1919. It finally opened to the public in 1922, but Dr. Bassett died six month later, leaving it leaderless. The hospital closed soon after. In 1926, however, the hospital reopened with Drs. MacKenzie and Greenough at its head and has remained open ever since. Bassett Hospital pioneered the first known prepaid health insurance plan in the nation in 1931; the plan failed. The hospital was reestablished as a non-profit teaching institution and continues in operation today. The hospital has expanded considerably from its first building, designed by Frank P. Whiting, which still stands on the hospital campus.

## **37 Averill Rd**

One-story, four-bay, side-gabled, frame house on banked foundation; extensive open ramps and roofless deck porch access front entrance; one-story, gable-roofed ell below grade at rear. Wood shingle siding with uneven lower edges; poured concrete foundation. Fenestration features paired vinyl casements with round-arched windows above in front façade; other windows are narrow one-light casements. Built ca.1970.

## **39 Averill Rd**

One-story, ranch-style frame house. Vinyl novelty siding; concrete block foundation. Retains period fenestration with two-over-two (horizontal orientation) wood sash flanked by non-functional louvered shutters. Built 1953.

OB Two-bay, frontal-gable frame garage with paired six-light windows; recent metal roof. Built ca.1970.

OB Frontal-gable frame garden shed with wood novelty siding. Built ca.1960.

## **73 Averill Rd**

Two-story, three-bay, square-plan, frame house with pyramidal roof capped by shallow cupola; one-story, gable-roofed wing (added ca.2000) projects from south side of house; two-bay frontal-gable frame garage attached to wing via enclosed passage (added ca.2000). Wood clapboards with corner boards and shallow frieze; stone foundation under main block. Generally regular fenestration with paired and single windows with six-over-six wood (some appear to be period in main block) sash flanked by shutters; asymmetrically placed main entrance with narrow sidelights and six-panel wood door. Built ca.1890.

OB Pole barn with vinyl siding built as ambulance garage and office. Built 1992.

*Historic note:* This was part of the old Cory Farm. In 1898, Edward Severin Clark allowed a nine-hole golf course to be laid out on the property, and the house was remodeled in the Colonial Revival taste for use as the clubhouse.

## **1 Beaver St**

*Historic name: Harrison House*

Two-story, side-gabled house with stone veneer on parts of first story and overhanging frame upper story; one-and-a-half-story wing on east gable wall is set back from front line of main block. Center entrance sheltered by shed-roofed hood supported by braces. Upper story clad in vertical flushboard siding on front and wood shingles on sides; wing has wood shingles on first story; large external stone chimneys centered on each gable wall; four evenly spaced four-sided drops depend from lower edge of overhanging upper story. Regular period fenestration with eight-over-eight wood (possibly later replacements) sash; single openings flanked by shutters; six-light transom over main entrance; wood door with panels. Built 1934.

## **18 Beaver St**

One-and-a-half-story, five-bay, side-gabled frame house; glazed storm porch over center entrance; small one-story, side-gabled enclosed porch or wing projects from west gable wall and set back from front façade. Vinyl siding, parged stone foundation. Regular period fenestration with six-over-six wood sash flanked by louvered shutters in first-story openings; two gabled dormers evenly spaced on front roof face; pilasters flank center entrance with reduced opening and insulated steel door. Built 1935.

OB Two-bay, frame garage with wood shingle siding. Built 1935.

## **20 Beaver St**

One-and-a-half-story, side-gabled frame house with prominent gabled dormer spanning much of front roof face; shed-roofed dormer on back roof face. Vinyl siding on first story; wood shingles on upper half-story and gabled dormer; parged stone foundation. Open porch recessed under main roof and lit on sides by large 20-light fixed sash spans front façade. Partial returns on main block and dormer. Regular period fenestration with mostly six-over-one vinyl replacement sash; center entrance with insulated steel door. Built 1916-19.

One-and-a-half-story, frontal-gable frame carriage barn with partial returns; paired mow doors centered on front façade and upward sliding garage door replacing earlier doors. Wood novelty siding. Built 1916-19.

OB Gable-roofed frame outbuilding, probably a garage, on west line of property at very back of deep lot.

## **22 Beaver St**

Two-story, three-bay, side-gabled frame house with large glazed porch on east gable wall; gabled open entrance porch supported by Tuscan column incorporates elliptical arch over centered door. Wood clapboard siding with lapped corners; full returns on deep-eaved roof; parged stone foundation; brick chimneys at gable ends.

Regular period fenestration composed of a variety of windows with Georgian Revival configurations including square palladian windows (eight-over-one wood sash in center window flanked by four-over-four wood sash) flank center entrance with sidelights and wood period six-panel door; six-over-one wood sash in upper story openings except for small paired eight-light casements over entrance; fan light raised in center of front roof face; quarter-moon windows flank chimney in attic; six-over-six double-hung wood sash in porch; windows in main block of house have functional louvered wood shutters. Built ca.1922.

OB Novelty-sided, three-bay frame garage with historic paired doors in east end. Built ca.1922.

## **31 Beaver St (Bassett Hall)**

Large two-story, hip-roofed stuccoed building with Tudor-style half timbering and steeply pitched slate roof and stone foundation; later-added, flat-roofed one-story stuccoed block is connected to rear (south) wall of original building by lower hyphen with matching finishes. Open hip-roofed porch with squared timber supports on east end of main block and partially covers a large exterior brick Queen Anne chimney with multiple flues. Open lantern with steeply pitched octagonal roof capped by weathervane featuring a person in a wheelchair being pushed by another person is centered on ridge of main block. Retains generally regular period fenestration mainly six-over-six and six-over-nine aluminum clad sash in a variety of configurations including

paired windows in upper story sides, ribbon of windows over center entrance marked by shallow stone-clad gabled porch, and quadrupled with transoms above in first floor openings; paired eight-light casements in hip-roofed dormers in side roof face and in prominent gable dormers projecting from east and west ends of front façade; later ell has tripled windows with transoms. Built 1927.

*Historic note:* Bassett Hall replaced the brick orphanage built by an organization begun by writer Susan Fenimore Cooper in the 1880s. That building burned in 1926 and was replaced by this one a year later. In 1933, the St. Christina School took over the building. In 1944, the Cooperstown Academy occupied the building. In the early 1950s, it was renamed Bassett Hall, when it became a residence for nursing students at Bassett Hospital.

#### **42 Beaver St**

Two-story, three-bay, side-gabled frame house with overhanging upper story; one-bay flat-roofed frame garage added to west gable wall; enclosed storm porch with sidelights on center entrance. Vinyl siding; concrete block foundation slightly banked across front façade with angled walk from corner of low retaining wall to center entrance; exterior stone chimneys centered on each gable wall. Regular period fenestration with paired one-over-one vinyl replacement sash in all front openings; single openings on gable walls; all windows flanked by louvered shutters. Built 1954.

#### **44 Beaver St**

Side-gabled, split-level frame house on a lot sloping from east to west is composed of a one-story east wing and two-story west wing with a projecting upper level; one-bay garage under two-story west block. Vinyl siding; concrete block foundation. Fenestration in two-story block features paired vinyl replacement sash with paired horizontally oriented lights; front façade of east wing spanned by ribbon of windows composed of large one-light fixed sash flanked by one-over-one vinyl replacement sash; louvered shutters flank all windows on front façade; front door with row of lights in upper quarter opens into west end of east wing and is by an open three-step stoop. Built 1956.

*Historic note:* This house was built from an American Home Blueprint Home plan, No. 28.

#### **45 Beaver St**

Two-story, frontal-gable frame house with later (ca.1980) one-story side-gabled rear ell; exterior brick chimney on west gable wall adjoins southwest corner of main block; open porch with turned posts and squared spindled railing spans east eave wall of house. Wood clapboard siding with corner boards and raking cornice; stone foundation under main block. Retains regular period fenestration features paired windows with four-over-four wood sash in first-story openings; three-sided bay window in west half of first -story front façade; and replacement sash matching first floor configuration in upstairs windows; main entrance in east half of front façade has paired Italianate doors with round-arched glazed upper panels; doorway surmounted by small hip-roofed hood supported by scrolled brackets. Built ca.1875.

#### **47 Beaver St**

Two-story, frontal-gable frame house with lower two-story wing forming an L-plan; open porch supported by turned posts is set in northeast corner of L-plan. Wood clapboard siding with corner boards and raking cornice; boxed butters; stone foundation; tinned shingles on roof. Retains regular period fenestration features two-over-two wood sash in side openings; one-story three-sided bay window with bracketed eaves centered on first-story front façade; paired openings with one-over-one wood sash above; paired period doors with glazed upper panels. Porch very dilapidated. Built ca.1875.

#### **48 Beaver St**

Two-story, frontal-gable frame house with one-story gable-roofed enclosed back porch; open hip-roofed porch with turned posts, corner braces, and square-spindled railing spans front façade. Wood clapboard siding with cornerboards and raking frieze; stone foundation. Regular period fenestration with one-over-one vinyl replacement sash in all openings; windows flanked by functional louvered wood shutters; entrance with glazed upper panel (ca.1900) asymmetrically placed in front facade. Built ca.1800.

OB Two-level, frame carriage barn with wood novelty siding and wood period sliding door. Built ca.1900.

#### **49 Beaver St**

Two-story, side-gabled frame house with prominent gabled dormer asymmetrically placed at west end of front roof face; open hip-roofed porch with Tuscan columns spans front façade. Cement board or new wood clapboard siding; wood shingled tympani; stone foundation. House retains period fenestration featuring mainly single windows; one-over-one vinyl sash in period openings replace most older ones except for attic, where wood sash with decorative lattice in upper sash remain, and first floor front; three-sided bay window in west half of upper story front is located above asymmetrically placed main entrance featuring sidelights and period door with glazed oblong panel; small gabled dormer in east half of front roof face; round-arched panels with bas-relief fans surmount attic windows. Built ca.1905.

OB Small frame carriage barn with raking frieze and cement board or new wood clapboard siding. Built ca.1895.

#### **50 Beaver St**

One-and-a-half-story, frontal-gable frame house with shed-roofed enclosed porch on east eave wall; open entrance porch with turned columns over asymmetrically placed main entrance. Wood flushboard siding; stone foundation. Retains period fenestration featuring paired one-over-one wood sash in casings capped by low pediments in upstairs front façade; three-sided bay window with two-over-two wood sash balances entrance in first floor front. Built ca.1870.

OB One-bay, frontal-gable frame garage with wood clapboards. Built ca.1930-40.

#### **51 Beaver St**

Two-story, three-bay, frontal-gable frame house with open pedimented porch supported by squared posts over main entrance located in side hall position. Vinyl siding; stone foundation. Retains regular period fenestration with vinyl six-over-six replacement sash flanked by non-functional louvered shutters. Built ca.1870.

OB One-bay, frontal-gable frame garage with asymmetrically placed upward sliding door. Built ca.1920.

*Historic note:* This house was moved to the site according to period newspaper accounts.

#### **51½ Beaver St**

Two-story, American Four-Square frame house with enclosed shed-roofed porch on back wall; open hip-roofed porch with Tuscan columns and squared spindled railing spans front. Vinyl siding; stone foundation. Period fenestration partially altered and most sash replaced with vinyl one-over-one replacements; square Palladian window balances entrance in front façade. Built ca.1920.

#### **52 Beaver St**

Frame American Four-Square house with hip-roofed dormer centered in front roof face; open hip-roofed porch with Tuscan columns and square-spindled balustrade. Vinyl siding; parged stone foundation. Retains period fenestration featuring single eight-over-one wood sash in most openings; tripled window with six-over-one wood sash balances main entrance on front façade. Built ca.1915.

OB Small, one-bay frontal-gable frame garage with mow door; wood clapboards. Built ca.1930.

#### **53 Beaver St**

Two-story hip-roofed frame house with full-height rear addition with garage underneath and partially below grade (added ca.2005) nearly doubles original footprint of the house; open hip-roofed porch with Tuscan columns set on low wood-shingled wall spans front façade; hip-roofed dormer in front roof face. Wood clapboards and corner boards; stone foundation under main block; block foundation under addition. Retains regular period fenestration in main block with mainly replacement six-over-one sash, which are matched in addition; retains period door with glazed upper panel. Built ca.1920.

#### **54 Beaver St**

One-and-a-half-story, frontal-gable frame house with lower side-gabled wing on east eave wall to form L-plan;

gable-roofed ell projects from back of wing and ends in a two-bay attached garage; glazed hip-roofed porch with brick and glazed brick walls set in corner of L-plan. Vinyl siding; stone foundation. Retains regular period fenestration with vinyl one-over-one replacement sash throughout. Built ca.1890.

### **55 Beaver St**

Two-story, cross-gabled L-plan frame house; open hip-roofed porch with Tuscan columns and spindled railing set in corner of L-plan and projects beyond front wall of building. Vinyl siding, deep eaves, and stone foundation. House retains historic fenestration with variety of windows including a three-sided bay window wrapping northeast corner of house; Queen Anne parlor sash in first floor front; paired and single windows with one-over-one wood sash; one-light attic sash; three-sided bay window on west eave wall. Built 1910.  
OB One-story gable-roofed shed. Built mid-1900s.

### **59 Beaver St**

Two-story side-gabled frame house with prominent gabled dormer centered on front roof face; open hip-roofed porch over paired entrances centered in front façade. Vinyl siding; stone foundation. Retains regular period fenestration with six-over-six wood sash. House remodeled ca.2008. Built ca.1885.

### **61 Beaver St**

Two-story, L-plan, cross-gabled frame house with one-story shed-roofed back ell; open shed-roofed porch with square posts set in northeast corner of the L-plan. Wood novelty siding; raking frieze; parged stone foundation. Retains regular period fenestration featuring paired one-over-one wood sash in decorative casings centered on front façade; mainly vinyl one-over-one replacement sash otherwise. Built ca.1885.

*Historic note:* This house and #63, 65, 67, and 69 Beaver were identical to #34, 36, 37, and 38 Delaware Street. All were built by W.D. Burditt, who at this period owned much of the open farmland south of Beaver Street.

### **63 Beaver St**

Two-story L-plan cross-gabled frame house; open porch (added ca.1900) with turned posts set in northeast corner of the L-plan; lower gable-roofed back ell with later one-story porch attached to that. Asbestos shingle siding with raking frieze; stone foundation. Retains regular period fenestration featuring paired one-over-one windows in decorative casing in front façade; single windows with mainly vinyl one-over-one replacement sash in other openings; non-historic louvered shutters. Built ca.1885.

OB Frontal-gable, one-bay frame garage. Built ca.1930-40.

*Historic note:* This house and #61, 65, 67, and 69 Beaver were identical to #34, 36, 37, and 38 Delaware Street. All were built by W.D. Burditt, who at this period held much of the farmland south of Beaver Street.

### **64 Beaver St**

Two-story, three-bay, frontal-gable frame house with one-story flat-roofed back ell; open porch on east side abuts ell; chamfered wood braces support flat-roofed hood over main entrance in east bay on front facade; open entrance porch replaced 2014; small shed-roofed entrance porch set in corner formed by ell on east eave wall of the house. Vinyl siding; stone foundation. Retains regular period fenestration with two-over-two wood sash in period openings; insulated steel door. Built ca.1890; moved to site 1917.

*Historic note:* According to a period newspaper account, this house was moved to the site from Elm Street in 1917.

### **65 Beaver St**

Two-story L-plan cross-gabled frame house with lower two-story gable-roofed back ell; enclosed shed-roofed porch (added ca.1995) set in corner of L-plan. Vinyl siding; parged stone foundation. Retains some regular period fenestration, but all sash replaced with six-over-six vinyl sash; first-story front altered with tripled windows; louvered vinyl shutters flank all windows. Built ca.1890.

OB Two-bay frontal-gable frame garage with vinyl siding. Built 1950-70.

*Historic note:* This house and #61, 63, 67, and 69 Beaver were identical to #34, 36, 37, and 38 Delaware Street. All were built by W.D. Burditt, who at this period held much of the farmland south of Beaver Street.

### **66 Beaver St**

Frame house composed of two-story, three-bay, frontal-gable main block and lower three-bay wing; nearly full height, gable-roofed back ell; small hip-roofed hood with scrolled bracket supports over asymmetrically placed entrance in main block. Wood clapboard siding with corner boards and raking frieze; stone foundation. Retains regular period fenestration featuring six-over-six wood sash in pedimented casings on front façade of main block; similar sash in squared casings in first floor of wing; three-over-three double-hung wood sash upstairs in wing; period wood door with paired, round-arched, glazed upper panels. Built ca.1880.

OB Frontal-gable frame garden shed with wood shingle siding. Built ca.1920.

### **67 Beaver St**

Two-story, cross-gabled, L-plan frame house with large two-story shed-roofed ell on back wall and one-story enclosed shed-roofed porch with stair hall (added early 1900s) set in corner of L-plan; recently replaced open porch spans front and side of shed-roofed stair hall. Cement board siding and trim; stone foundation. House retains some of its regular period fenestration, but its conversion to several living units has altered its appearance with main entrance now asymmetrically placed on front of original building; a second entrance with a metal awning enters the enclosed stair hall; third entrance centered in the front of the shed-roofed rear addition. All sash replaced, some in period openings, with one-over-one vinyl sash; insulated steel door under hip-roofed hood on front of main block. Built ca.1885.

*Historic note:* This house and #61, 63, 65, and 69 Beaver were identical to #34, 36, 37, and 38 Delaware Street. All were built by W.D. Burditt, who at this period held much of the farmland south of Beaver Street.

### **69 Beaver St**

Two-story, cross-gabled, L-plan frame house with shed-roofed back kitchen ell; glazed entrance porch (added ca.1925) with brick walls and fixed sash composed of upper sash with vertically oriented lights over a single light. Vinyl siding; period raking frieze revealed. Retains some of period fenestration, but all sash replaced mainly with vinyl one-over-one replacements; first-story paired front openings replaced with a large single light (ca.2000); vinyl louvered shutters on openings on front facade. Built ca.1885.

OB Frontal-gable, one-bay frame garage with wood novelty siding. Built ca.1930.

*Historic note:* This house and #61, 63, 65, and 67 Beaver were identical to #34, 36, 37, and 38 Delaware Street. All were built by W.D. Burditt, who at this period held much of the farmland south of Beaver Street.

### **70 Beaver St**

Two-story, cross-gabled, L-plan frame house; open hip-roofed porch with later wrought iron supports set in corner of L-plan; one-story flat-roofed ell on east wall. Aluminum siding; parged stone foundation. Retains much of regular period fenestration with paired openings in gable walls and single openings in eave walls; all sash replaced with vinyl one-over-ones or one-light casements; functional louvered wood shutters; period wood door with oblong glazed panel. Built ca.1892.

### **76 Beaver St**

Two-story, frontal-gable frame carriage barn with wood novelty siding and corner boards, nine-over-six wood sash, and paired beadboard mow doors centered in peak; later upward sliding door centered in gable wall facing Beaver St. Built ca.1890.

### **77 Beaver St**

Two-story, rectangular plan, hip-roofed frame house with flared, deep eaves; one-story hip-roofed kitchen ell at rear; enclosed glazed porch on east side; open hip-roofed porch with Tuscan columns and spindled railing spans front. Wood clapboard siding with lapped corners; partially parged stone foundation. Retains regular period fenestration featuring paired and single openings, all with wood one-over-one sash; three-sided bay window in west half of front façade balances entrance, which retains period wood door with glazed upper panel; hip-roofed dormer window with matching flared eaves centered in front roof face. Built 1912.

OB Frontal-gable, one-and-a-half-story, frame carriage barn with cement board siding; horizontally sliding door

with beadboard panels. Converted to a small apartment, 2000. Built ca1912.

*Historic note:* This house was moved to the site in 1913, a year after it was built.

### **78 Beaver St**

Two-story, frontal-gable frame house with lower two-story back ell; open hip-roofed porch supported by tapered squared columns resting on low frame wall clad in matching siding spans front façade; asymmetrically placed main entrance at east end of front façade. Asbestos shingle siding; raking cornice; parged stone foundation. Retains regular period fenestration with one-over-one vinyl replacement sash in all openings; small pedimented attic window in peak; wood period door with glazed oblong panel. Built ca.1890.

OB Frontal-gable frame carriage barn with wood novelty siding and raking frieze. Built ca.1890.

### **79 Beaver St**

Two-story, side-gabled, four-bay, two-family frame house; open hip-roofed porch with period Tuscan columns and recently replaced square-spindled railing spans front façade; paired center entrances. Wood clapboards with corner boards; parged stone foundation. Retains regular period fenestration including paired windows in first-story front flanking entrances; mainly single openings otherwise with one-over-one wood sash on first story windows and one-over-one vinyl replacement sash in upper-story windows; period wood doors with glazed upper panels. Built ca.1920.

OB Gable-roofed frame shed with board-and-batten siding. Built late 1900s.

### **80 Beaver St**

Two-story, frontal-gable, frame house with slightly lower side-gabled wing on east eave wall forming an L-plan; lower two-story, back ell on same roof axis as main block (raised to a second story in late 1900s); open hip-roofed porch with turned posts, corner braces, and turned spindled railing spans front facade. Wood clapboards with corner boards and raking cornice; stone foundation. Retains regular period fenestration with wood one-over-one sash in most openings; Queen Anne parlor sash in first floor west half of front balances main entrance in east half; period wood door with glazed upper panel. Wood louvered shutters throughout. Built 1903.

OB One-and-a-half-story frontal-gable frame carriage barn with wood novelty siding and raking frieze; doors replaced with upward sliding garage doors. Built ca.1903.

### **82 Beaver St**

Two-story, three-bay, frontal-gable frame house with slightly lower wing on east eave wall forming an L-plan; pedimented entrance porch with turned posts and spindled railing over door in west bay of front façade; recently enclosed glazed porch on east eave wall. Wood clapboard siding with corner boards, full returns, and decorative wood shingled tympanum. Retains regular period fenestration with single windows; period one-over-one wood sash in first story; upper-story sash replaced with vinyl one-over-ones. Built ca.1900.

OB Two-story, frontal-gable frame carriage barn with wood novelty siding. Built ca.1900.

### **83 Beaver St**

American Four-Square frame house with hipped roof; open porch with concrete block posts and recent spindled railing spans front façade; hip-roofed back ell; later (ca.1930) one-story glazed porch. Aluminum siding; parged foundation. Retains regular period fenestration with period one-over-one wood sash flanked by louvered shutters; wood door with oblong glazed panel in main entrance. Built ca.1909.

*Historic note:* Contractor mason George Flynn built this house for himself.

### **84 Beaver St**

Two-story, three-bay, frontal-gable, frame house with lower side-gabled wing at northwest (rear) corner; open hip-roofed porch with turned columns and period spindled balustrade spans front façade. Wood clapboards with corner boards, decorative vergeboards, and raking frieze; stone foundation. Retains regular period fenestration with one-over-one wood sash, louvered wood shutters, and period wood door with glazed upper

panel. Built ca.1900.

### **85 Beaver St**

Two-story, three-bay, frontal-gable, frame house with large gabled dormers in side roof faces; open hip-roofed porch with Tuscan columns and square-spindled railing spans front facade; one-bay hip-roofed garage added to west eave wall. Vinyl siding with decorative wood shingles in tympani; concrete block foundation. Retains much of regular and largely symmetrical period fenestration featuring mainly single windows with one-over-one wood sash in most openings; Queen Anne parlor windows flank center entrance in first floor front; triple window with diamond lattice fixed sash flanking a one-over-over window; latticed wood casements centered in upper-story front. Built ca.1912.

### **87 Beaver St**

Frame American Four-Square house with rusticated concrete block first story and frame second story clad in wood shingles; hipped roof with hip-roofed dormer in front roof face; glazed semi-circular front porch with fixed ten-light windows encompasses front entrance at northeast corner; enclosed hip-roofed back porch. Concrete block water table; deep eaves and cornice. House retains regular period fenestration featuring one-over-one wood sash, paired in west half of front façade; oriel window on first floor west side; Queen Anne parlor sash with leaded glass upper section in first floor front. Built ca.1910.

OB Frontal-gable frame carriage barn with novelty siding; six-light fixed wood sash. Built ca.1910.

### **88 Beaver St**

Two-story, three-bay, side-gabled frame house with glazed frontal-gable porch (added ca.1920-40) spanning center entrance; flat-roofed enclosed back porch; two evenly spaced gabled dormer windows break eave line of front façade and flank a gabled dormer centered in front roof face. Wood shingle siding; deep raking frieze; stone foundation. Retains regular period fenestration with six-over-six vinyl sash in most openings; paired eight-light casements in dormer windows; insulated steel door. Built ca.1880.

*Historic note:* This house is reputedly a former hop house from the Moses Lippitt farm, later remodeled as a dwelling. In the 1903 *New Century Atlas*, the property was owned by Mrs. Webster.

### **89 Beaver St**

Two-story, hip-roofed frame house; one-story, hip-roofed back ell; open hip-roofed porch with Tuscan columns and low clapboarded frame wall spans front façade. Wood clapboards with corner boards and deep eaves; stone foundation. Retains regular period fenestration with one-over-one wood sash except for paired six-light casements in hip-roofed dormer window in front roof face; period wood door with glazed oblong panel. Built ca.1910.

OB One-bay, frontal-gable frame garage with wood clapboard siding. Built ca.1920.

### **91 Beaver St**

Two-story, frontal-gable frame house with lower side-gabled wing forms L-plan; one-story shed-roofed kitchen ell to rear; open porch with curved corner wraps front and part of west eave wall; Tuscan columns set on piers connected by a spindled railing. Wood clapboard siding with corner boards and raking cornice; wood shingles in tympanum. Retains regular period fenestration features mainly single openings with one-over-one wood sash; three-sided bay windows on first-story east eave wall and in west half of second story front; Queen Anne parlor windows with leaded glass details in upper light in first-story front façade balances main entrance featuring period wood door with glazed upper panel. Built ca.1900.

### **95 Beaver St**

Two-story frame motel composed of a side-gabled section facing Beaver Street; a two-story, L-plan wing projects south forming a shallow U-plan courtyard facing Chestnut Street; later one-story wing attached to west end of the two-story L-plan addition. Main block has concrete block first story, partially veneered in stone; and frame upper story with vertical board siding. Regular fenestration with horizontally sliding one-light



vinyl windows and plain wood doors. Porch railings simple fretwork made of 2" x 2" stock. Built ca.1952.

### **1 Beech St**

One-and-a-half-story gable-roofed frame house on banked foundation; open hip-roofed porch wraps west and south sides of first story; garage bay in south side of banked basement. House had clapboard siding, multi-light double-hung sash, and regular fenestration plan. Built 2002.

OB One-and-a-half-story, gable-roofed frame building with garage bays in northeast gable wall; regularly fenestrated living space above. Built ca.2004.

### **4 Beech St**

Two-story, three-bay, side-gabled, frame house with shed-roofed, glazed front porch (added ca.1980) spanning front façade; shed-roofed one-story back ell. Vinyl siding; deep eaves. Retains most of regular period fenestration with one-over-one vinyl replacement sash and non-functional shutters. Built ca.1900.

### **6 Beech St**

One-and-a-half-story, three-bay, side-gabled, frame house with shed-roofed open porch spanning much of front façade; back ell with nearly flat roof (raised late 1900s) to two stories, creating an asymmetrical peak. Vinyl siding; stone foundation. Retains regular fenestration; all sash replaced; vinyl one-over-ones in first-story front and most on sides; horizontally sliding one-over-ones in first floor upper story; tripled windows on east gable wall. Non-historic deck porch (added ca.2000) across back is matched by stairs to side entrance. Built ca.1920. OB Small pre-fabricated shed. Built late 1900s.

### **8 Beech St**

One-story, side-gabled frame house on banked poured concrete foundation; two-story, shed-roofed open porch with square posts and spindled railing spans main story and exposed basement on south eave wall. Vertical board siding. Regular fenestration. Built ca.1990.

### **10 Beech St**

Small, one-story, side-gabled frame house on brick piers; slightly lower wing (later addition) on concrete foundation abuts east gable wall. Wood clapboards. Regular fenestration plan with one-over-one wood sash. Built ca.1930.

### **12 Beech St**

Two-story, frontal-gable frame house with nearly full-height wing forming an L-plan; open shed-roofed porch with square posts and stock spindle railing set in corner of L-plan; Italianate bracketed hood caps asymmetrically placed main entrance. Asbestos shingle siding. Retains much of regular period fenestration with pedimented window and door casings on front façade (casings may be recently changed); two-over-two period wood sash in first story; one-over-one vinyl replacement sash in upper story; three-sided bay window on east gable wall. Built ca.1880.

### **13 Beech St**

Two-story, frontal-gable frame house with roof extended over one-story, shed-roofed addition; enclosed, gable-roofed porch over asymmetrically placed main entrance. Vinyl siding; stone foundation; original soffits and eave treatment concealed or removed in recent renovation. Retains much of period fenestration with six-over-six vinyl replacement sash. Built ca.1900.

### **14 Beech St**

One-and-a-half-story, three-bay, mansard-roofed frame house; back ell raised to create asymmetrical roofline on end walls; three evenly spaced gabled dormers with pedimented casings in front roof face; open pedimented center entrance porch with square posts. Vinyl siding; parged foundation. Retains regular period fenestration featuring six-over-six vinyl replacement sash in all openings except for period double-hung, six-over-one

pedimented wood sash in dormer windows. Built ca.1880.

OB One-bay, frontal-gable frame garage with asbestos shingle siding. Built ca.1920.

### **15 Beech St**

Two-story, side-gabled frame house; two-story, three-sided bay window capped by prominent gabled dormer on west half of front façade; open, shed-roofed porch with squared, chamfered posts and square-spindled balustrade on east half; one-bay frame garage attached to rear wall of house. Cement board or clapboard siding. Regular fenestration with eight-over-eight sash; main entrance had door with paired arched lights flanked by round-arched sidelights and adjoins three-sided bay window. Built 2005.

### **19 Beech St**

Two-story, three-bay, frontal-gable, frame house with lower two-story back ell on same roof axis; partially open veranda on east eave wall of main block. Asbestos shingle siding; partial returns, but friezeboards removed on eave walls and under returns; stone foundation. Retains regular period fenestration with one-over-one vinyl sash flanked by functional louvered wood shutters on front façade of main block; pedimented attic vent in peak (was probably a window). Below-grade exterior basement entrance on east eave wall under veranda. Built ca.1860.

### **20 Beech St**

Two-story, three-bay, frontal-gable, frame house with one-story gable-roofed back ell; shed-roofed porch over main entrance retains upper sections of period turned posts with corner braces now set on recently replaced square-spindled railing. Vinyl siding; stone foundation. Retains much of regular period fenestration except for first-story front façade which has hip-roofed, three-sided bay window (late 1900s) balancing asymmetrically placed main entrance; period three-sided bay window on east eave wall; one-over-one vinyl sash flanked by non-functional louvered shutters in most openings; door replaced late 1900s. Built ca.1900.  
OB Two-bay gable-roofed frame garage finished to match house. Built ca.1980.

**21 Beech St** Frame modular house with vinyl siding. Built ca.2010 (replaced modular built ca.1970).

### **12 Brooklyn Av**

One-story, frame house composed of three connected blocks including attached frontal-gable garage to make an L-plan. Cement board siding and generally regular fenestration plan. Built ca.1986.

### **15 Brooklyn Av**

One-and-a-half-story, side-gabled frame house; one-story enclosed gable-roofed porch projects from north half of front facade with one-bay below-grade garage underneath; one-story gable-roofed ell projects from rear wall. Wood clapboard siding; partial returns. Regular fenestration with six-over-six period wood sash flanked by non-functional louvered shutters. Built ca.1960.  
OB Two-bay frontal-gable frame garage with vinyl siding. Built ca.1980.

### **16 Brooklyn Av**

One-and-three-quarters-story, cross-gabled, L-plan frame house with large two-story, side-gabled frame addition (built ca.2000) on north eave wall, which nearly doubles footprint of original building; open hip-roofed porch with squared columns set in corner of L-plan of original house. Wood clapboard siding with wood corner boards and raking frieze; stone foundation under original building; poured concrete under addition. Retains regular period fenestration with vinyl-clad one-over-one sash except in first-story front façade. Built ca.1900.

### **17 Brooklyn Av**

One-and-a-half-story, frame house with hip-on-gable roof; flanked by wings on north and south eave walls. Flat-roofed, one-story south wing and two-story north wing with hip-on-gable roof; carport added to north wall

of north wing. Cement board siding with corner boards. Regular period fenestration features recently replaced six-over-one sash and eight-over-one sash in paired and single configurations. Built ca.1920.

### **18 Brooklyn Av**

Two-story, cross-gabled, L-plan, frame house with recently added one-story, gable-roofed kitchen ell behind main block and shed-roofed porch in corner of the L-plan. Wood clapboard siding with corner boards and raking frieze; tinned stamped metal shingles on roof; parged foundation. Retains period fenestration with pedimented window casings and mainly replaced one-over-one vinyl sash; paired ones in first floor front have one-over-one sash; period wood doors with paired lights in upper panels. Built ca.1880.

### **20 Brooklyn Av**

Two-story, cross-gabled L-plan, frame house with two-story, flat-roofed kitchen ell behind main block; shed-roofed porch in corner of the L-plan; open porch with squared posts projects from back ell. Wood shingle siding with raking cornice; stone foundation. Retains period fenestration with pedimented window casings period one-over-one wood sash in paired and single openings on first story; vinyl one-over-one replacements in upper story; wood period door with paired glazed upper panels on wing; other door replaced with insulated steel. Built ca.1880.

### **23 Brooklyn Av**

One-story, side-gabled frame house; one-bay garage attached to south gable wall. Aluminum siding; parged block foundation. Regular period fenestration with six-over-six vinyl replacement sash. Built ca. 1970.

### **25 Brooklyn Av**

Two-story, two-bay, frontal-gable, frame main block; one-story wing projects from south eave wall; open porch (added ca.1900) with Tuscan columns and square-spindled railing spans wing; one-story ell projects from rear of wing and has similar shed-roofed open porch with squared columns; shed-roofed one-bay garage added to back wall (mid-1900s). Wood clapboard siding with raking frieze; stone foundation. Retains regular period fenestration with nine-over-six period wood sash in first story of main block; six-over-six period wood sash in second story of main block; vinyl one-over-one sash in additions. Built ca.1860.

### **34 Brooklyn Av**

Frame house with two-story, L-plan, frame main block with low hipped roof and offset two-story square-plan block at northwest corner; open hip-roofed porch with turned posts in corner of L-plan. Vinyl siding; deep cornice and bracketed eaves; parged foundation. Regular period fenestration features both replacement six-over-six vinyl sash and some one-over-one vinyl sash; non-functional louvered shutters; asymmetrically placed main entrance with stock classical door casing and insulated steel door. Built ca.1870.

OB Two-bay, frontal-gable frame garage. Built ca.1970.

### **36 Brooklyn Av**

One-and-a-half-story, frontal-gable, frame house with shed-roofed wing partially spanning eave wall. Vinyl siding. Regular period fenestration with one-over-one vinyl sash; main entrance capped by pedimented hood supported by braces. Built ca.1910.

OB Frontal-gable frame garage with wood novelty siding; period paired sawbuck doors. Built ca.1930.

### **1 Chestnut St**

Two-story, side-gabled stone house (oriented to Lake St; drive opens onto Chestnut St) with full-height, gable-roofed back ell; prominent gabled dormer centered on north roof face (facing Lake St); small gabled dormer windows set in north roof face flanking projecting center dormer; open hip-roofed porch spans center bay of house below center dormer; small enclosed shed-roofed porches set in southwest corner adjoining main block and ell in at south end of ell. Partial returns and frieze with triglyphs and metopes on main block; simplified version of frieze on back ell; massive stone exterior chimneys at each end of main block. Retains regular period

fenestration featuring six-over-six wood sash flanked by functional louvered wood shutters throughout; decorative circular window in tympanum of central front dormer. Built ca.1930. First story hidden by hedge behind fence composed of squared fieldstone posts joined by wrought iron panels.  
OB Small asymmetric gabled frame building at back of property appears to be storage shed. Built late 1900s.  
Historic note: Designed by Harry Zogbaum for Edward Severin Clark.

## **2 Chestnut St**

Two-story, three-bay, square-plan frame house with concave mansard roof. Veranda spans three bays on north (Lake St) façade and features squared, chamfered posts, scroll sawn and bracketed arcade, and recently added stock spindled railing; entrance porch with matching details over center entrance faces Chestnut Street. Wood clapboard siding with corner boards; deep frieze with paired scrolled brackets; tinned stamped metal shingles on mansard; coursed ashlar stone foundation; tall multi-flue chimney. Retains regular period fenestration with wood two-over-two sash; segmentally arched dormer windows in mansard roof. Built 1864-1870.

OB One-bay, frontal-gable frame garage with wood novelty siding and 20-light fixed sash in eave wall. Built ca.1950.

## **4 Chestnut St**

Frame house composed of two-story, three-bay frontal-gable main block with same height cross-gabled wing on south eave wall; full-height portico projects from frontal-gable section and is surmounted by full return with frieze displaying alternate rosettes and triglyphs and supported by plain columns with capitals featuring a simple vertical acanthus leaf motif; fanlight in flush board tympanum; open porch with Tuscan columns on north eave wall. Flushboard siding on frontal-gable façade; wood clapboards on south wing; recent standing seam metal roof; large stone chimney centered on north eave wall; stone foundation. Retains regular period fenestration with eight-over-twelve wood period sash on first story and eight-over-eight sash upstairs, all flanked by functional louvered wood shutters; asymmetrically placed main entrance in main block has fanlight and sidelights with stamped metal tracery; six-panel wood door. Built 1939.

OB Two-bay frontal-gable frame garage with engaged Tuscan columns setting off bays; fanlight in flushboard tympanum. Date uncertain, but matches taste of house.

*Historic note:* This house replaced Butternut Cottage in 1939. The new house was designed by Linn Kinne for Orange Van Horne, and written up in *The Upstate Monthly* August 1941 issue.

## **6 Chestnut St**

Frame temple-form house composed of one-and-a-half-story, frontal-gable main block flanked by symmetrical one-story, two-bay wings; open shed-roofed porch with Tuscan columns spans center block; one-story, gable-roofed ell extends from rear wall of north wing. Wood clapboard siding with corner boards and partial returns; stone foundation; large interior brick chimneys on main block and both wings. Retains regular period fenestration with six-over-six wood period sash flanked by functional wood louvered shutters; back ell has six-over-six vinyl replacement sash; center entrance with extended architraves and eight-panel wood door flanked by sidelights. Built 1830.

Hist House built as one of a pair; once matched 8 Chestnut St.

## **8 Chestnut St**

Frame temple-form house composed of two-story, frontal-gable main block flanked by symmetrical one-story, two-bay wings; shed-roofed porch with square Doric columns projects from center block; one-story, gable-roofed ell extends from rear wall of north wing. Wood clapboard siding with corner boards and partial returns; stone foundation. Retains regular period fenestration with six-over-six wood sash; center entrance spans much of first-story façade of main block with three-part Greek Revival entablature with sidelights. Built 1830.

OB Two-bay frontal-gable frame garage with T-111 siding. Built ca.1970.

*Hist* House built as one of a pair; once matched 6 Chestnut St.

## **10 Chestnut St**

Frontal-gable, one-story, brick building; large frame addition (added late 1900s) with corrugated metal roof

continues ridgeline axis at rear. Front section has remodeled façade (ca.1960-80) with center entrance flanked by plain pilasters and large one-light display windows with narrow transom lights above. Built ca.1900. *Hist* This building was built as a livery stable. A 1910 newspaper account described its updating and expansion to include 45 stalls by its owner Fred W. Greene. It later became a frozen food plant. In 1957, it was renovated as a car dealership.

## **12 Chestnut St**

Two-and-a-half-story frame house with shed roof sloping to rear; lower two-story back section with similarly sloped shed roof; open porch recessed under two-thirds of the front facade. Cement board siding on front block; wood shingles on back ell, which incorporates garage bays on south side. Regular fenestration with mainly paired two-over-two windows with wood sash. Built 2008-9.

*Hist* This house replaces a frontal-gable horse barn (built ca.1840) that was dismantled and moved to 34 Delaware St in 2008.

## **14 Chestnut St**

One-story frame building on steeply banked concrete block foundation and capped by asymmetrically gabled roof. Wood clapboards with corner boards and raking frieze. Fenestration features paired wood sawbuck doors and eight-light upper lights; wood paneled door with transom; windows have eight-over-eight replacement sash. Built ca.1920.

## **15 Chestnut St**

*Historic name:* Willowbrook; *Name:* Cooper Inn

Two-story, five-bay, hip-roofed brick house with later (ca.1950-60) two-story brick addition on north side. Main block retains deep eaves and frieze with paired scrolled brackets dating to a mid-nineteenth century Italianate remodeling set above the blind arcade of the earlier Federal design scheme; four large interior brick chimneys set near corners of main block; raised stone basement foundation. Regular Federal-era fenestration with later six-over-six wood sash and Italianate caps; center entrance with fanlight and sidelights reached by pedimented Italianate-style porch. Built 1813-1816; remodeled mid-1800s; turned into hotel mid-1900s. Hotel wing has hipped roof with frontal-gable wing at north end; regular fenestration with smaller windows and different ratio than main block; plain frieze and full return on wing.

*Historic note:* This house was built for Elihu Phinney, Cooperstown's preeminent printer during much the village's early history. The south part of the 2.5-acre corner lot was the site of the Fenimore Hotel built in 1874 to serve the growing summer trade and faced onto Main Street. This was demolished by the 1950s when Willowbrook was turned into a hotel.

## **16 Chestnut St**

Three-story frame hotel building with concave mansard roof clad in slate and highly articulated front facade; veranda with squared, chamfered posts; bracketed frieze; and spindled balustrade spans front façade. Frame addition (added ca.1980) on south end of original building raised to two stories and remodeled to mimic appearance of original building, ca.2010. Wood clapboard siding with corner boards; deep eaves and deep frieze with paired scrolled brackets; stone foundation. Retains regular period fenestration features paired, full-height three-light windows evenly spaced between two entrances, each with paired doors; paired with one-over-one wood sash (at ends of corridors above Italianate window frames) and single openings, all with two-over-two wood sash and flanked by functional louvered wood shutters; paired dormer windows in Italianate casings; round-arched single windows set in convexly arched panels mark stair corridors. Built 1874.

*Hist* The frame annex for the Fenimore Hotel, which stood opposite on the corner of Main and Chestnut streets, was designed by H.J. Hardenburgh. It is the only nineteenth-century resort hotel building in Cooperstown still operated as a hotel.

## **18 Chestnut St**

One-story, frontal-gable, frame office with full return. Wood clapboard siding and corner boards; stone foundation. Retains regular period fenestration with center entrance; six-panel Greek Revival door matches

taste of cornice details. Entrance flanked by single windows with six-over-six wood sash; similar windows in eave walls. Built ca.1813 (current appearance appears to date to a ca.1830 remodeling in the Greek Revival style).

*Historic note:* This office was used by Ambrose Jordan, one of Cooperstown's early lawyers. Jordan was father of Susan Jordan, who married Edward Clark, a lawyer and eventually the controlling partner in the Singer Sewing Machine Co. This building was moved to its present location in 1917. Before that it stood at 160 Main Street. The new trolley line built its passenger station there.

## **20 Chestnut St**

Two-story, five-bay, side-gabled, frame house now used as a store; open shed-roofed porch with Tuscan columns (change made ca.1890) spans front façade. Wood clapboard siding (recently replaced) with partial returns and fairly deep frieze; stone foundation. Retains regular period fenestration with wood replacement six-over-six sash; windows flanked by functional louvered wood shutters (appear to be replacements); center entrance retains Greek Revival-style entablature and sidelights; period six-panel wood door. Built 1813.

*Historic note:* Known locally as Jordan Cottage, this building was owned by lawyer Ambrose Jordan (his office is 18 Chestnut Street) from 1815 to 1820. Alfred Corning Clark bought the building in 1890 and renovated it. This included replacing a mid-nineteenth century porch with squared, chamfered columns. The building was renovated again in 1998 replacing virtually all exterior historic fabric.

## **22 Chestnut St**

*Historic name:* Nelson Block

Three-story, six-bay, brick, flat-roofed commercial building with decorative brick corbel course at roofline; two storefronts, each with large vitrine windows and recessed center entrances (finishes date to mid-1900s), span street-level façade. Retains regular period fenestration with segmental arched brick window heads over all openings except for two in third story second and fifth bays, which have squared stone lintels; six-over-six wood sash in upper stories; six-over-six vinyl replacement sash in first story. Built 1862-1863.

*Historic note:* This brick building was built by Luzerne Bolles for Judge Samuel Nelson as a grain storage depot.

## **24 Chestnut St**

*Name:* Cooperstown Fire Hall

One-story, flat-roofed, brick garage with six elliptically arched vehicle bays and soldiered brick frieze; lower brick wing attached by enclosed hyphen on north side; fenestration of four segmentally arched windows on north wall. Built 1972.

## **25 Chestnut St**

Two-story, side-gabled, mixed-use frame building with commercial space entered through an open shed-roofed porch on west eave wall; open porches with square posts recessed under roof on each gable wall. Aluminum siding; concrete block foundation. Fenestration uses paired vinyl casements flanked by vinyl louvered shutters in upstairs and narrow jalousie windows on first floor. Built 1972.

*Historic note:* The building that stood on this spot was given to the Presbyterian Church in 1963; it was moved and is now 25 Church Street.

## **29 Chestnut St Demolished.**

## **31 Chestnut St**

*Historic name:* Higgins Cottage

*Name:* Chamber of Commerce

One-and-a-half-story, four-bay, side-gabled, frame house used as an office; non-historic back addition housing washrooms is attached by a breezeway added to rear wall of main block. Wood clapboard siding with corner boards; raking cornice with Gothic trim on eaves; stone-faced foundation. Retains regular period fenestration with six-over-six wood period sash and non-functional louvered wood shutters; two-light casements under

eaves on front façade; insulated steel door in main entrance. Scalloped trim on eaves matches that on 37 Chestnut. Built ca.1856; moved 1976.

*Historic note:* This building was a small farmhouse within village limits on West Lake Rd. It was moved in 1976 to become the new Chamber of Commerce.

### **33 Chestnut St**

One-story concrete block commercial building with two storefronts; additional frame bay with board-and-batten siding applied to south side of original building. Large open area to rear netted off as a batting cage. Deep wood-shingled pent roof wraps around top edge of building. Steel frame, multi-light windows in main block; configuration replicated in addition. Built ca.1955.

### **32 Chestnut St**

*Name:* Otsego County Office Annex

One-story, flat-roofed brick commercial building; open porch supported by fluted resin columns and capped by a pediment with vinyl siding in the tympanum spans front façade. Fenestration features eight-over-twelve vinyl sash. Built 1923.

*Historic note:* This building has been remodeled twice since its original construction as a garage in 1923. In the 1950s, it was sheathed with metal siding by its owner Victory Markets. It was remodeled again in the 1980s, this time in brick, as an office building.

### **37 Chestnut St**

House composed of two-story, frontal-gable main block and one-and-a-half-story side-gabled wing; tall shed-roofed ell (later addition) extends from rear wall. Wood clapboard siding with corner boards; scalloped trim on eaves matches that on 31 Chestnut; stone foundation. Retains regular period fenestration with period six-over-one wood sash in first-story front and upper-story sides; vinyl one-over-one sash in rest of building; all flanked by louvered wood shutters; Greek Revival-style casing with sidelights on asymmetrically placed entrance in main block; recent wood door. Scalloped millwork trim on eaves replaced during renovation in 1990s. Built ca.1860.

### **39 Chestnut St**

Two-story, three-bay, side-gabled, frame house; small pedimented open porch with square posts over center entrance added early 1900s; Stick-style pediment projecting from roof over center bay added ca.1885; one-and-a-half-story enclosed back porch. Aluminum siding; stone foundation. Regular fenestration with one-over-one wood sash (replaced ca.1900); paired one-over-one windows in center bay upstairs probably a change made with pediment above; non-functional louvered wood shutters. Built ca.1860.

OB Two-bay frontal-gambrel concrete block garage with wood novelty siding in tympanum. Built ca.1950.

### **42 Chestnut St**

Two-story, frame, house (converted to apartments early-mid 1900s) composed of a frontal-gable center block flanked by two-story gable-roofed wings, the south one with a same-height cross-gabled back ell. Wood clapboard siding with corner boards and partial returns; stone foundation. Retains generally regular period fenestration, mainly with variety of sash including wood two-over-two and one-over-one as well as vinyl two-over-two replacements; louvered non-functional shutters flank most openings; three-sided bay window asymmetrically placed on front eave wall of south wing balanced by an open porch with spindled railing; squared bay window with paired openings above; paired openings in south side; entrances in middle and north sections capped by simple open pedimented porches with recent insulated steel doors. Possibly more than one building, not all original to site. Built 1853-1868.

OB Three-bay side-gabled frame garage with wood novelty siding and corner boards; recent upward sliding vinyl doors. Built ca.1930.

#### **46 Chestnut St**

Frame house composed of two-story, three-bay, frontal-gable main block with one-story, five-bay wing; one-story, gable-roofed rear ell with later finishes. Wood clapboard siding with full return on main block; corner pilasters; and deep Greek Revival-style frieze; stone foundation. Retains regular period fenestration with twelve-over-twelve wood sash; main entrance with Greek Revival-style entablature with pilasters and sidelights asymmetrically placed on main block; entrance with pedimented storm porch on wing. Built ca.1830.  
OB Two-level, frontal-gable, frame carriage barn. Built ca.1880.

#### **47 Chestnut St**

Two-story, hip-roofed, frame house (later converted to apartments) with large glazed hip-roofed porch (a later addition, ca.1890) spanning front sides of building; deep-eaved roof with paired brackets in frieze on main block; lower, one-and-a-half-story, hip-roofed ell on rear wall; small passage connects house to one-and-a-half-story, hip-roofed carriage barn (converted to living space), which has a glazed shed-roofed porch attached to its east side, and cupola ventilator on the roof. Aluminum siding; stone foundation. Retains regular fenestration with mainly single openings with period two-over-two wood sash; shallow enclosed two-story porch with paired segmentally arched windows set in an arched casing in second story projects above center entrance and is capped by pediment; two-story, three-sided bay window on west side; windows in carriage barn and its addition date to conversion to residential space and have vinyl six-over-six sash. Built 1872.  
Hist Built for Dr. Siver.

#### **48 Chestnut St**

Two-story, frontal-gable, concrete block house; open, hip-roofed porch with turned posts and recently added or replaced spindled railing spans front façade; enclosed one-story back porch on same roof axis as main block. Asbestos shingles conceal concrete block walls; retains wood shingles and raking cornice board in tympanum; parged block foundation. Retains regular period fenestration with single openings, mostly with one-over-one wood sash; Queen Anne parlor sash with leaded upper sections in south half of first floor front; paired windows with one-over-one wood sash in peak. Built 1911.  
OB Two-level, frontal-gable, frame carriage barn with wood clapboards and raking frieze; door replaced with upward sliding garage door. Built ca.1911.  
Hist Built by George Flynn for Dr. Floyd Atwell.

#### **50 Chestnut St**

Two-story, three-bay, frontal-gable frame house with one-and-a-half-story offset gable-roofed rear ell; one-story gable-roofed addition (added late 1900s) projects from north eave wall of the ell. Wood clapboard siding with corner boards; partial returns on main block; stone foundation. Retains regular period fenestration with wood six-over-six sash flanked by functional wood louvered shutters in main block; four-light wood casements in ell; asymmetrically placed main entrance has narrow sidelights and small paired brackets on smooth lintel; period wood four-panel door. Built ca.1850.

#### **51 Chestnut St**

Two-story, brick house with irregular plan and roof incorporating gabled dormers and a squat central flat-roofed section; two-story frame entrance porch, enclosed first story and open second story, over center entrance; open porch with squared posts and square-spindled balustrade set in northwest corner of plan. House has distinctive wood trim incorporating large circles including vergeboards and bracing on porches; decorative ironwork on ridgelines. Retains period fenestration with variety of window heads on paired and single openings, including round-arched trios in storm porch façade and window in second story above, paired and single segmentally arched openings with cast iron caps and sills, mainly with one-over-one wood sash. Built 1873.  
OB Two-bay, pyramidal-roofed, frame garage. Built ca.1925.  
Hist Built by John Pank.

#### **52 Chestnut St**

Two-story, three-bay, frontal-gable, frame house with slightly lower side-gabled wing on north eave wall



forming an L-plan; open shed-roofed porch (added early 1900s) with Tuscan columns set in corner of L-plan; one-story back ell carries main block roof axis. Wood clapboard siding with corner boards and partial returns; stone foundation. Regular period fenestration with two-over-two wood sash in first story of main block; two-over-two vinyl sash in upper story; main entrance asymmetrically placed has plain pilasters and is capped by Colonial Revival-style open porch (added early 1900s) with Tuscan columns; four-panel wood door, probably period. Built ca.1840.

OB Two-bay frontal-gable frame garage with wood clapboards and corner boards. Built ca.1960.

### **53 Chestnut St**

Two-story, frontal-gable, frame house with shallow wings capped by prominent gabled dormers above both north and south eave walls; hip-roofed porch, glazed on the south side and supported by Tuscan columns joined by square-spindled railing, spans front and part of south wall; one-story enclosed back porch. Wood clapboards with corner boards and full return; wood shingled tympani; stone foundation. Retains regular period fenestration features paired and single openings with one-over-one vinyl sash in most openings; Palladian windows in gable ends. Built 1910.

OB Two-bay frame garage with brick veneer front façade and shed-roofed dormer in front roof face. Built ca.1925.

Hist Built by John Pank.

### **54 Chestnut St**

Two-story, side-gabled, frame house with three-story tower incorporating center entrance; small entrance porch with turned posts and scrollwork frieze projects beyond tower; two-story back ell and two-story shed-roofed ell beyond that; front roof incorporates small gabled dormer with peaks marked by single braces over windows flanking center tower; tower roof incorporates smaller peaks and also simplified crockets at corners of tower; small open shed-roofed back porch. Wood clapboards with corner boards; raking frieze; stone foundation. Retains regular period fenestration with steeply pitched pediments above windows in main block including those on a one-story, three-sided bay on south gable wall and on two-story three-sided bay at southwest corner of main block; two-over two wood sash in most upper-story openings; one-over one wood sash in first story. Built 1883.

OB Two-story, three-bay, side-gabled frame carriage barn with gable dormer centered on front roof face; paired saw buck doors; south bay remodeled with windows. Built ca.1883.

Hist Built for Dr. James E. Parshall.

### **55 Chestnut St**

Two-story, hip-roofed frame house with prominent gable dormers at corners of front and sides; two-story gable-roofed ell spans back of main block; open hip-roofed porch supported by paired and tripled (at corners) Tuscan columns set on low wood-shingled walls on front; glazed porch on south side of rear ell matches front porch. Wood-shingled upper story and clapboard first story with corner boards; stone foundation. Retains regular period fenestration featuring mainly single openings with one-over-one wood sash; Queen Anne parlor sash with leaded upper sections in first-story openings below the projecting dormer windows; attic windows and staircase windows have geometric stained glass sash; vestibule projects from front façade. Built 1912.

OB Frontal-gable, frame carriage barn with wood clapboards and raking frieze; beadboard mow doors. Built ca.1912.

Hist Built for Mr. Rose, father-in-law of Orange van Horne.

### **56 Chestnut St**

Two-story, three-bay, frontal-gable, frame house with offset one-story, gable-roofed back ell; open hip-roofed porch (added 1915) with Tuscan columns and squared spindle railing. Wood clapboard siding with corner boards; full return and flushboard siding in tympanum; stone foundation. Regular period fenestration with mainly two-over-two wood sash; three-sided bay window with four-over-four wood sash on south eave wall; three-sided bay window on south side of main block; asymmetrically placed main entrance with sidelights, and pilasters. Built 1858.

OB Frontal-gable one-bay frame garage with wood novelty siding. Built ca.1930.

### **58 Chestnut St**

Two-story, three-bay, frontal-gable, frame house with slightly taller offset frontal-gable back ell; open pedimented entrance porch with Tuscan columns (added ca.1920) over asymmetrical placed door. Vinyl siding; partial returns; later exterior brick chimney on north side; stone foundation. Retains regular period fenestration with six-over-six wood sash in all openings except for first floor front, which have later sash with blocks of stained glass forming perimeter of upper sash over one-light lower ones; all windows have non-functional louvered wood shutters; center entrance with sidelights and fanlight, similar in taste to the Georgian Revival porches. Built ca.1850.

OB Two-bay, wood novelty-sided, frontal-gable frame garage. Built ca.1920.

### **59 Chestnut St**

Two-story, five-bay, side-gabled, frame house with two-story back ell forming an L-plan and a large non-historic frame addition (added ca.2008); glazed center entrance porch supported by Tuscan columns (added ca.1910); porch on south gable wall matches front porch finishes. Wood clapboard siding with corner boards and partial returns; stone foundation. Retains regular period fenestration with six-over-six wood sash. Built ca.1820.

OB Frontal-gable, frame carriage barn. Built ca.1900.

### **60 Chestnut St**

Two-story, three-bay, hip-roofed frame house with full-height flat-roofed back ell (added ca.1870-85) forming an L-plan; shed-roofed, ell added to back wall of ell; low belvedere with hipped roof centered on roof of main block; small open entrance porch with octagonal Gothic columns set in corner of L-plan. Wood clapboard siding with corner boards; deep-eaved roof with scrolled brackets embellished by drops on main block; stone foundation. Retains regular period fenestration with two-over-two wood sash in most openings; asymmetrically placed main entrance has Greek Revival-style entablature with pilasters and sidelights; period wood door. Built ca.1855.

OB Large two-story frontal-gable frame carriage barn with wood clapboard siding, corner boards, and raking frieze; cupola ventilator and paired sawbuck doors; shed-roofed bay added to west eave wall, early 1900s.

Hist Built for Mr. Manning, a minister.

### **63 Chestnut St**

Two-story, L-plan brick house presenting symmetrical front façade to street; lower two-story back ell has somewhat irregular plan; large cupola; open porches with squared posts and varied Italianate arcades on center entrance and on south portion of front façade; additional porch on service area on south side of back part of house and on north wall. Brick walls incorporate shallow corner buttresses and varied details including modillion course near roofline; stone foundation. Regular period fenestration features single openings with arched cast iron heads and plain sills; six-over-six wood sash in most openings; French doors open onto south front porch; paired Italianate doors in center entrance. Built 1864.

OB Two-level, frame carriage barn with sawbuck doors, flushboard siding, and cupola ventilator; converted to living space. Built ca.1865.

Hist Built for Jedediah Sill, apparently on speculation.

### **64 Chestnut St**

*Historic name:* The Maples

Two-and-a-half-story, three-bay frame house with low hipped roof; lower gable-roofed back ell with still lower one-story addition to that; open entrance porch projects slightly from center section of front façade and is capped by pediment; front porch spanning entire façade has squared, chamfered posts and decorative fretwork; veranda on south side and small open porch on north side have octagonal posts; one-story, side-gabled frame garage with opening facing west and attached to rear wall of gabled ell (added ca.1970). Wood clapboard siding with corner boards; deep eaves with paired, scrolled brackets; stone foundation. Regular period

fenestration with paired casements composed of three lights stacked vertically and flanked by louvered wood shutters. Built 1856.

OB One-story, gable-roofed frame house on high banked foundation with gabled dormers and regular fenestration; clapboard siding. Built 2014. Set back from highway at end of long drive.

*Hist* Architect: Luzerne Bolles; built for Jedediah P. Sill as his dwelling. It once had an elaborate set of porches on both the first and second floors of the building. The property was also once set off by a cast iron fence made by a Fly Creek manufacturer.

### **65 Chestnut St**

Two-story, side-gabled house with stuccoed first story and wood-shingled (alternating narrow and wide bands) upper story; prominent asymmetrically placed gabled dormer projects over southern third of open porch, which spans front façade and is supported by tapered, squared brick columns; heavy braces at roofline. Retains regular period fenestration with paired eight-light wood casement windows; six-light casements in small gabled dormer in north half of front roof face. Built ca.1910.

OB Two-story, frame carriage barn with wood novelty siding, corner boards, and raking frieze; retains period vertical board sliding doors; keyhole windows in gable ends. Built ca.1910.

### **66 Chestnut St**

*Historic name:* United Methodist Church

Brick church composed of a rectangular-plan main block with cross-gabled roof; prominent tower with open bell stage and pyramidal roof located at southeast corner; lower side-gabled wing adjoins north wall of main block and is partially hidden by a slightly lower octagonal closed porch projecting east; small shed-roofed wing at southwest corner of main block. Plain brackets on all rooflines; full returns on main block; brick detailing in tympani of main block. Main entrance with paired doors under a round-arched stained glass window is located in east side of tower; second entrance with matching doors located at north end of Chestnut Street façade. Retains original stained glass scheme including large round-arched windows in east and south facades of main block; additional square-headed windows flank these and also located in each face of the octagonal porch. Built 1903.

*Hist* Church designed with an Akron plan interior.

### **[66] Chestnut St**

Two-story, L-plan, frame house composed of a three-bay, frontal-gable main block and slightly lower side-gabled wing adjoining the south eave wall flush with the front façade; one-story back ell continues roof axis of main block; open hip-roofed porch with squared posts spans three bays of frontal-gable block. Vinyl siding; full return on frontal-gable block with louvered fan in tympanum; stone foundation; exterior brick chimney on south side of gable wall may date to 1903 move. Retains regular period fenestration with six-over-six wood sash; asymmetrically placed main entrance with Greek Revival-style casing on frontal-gable main block. Built ca.1840.

*Historic note:* This house once occupied the northwest corner lot at Chestnut Street and Glen Avenue. It was moved north in 1903 to open the corner for the new Methodist Church. Before it was moved, it also had a wing on the north side. It occupies a separate lot (131.06-1-34.00) from the adjacent one occupied by the church. It is owned by the church society and serves as the parsonage.

### **67 Chestnut St**

Frame house composed of a two-and-a-half-story, flat-roofed main block flanked by two-story flat-roofed wings; closed two-story entrance porch asymmetrically placed on front façade of main block; glazed shed-roofed porch (added early 1900s) in northwest corner of plan; small one-story gable-roofed back ell. Wood clapboard siding with corner boards; scrolled brackets under deep eaves at roofline. Regular period fenestration composed of single windows with nine-over-nine vinyl sash (replaced period two-over-two wood sash 2014) and flanked by functional louvered wood shutters; four-sided bay window with one-over-one wood sash centered on front façade of south wing. Built 1862.

OB Frontal-gable frame carriage barn. Built ca.1865.

### **69 Chestnut St**

Two-story, three-bay, side-gabled frame house; glazed center entrance porch with gabled roof, elliptical arch, Tuscan columns, and brick stoop. Wood clapboards with corner boards and partial returns; period concrete block foundation. Retains regular period fenestration with six-over-six wood sash; lunette windows in peaks. Built 1917.

OB Frontal-gable, frame garage with wood clapboards and period paired doors. Built ca.1930.

### **70-74 Chestnut St**

*Name:* Cooper Lane Apartments

Group of five two-story, hip-roofed brick apartment buildings arranged in a rectilinear plan with parking areas located behind the longest building, which faces Chestnut Street. Secondary access to property via Brunlar Court, which enters property from Glen Avenue. A second long building parallels the west side of that. Three additional shorter buildings and a shed-roofed garage parallel the south line of the property, which is formed by Cooper Lane. The buildings all feature a similar exterior arrangement with entrances allowing access to halls opening to four apartments, two on each story. Entrances have pedimented caps and sidelights. Walls are articulated by recessed sections with open porches on second floor and patios on the first floor. Windows with vinyl six-over-six replacement sash are arranged in paired vertical bands. Built 1970.

*Historic note:* This apartment complex stands on the site of the Cooperstown High School, which opened in 1908. Before this, the land was part of the Cooper House hotel property. The hotel burned in 1891, opening up this part of the village for a variety of development, mainly residential.

### **71 Chestnut St**

Two-story, side-gabled frame office building with north third of front roof face extended slightly over main block; open hip-roofed porch with square supports and square-spindled railing spans north half of front façade and provides cover for center entrance. Vinyl siding. One-over-one vinyl sash with louvered vinyl shutters. Built 1979.

### **73 Chestnut St**

One-story, flat-roofed, buff brick Moderne building with tiled parapet; large stuccoed addition (remodeled late 1900s) with matching parapet detail extends from rear wall and more than doubles footprint of brick section. Front façade of brick portion display windows flanking a remodeled center entrance on front facade; narrow band of leaded glass windows is placed high on the front façade and wraps part of the side walls. Built ca.1930. Hist Once housed a creamery plant; now used as a bank.

### **75 Chestnut St**

Two-story, frontal-gable multi-use building with masonry first story (concealed by cement board) and wood-shingled upper story with flared lower edge; glazed shed-roofed porch centered on south gable wall; glazed porch spans back of second story. Regular fenestration with replacement vinyl sash upstairs; display windows in first floor front and asymmetrically placed entrance. Built ca.1929-1933.

### **76 Chestnut St**

Two-and-a-half-story, hip-roofed frame house with projecting center bay surmounted by pediment; one-and-a-half-story, gable-roofed kitchen ell behind; one-story gable-roofed addition with wood novelty siding appears to date post-1900; open Queen Anne-style porch with turned columns and corner braces spans front facade. Wood clapboard siding with corbels; paired scrolled brackets set under deep eaves at roofline. Retains regular period fenestration with single openings with vinyl six-over-six sash; period three-light casement windows in attic; center entrance with paired wood doors with replaced glazed upper panels; transom light. Built 1875.

OB Frontal-gable, two-bay frame carriage barn with wood clapboards and raking frieze; shed-roofed garage bay added to south eave wall. Built ca.1875.

### **77 Chestnut St**

Frame house composed of two-story, three-bay main block with a cross-gabled wing on north eave wall and

one-story side-gabled kitchen wing on south eave wall; open entrance porch with square posts over asymmetrically placed main entrance in main block; porch in northeast corner on back wall with splat railing, and square posts. Wood clapboards with corner boards and full returns on main block and north wing; flushboard tympani with paired brackets at roofline; tinned stamped metal shingle roof; parged stone foundation. Retains generally regular period fenestration with a variety of configurations included paired and single openings with wood two-over-two period sash; three-sided bay window on rear (east) wall; all flanked by functional wood louvered shutters; arched windows with Italianate-style casings in peaks. Built 1882-1883. OB Two-bay, frontal-gable frame carriage barn with wood novelty siding and raking friezes; paired sawbuck doors; board-and-batten mow door. Built ca.1880-5. Built for Francis C. Smith.

### **78 Chestnut St**

One-and-a-half-story, five-bay, side-gabled, frame house with one-story, four-bay kitchen wing set back from front line of main block; one-story, flat-roofed back ell with shed-roofed porch added to that; open porch with Tuscan columns and corner braces spans main block; earlier porch with scroll sawn braces spans three bays of kitchen wing. Wood clapboards with corner boards; partial returns; stone foundation. Retains regular period fenestration with two-over-one wood sash on first story; upper-story windows in main block have vinyl replacement sash; functional louvered wood shutters; center entrance in main block has wood six-panel door; three-sided bay window (added 1865-85) with bracketed frieze on south gable wall of main block. Built ca.1840.

OB One-and-a-half-story two-bay frame carriage barn with vinyl siding. Built ca.1900.

### **79 Chestnut St**

Two-story, cross-gabled, L-plan frame house with one-and-a-half-story, gable-roofed back ell; flat-roofed one-story addition set in corner formed by the ell; open hip-roofed porch with turned posts. Wood novelty siding; no frieze boards on main block; stone foundation. Retains regular period fenestration featuring single openings with pedimented window casings; eight-over-eight and six-over-six sash, mostly replaced with vinyl; windows on front façade have non-functional louvered wood shutters; wood six-panel door flanked by narrow sidelights and capped by transom light. Built ca.1880.

OB One-and-a-half-story, side-gabled frame carriage barn with wood novelty-siding. Built ca.1880.

### **80 Chestnut St**

One-story, side-gabled frame ranch-style house with lower, offset one-story side-gabled wing on north gable wall; one-story, gable-roofed ell aligns with south gable wall of main block. Wood shingle siding. Fenestration features variety of openings and light configurations including a three-sided bay window with six-over-six wood sash on center front of main block; single and paired openings with six-over-six wood sash in most other openings; entrance enclosed by small storm porch with fixed six-over-six wood sash. Built 1960.

### **81 Chestnut St**

Two-story, side-gabled frame house with north half of front roof face extended over an open porch with Tuscan columns; gabled dormer window placed asymmetrically in the extended face; octagonal tower with convex roof faces located near south end of front façade; two-story gable-roofed back ell centered on rear wall of main block. Wood clapboard first story; tower has wood shingled upper story; stone foundation. Varied period fenestration with variety of window sizes, sash configurations, and casement windows although most openings have one-over-one period wood sash; period wood door with glazed upper panel. Built 1892.

OB One-and-a-half-story, frontal-gable, one-bay novelty-sided, frame carriage shed; mow door centered in upper front. Built ca.1892.

Hist Built by B.F. Murdock.

### **82 Chestnut St**

Frame, cross-gabled Gothic Revival-style house (now used as a funeral home) with symmetrical front façade

composed of prominent, slightly projecting center block flanked by wings, each with a three-sided bay window in first floor surmounted by a hip-roofed dormer; later (added ca.1900) two-story addition to back mimics form of original house with simplified stylistic details; large, one-story ell with few details projects from rear wall of addition. Wood clapboard siding on first story; wood shingles on upper story; decorative verge boards with trefoils on main block and wings; stone foundation. Retains regular period fenestration with two-over-two vinyl replacement sash throughout except for period eight-over-eight in attic opening; non-functional vinyl louvered shutters; wood door with large oblong oval panel may date to period of addition. Built 1852.

Hist Built by C.J. Stillman. Now used as a funeral home.

### **83 Chestnut St**

Two-story, square-plan, hip-roofed brick house with flat deck capping the roof; one-story brick back ell with glazed porch spanning north side of ell and one bay of main block; open porch on center entrance has squared posts and arcaded panel railing; lower hip-roofed back ell. Blind arches in corner buttress; deep-eaved roof with paired scrolled brackets; stone foundation and water table. Regular period fenestration with two-over-two period wood sash; wood sills and caps; three-sided bay window on south side; three gabled dormers with round-arched windows, one large opening flanked by two small ones, in front roof face; paired period wood doors with etched glass upper panels. Built 1871.

OB Frontal-gable, two-bay frame carriage barn with center paired mow doors; cupola ventilator may be twentieth-century addition. Built ca.1871.

Hist: Built by B.F. or H.K. Murdock.

### **85 Chestnut St**

Two-story, L-plan, frame house (now apartments) with low-pitched gabled roof and pediment surmounting center bay of front facade; large two-story shed-roofed ell (probably a later addition) spans much of back wall; deep eaves with raking cornice and bracketed frieze; open entrance porch with square posts over main entrance asymmetrically placed on front façade; open porch on north side of back ell; glazed porch (early 1900s) on south side. Cement board siding; stone foundation. Regular period fenestration features paired windows with Italianate casings on front façade; single and double openings on side walls; three-sided bay windows on both north and south sides of main block; all sash replaced with two-over-two vinyl ones except for windows on glazed porches; keyhole windows in gable ends; paired doors with glazed upper panels in main entrance capped by large single arched transom light. Built ca.1875.

OB Two-story frame carriage barn with cement board siding and altered fenestration in upper story front; doors replaced with upward sliding ones (ca.2010). Built ca.1875.

Hist Built by B.F. Murdock, H.K. Murdock, B.M. Cady.

### **87 Chestnut St**

Frame house composed of two-story, two-bay, frontal-gable main block and one-and-a-half-story, side-gabled, five-bay wing; one-and-a-half-story ell projects from back wall of wing; open porch with recently replaced paired posts spans wing; open, shed-roofed porch on north side of ell. New cement board and trim (2011) replaced all historic details including corner pilasters, partial returns, and fan light in peak with new material; stone foundation. Regular period fenestration, all with replacement six-over-six wood sash including two equally spaced gable dormers in front roof face of wing and two more in south roof face of ell (2011); new wood six-panel door. Built ca.1840.

OB Frontal-gable two-bay frame garage with vinyl siding and upward sliding doors. Built ca.1960.

### **88 Chestnut St**

Two-story, frontal-gable frame house with clipped-gable roof; slightly lower side-gabled wing on south side; one-story enclosed back porch; two-story bay window capped by gabled dormer on north side; open hip-roofed porch with Tuscan columns set on wooden piers connected by a period spindled railing spans front facade; small open porch with matching details set on porch roof above main entrance at corner of the L-plan; large gable-roofed garage (added 1950-70) adjoins enclosed one-story porch on back wall of main block. Wood

clapboards with corner boards and full returns; stone foundation. Regular period fenestration features mainly single openings with one-over-one period wood sash flanked by functional louvered wood shutters; Queen Anne parlor windows in first-story front facade; main entrance in southernmost bay of front façade retains period wood door with nine square panels below single glazed upper panel. Built 1901.  
OB Two-bay, pyramidal-roofed, frame garage. Built ca.1925.

### **91 Chestnut St**

Two-story, flat-roofed, L-plan frame dwelling house with lower hip-roofed two-story back ell with matching finishes; low cupola asymmetrically placed on main block; deep eaves and bracketed frieze with lozenge panels on main block and wing; open hip-roofed entrance porch with square posts (replaced early 1900s); one-story enclosed porch set in southwest corner of L-plan. Wood shingle siding; stone foundation. Retains regular period fenestration with segmentally arched window casings in first story, wood two-over-two sash; and non-functioning louvered wood shutters; door replaced mid-1900s. Built ca.1885.

### **92 Chestnut St Cooperstown Motel**

**Motel** (labeled **90 Chestnut** on street): One-story, side-gabled, six-unit frame motel with gable end facing Chestnut Street; office unit is closest to the street. Wood clapboards with lapped corners. Windows have large fixed lights flanked by two-over-two (horizontally oriented lights) wood sash; doors have three narrow lights in stepped configuration. Built 1959.

**House:** Two-story, hip-roofed, frame house with gabled dormers set above corners of front, north, and south roof faces; open hip-roofed porch with paired Tuscan columns set on wood piers joined by wood baluster railing spans front facade; open back porch matches front. Wood clapboard siding; wood-shingled gable ends in dormers; porch dentil course caps frieze; stone foundation. Regular period fenestration with one-over-one sash in most openings; two-story, three-sided bay window set under slightly projecting gable dormer on north side of house; Queen Anne parlor sash with colored glass blocks in transom balances asymmetrically placed main entrance with period wood door with glazed upper panel. Built ca.1900.

**Barn:** Large two-level frame carriage barn with shingled gable ends converted to motel units, ca.2000. Two-story enclosed porch on north gable wall; vinyl sash in varied fenestration plan.

### **93 Chestnut St**

Frontal-gable American Four-square frame house; open shed-roofed porch (changed mid-1900s) with squared posts and recently replaced square-spindled railing spans south half of front façade. Wood clapboards with cornerboards; wood-shingled tympanum and full return; parged foundation; tinned metal shingle roof. Regular period fenestration with one-over-one vinyl replacement sash in all openings except first floor front Queen Anne parlor windows with latticed upper sections; shallow, square-cornered oriel window on north eave wall; paired latticed windows in attic are vinyl replacements; period wood door with glazed upper panel. Built 1907.  
OB Two-bay, frontal-gable frame garage with wood clapboards. Built ca.1960.

### **94 Chestnut St**

Frontal-gable frame house with large slightly taller, hip-roofed back ell; open hip-roofed porch with recently replaced spindled railing using stock turnings. Cement board siding; wood-shingled tympanum; coursed rough cut stone foundation. Retains regular period fenestration with one-over-one vinyl replacement sash throughout; period wood door with glazed upper panel. Built ca.1905.

OB One-bay, frontal-gable frame garage with finishes matching the house. Built ca.1950.

### **95 Chestnut St**

Two-story, three-bay, frontal-gable, frame house with slightly lower wing projecting from north eave wall to create shallow L-plan; enclosed pedimented entrance porch (added mid-1900s) on asymmetrically placed main door. Wood shingle siding; stone foundation. Retains regular period fenestration, but all sash replaced with one-over-one vinyl sash. Built 1890-1909.

OB Two-bay, frontal-gable frame garage with T-111 siding. Built ca.1960.

### **96 Chestnut St**

Two-story, hip-roofed frame house with large gabled dormers projecting from northwest and southwest ends of side roof faces; one on north face projects over a shallow wing adjoining a side entrance to the house; one on south face caps a two-story, three-sided bay window; prominent gabled dormer with Palladian window in front roof face; open hip-roofed porch with Ionic columns and squared spindled railing spans front facade; side entrance porch on north wall matches finishes of front porch; enclosed back porch. Wood clapboards with corner boards; brackets and dentil course at roofline; stone foundation. Retains generally regular period fenestration with mainly one-over-one period wood sash; Queen Anne parlor sash with leaded glass transom north of center front entrance with period wood door with glazed upper panel; smaller dormer window on north roof face. Built 1907.

o/b Frontal-gable frame carriage shed with wood novelty siding and raking frieze; paired period sliding doors; two-over-two wood sash. Built ca.1907.

### **97 Chestnut St**

Two-story, three-bay, square-plan, hip-roofed, frame house; enclosed pedimented entrance porch (added early 1900s) with brick stoop on asymmetrically placed main entrance; glazed porch (added early 1900s) on south side. Asbestos shingle siding; deep eaves with large scrolled brackets and lozenges in frieze; stone foundation. Regular period fenestration with paired arched window casings, two-over-two wood sash, and round-arched wood louvered shutters on front façade; segmentally arched casings on sides, also with two-over-two wood sash and wood louvered shutters. Built ca.1865.

### **99 Chestnut St**

One-story brick veneer masonry two-unit commercial building with later side-gabled frame roof added; south storefront appears to have been garage bay, now framed with entrance and display window with vinyl muntin inserts; north storefront recessed and flanked by display windows with similar vinyl muntin inserts; former restroom doors on north wall. Designed as a gas station. Front facade at angle rather than parallel to street. Built ca.1950.

### **100 Chestnut St**

Two-story, symmetrical plan, two-family frame house composed of two-story, frontal-gable center block flanked by lower two-story, one-bay, side-gabled wings; steeply pitched roof; open hip-roofed porches set in corners formed by wings (south one retains squared posts set on low walls clad in wood clapboards dating to early 1900s; north one replaced to match 2012. Wood clapboards with corner boards; raking cornice with small brackets on main block roofline; stone foundation; period brick chimneys on main block and south wing. Regular period fenestration features paired windows with four-over-four wood sash capped by casings with paired pediments in upper-story front; two-sided oriel windows in first story, also with four-over-four wood sash; single windows with two-over-two sash in other openings; wood period doors with 12-light upper panels. Built ca.1875.

OB Dilapidated frame garage. Built ca.1920.

### **102 Chestnut St**

One-story stuccoed masonry commercial building with gas station in northeast corner; later-added three-bay concrete block car wash at south end; convenience shop with display windows facing onto West Beaver St; pent roofs on Chestnut and W Beaver facades; small stuccoed lighthouse stands at northeast corner and projects more than a story above the roof. Gas station façade features vertical trim, possibly mimicking Tudor half-timbering; brick veneer clads lower portion of walls facing the street frontages. Built ca.1933.

*Historic note:* This gas station was first the Colonial Beacon Oil Co., which is probably the reason for the lighthouse. It later became an Esso station.

### **106 Chestnut St**

One-story, L-plan, shed-roofed frame commercial building with deep eaves and bracketed frieze. Wood



clapboards, corner boards, and bracketed eave trim scheme added ca.2000. Fenestration altered at same time to incorporate a recessed entrance with a door with a single large glass panel flanked by pairs of fixed two-over-two sash; other openings are paired and single with one-over-one vinyl sash in regular plan. Built 1955-1956. *Historic note:* This building was manufactured by the Ward Cabin Co. in Houlton, Maine. It was originally log-faced, but has gone through several changes since its construction as the building has housed different businesses.

### **108 Chestnut St**

One-story, brick veneer masonry convenience store with mansard roof sheathed in steel panels. Minimal fenestration with steel-frame glazed door and display windows. Gas pumps protected from weather by tall canopy supported on two steel standards (added 2005). Built 1985.

### **113 Chestnut St**

One-story, masonry and steel frame commercial building designed as a bowling alley; now used as a grocery store. Built 1959. Substantially enlarged, from approximately 20,000 sq.ft. to 29,000 sq.ft. in 1993 with arcaded front addition and center tower with pyramidal roof.

### **114 Chestnut St** Demolished.

**117 Chestnut St** One-story, three-bay, brick power station with stepped parapet above front façade. Period fenestration features paired, battened doors in center front under soldiered brick arch flanked by large windows with multi-light wood sash surmounted by blind panels. Built ca.1900.

*Historic note:* This appears to have been a power station for the old trolley line, which traveled along NY Route 28 and Chestnut Street. It is now used by NYSEG.

### **122 Chestnut St**

One-and-a-half-story, frontal-gable, frame house with hip-roofed, glazed porch spanning front facade; shed-roofed one-story back ell; enclosed back porch with wood novelty siding abuts ell. Wood shingle siding with raking cornice; stone foundation. Retains regular period fenestration with one-over-one upper sash; porch has fifteen-light sash, the flanking ones fixed and central ones mounted as casements for ventilation. Built ca.1900. OB Small frame gable-roofed shed. Built ca.1900.

### **126 Chestnut St**

Frame house with two-story, three-bay main block; roof terminates in a flat deck above hipped corners (roof altered ca.1900); one-story mansard-roofed wing abuts north side; asymmetrically placed enclosed entrance porch on main block is centered overall on front façade; gabled dormer projects above entrance from hipped roof and scrolled hood projects over paired doors. Vinyl siding covers earlier flushboard siding; paired brackets under eaves; stone foundation. Period fenestration features paired and single openings: paired openings with four-over-four wood sash in pedimented casings on first-story front facade of main block and wing; upper story has segmentally arched openings; single openings on sides have recent one-over-one sash. Built ca.1870.

### **130 Chestnut St**

Two-story, three-bay, hip-roofed frame house; prominent gabled dormers project from front and south roof faces; roof terminates in flat deck (roof altered and dormers added ca.1900); open entrance porch with squared chamfered posts. Asbestos shingle siding; roughly coursed stone ashlar foundation. Regular period fenestration plan features segmentally arched window casings with two-over-two wood sash and functional louvered wood shutters; three-sided bay window added on south side; center entrance has paired Italianate doors with glazed upper panels in segmental arched casing; later (ca.1900) gabled dormers in front and side roof faces. Built ca.1870.

OB Two-bay, frontal-gable frame garage with wood clapboards and period sliding beadboard doors. Built ca.1900.

### **132 Chestnut St**

Two-story, two-bay, frontal-gable, frame house with open shed-roofed porch (remodeled ca.2000) spanning front and south side and designed to resemble a Queen Anne example; prominent gabled dormers project from side roof faces over shallow wings and form a T-plan; lower two-story gable-roofed back ell on same roof axis; open hip-roofed porch spanning front façade appears to have period spindled railing with additional recently added spindled braces and similar details. Wood clapboards with corner boards and full returns; scalloped wood shingles in tympanum; stone foundation. Retains regular period fenestration with mostly one-over-one period wood sash; Queen Anne parlor sash in north half of first floor front balanced by asymmetrically placed period wood door with glazed upper panel. Built ca.1890.

### **133 Chestnut St**

Double-wide prefabricated side-gabled building with small entrance porch in north gable wall. Vinyl siding. Regular fenestration with vinyl six-over-six sash. Built 1988.

### **134 Chestnut St**

Frame L-plan house composed of two-story, three-bay, frontal-gable main block and lower one-and-a-half-story wing; shed-roofed back ell projects from wing; steeply pitched roof part of a ca.1900 remodeling, which also includes a Queen Anne-style porch with turned posts, scrolled corner braces, and squared spindle balustrade spanning entire front façade. Fenestration probably dates to earlier period, but openings may have been enlarged; six-over-six wood period sash in upper story of main block; one-over-one wood sash (ca.1900) in first story; non-functional louvered shutters on front facade; retains Greek Revival-style door casing with sidelights and plain pilasters and a Queen Anne wood door with glazed upper panel in asymmetrical position in main block. Built ca.1850; remodeled ca.1900.

## **1 Church St**

*Historic name:* Christ Church Rectory

Two-story, L-plan Tudor Revival house with brick first story and shingled second story; half-timbered dormers with single and paired configurations project on each main facade; open entrance porch with steeply pitched roof and medieval-style heavy timber bracing asymmetrically placed on north (front) façade; single-bay brick garage (added ca.1950) attached to southwest corner. Fenestration features paired and tripled casements with leaded diamond panes in upper sections and set in casings with dressed stone lintels and sills; upper-story windows incorporate Tudor arches in upper sash of wood double-hung one-over-one sash. Built 1888.

Architect: James R. Constable; Builder: S.R. Barnes.

*Historic note:* The rectory is part of the Christ Church complex of buildings, which occupies land given to the congregation in 1807. The complex includes the church itself and the St. Agnes chapel (address 9 Church St), a large churchyard with a lychgate facing River Street, a 1906 parish hall (address 69 Fair St and subsumed by the enlarged building in 1969), and this rectory. Until the addition to the parish hall, all of the Christ Church buildings reflected the Episcopal taste for styles inspired by medieval buildings, including the Gothic Revival and Tudor Revival, inaugurated in the second quarter of the nineteenth century.

## **9 Church St**

Frontal-gable brick church with square bell tower capped by a spire projecting from east gable wall; gable-roofed transepts (added 1865) cross the main east-west ridge line at the fourth, or westernmost bay; additional chapel, the Carter Memorial Chapel, added to west wall in 1891 to complete footprint. Fenestration includes gothic-arched single windows in three bays at east end of nave and larger divided windows with leaded stained glass in the transepts and west chapel. Built 1807.

St. Agnes Chapel: Single-story, frontal-gable, frame chapel with slightly lower wing on south eave wall.

Flushboard siding, raking frieze boards, and open belfry; single lancet windows in eave walls and flanking enclosed center entrance porch. Chapel attached to the church with an open stone passage with gothic-arched arcade and a gabled roof surmounted by decorative ironwork. Built 1861.

A lychgate built of heavy timbers in the 1890s enters the churchyard from the River Street side. Apple trees, larger maples, and spruce trees shade the yard.

### **11 Church St**

Two-story, three-bay, side-gabled frame house with back roof face extended over first-story rooms at rear of building; breezeway attaches house to a side-gabled, two-car garage with overhang over paired arched doors. Wood clapboard siding with cornerboards; stone veneer foundation; brick center chimney. Regular fenestration uses twelve-over-twelve sash; center entrance has paneled door with small lights in upper section. Built 1988.

### **13 Church St**

One-and-a-half-story, side-gabled frame house with flared eaves; same height back ell with later-added (1960) two-bay frame garage attached by a breezeway; two gable-roofed dormers asymmetrically set in front roof face. Wood clapboards with lapped corners; partial returns; exterior brick chimney on east gable wall; concrete block foundation. Generally regular period fenestration with six-over-one wood sash; first floor openings have louvered shutters; glazed storm porch on asymmetrically placed main entrance on front facade. Built 1938.

garage bay frame 1960

Hist: Built by Harris Clark and John Wedderspoon.

### **15 Church St**

Two-story, four-bay, side-gabled, frame house with two-story, gable-roofed back ell forming T-plan. Wood clapboard siding with corner boards; partial returns; stone foundation. Retains regular period fenestration with over-one wood sash (replacements, added ca.1900); main entrance in third bay from east end has plain Greek Revival-style entablature. Built 1838.

OB Two-bay, frontal-gable frame garage. Built ca.1950.

### **19 Church St**

Frame house composed of a one-and-a-half-story, three-bay, frontal-gable block (east) and one-and-a-half-story, three-bay, side-gabled west wing; matching open porches (ca.1880) with splat posts and square-spindled railing span front of each block; shed-roofed back ell spans main block and wing. Wood clapboard siding with corner boards; partial returns on east block; raking cornice on wing; stone foundation. Regular period fenestration with single openings with mostly six-over-six wood sash flanked by louvered wood shutters throughout; asymmetrically placed main entrance in east block has small extended architraves. Built in two phases: east portion, ca.1840; west portion ca.1860.

### **25 Church St**

*Name:* Presbyterian Church Office

Two-story, five-bay, side-gabled, frame house reused as an office building; lower two-story gable-roofed back ell forms T-plan and meets single-story frame hyphen connecting building to back of church hall; entrance porch (added ca.1850-80) with squared chamfered posts encompasses a glazed storm porch on center doorway on front façade. Wood clapboards with corner boards; partial returns; parged concrete block foundation. Regular period fenestration with six-over-six wood sash flanked by wood louvered shutters. Built ca.1820; moved to site 1963.

*Historic note:* This house once stood at 25 Chestnut, but was moved in 1963 to this location. Two ca.1860 frame houses were demolished to make way for this building.

### **27 Church St**

*Name:* Presbyterian Manse

Two-story, three-bay, side-gabled frame house; center entrance with open steps; side-gabled single-bay garage attached ca.1970. Wood clapboard siding with corner boards; partial returns superimposed on low-profile full returns; blind arch detail over first-story windows in west gable wall. Generally regular fenestration features six-over-six, nine-over-nine, and eight-over-eight vinyl sash flanked by louvered wood shutters; two windows in first floor west side under fans retain twelve-over-twelve wood sash; fan windows in peaks; door has side and transom lights. Built 1883 as a Stick-style house; remodeled 1939 with Georgian Revival details by Frank P.

Whiting.

*Historic note:* Built by Charles Root. The previous building on this site was moved to 3 Elm Street to make way for this house.

### **110 Co Hwy 31**

Two-story, side-gabled, frame house flanked by matching one-and-a-half-story wings; entrance with pedimented hood located asymmetrically on main, or center, block; gabled dormer windows break the eaveline of both wings. Cement board siding; upper stories of wings clad in wood shingles with uneven lower edges. Regular fenestration includes paired casement windows in most openings, eight-light in first story of main block; six-light in upper story of main block and wings. Built ca.1975; remodeled with wings raised and sash replaced 2000.

OB One-and-a-half-story frame garage with asymmetrically gabled roof; west roof face dominated by shed-roofed dormer running most its length. Finishes match house; two garage bays in south gable wall. Built 2000.

### **116 Co Hwy 31**

One-story, side-gabled frame house on banked foundation; eastern third of front roof face extended over a shallow enclosed porch; below-grade two-bay garage in west end of foundation is accessed on front facade; open deck built of dimensional lumber spans eastern two-thirds of front facade. Vinyl siding; concrete block foundation. Fenestration composed of fixed one-light openings arranged in bands with hopper windows below: porch has ribbon of five windows; two more windows and door form a central ribbon; pairs of one-light casement windows in eave walls of west end of house; circular opening in west gable wall; skylights in front roof face. Built ca.1980.

### **128 Co Hwy 31**

Frame, side-gabled house on banked foundation; two-bay garage and lower story with main entrance located in partially above-grade basement; open deck projects from north gable wall. Vertical boards of varying widths clad main story and southern section of lower story (non-garage end); stone veneer foundation; deep-eaved roof; large fieldstone interior chimney near south end of house. Retains period fenestration with large one-light and two-light windows. Built ca.1965.

**136 Co Hwy 31** One-story, side-gabled frame house with attached, stone veneer two-bay garage at south gable end; open porch with slender square posts recessed under deep eaves and spans south half of main block. Wood clapboards with lapped corners. Fenestration includes bow window centered on front façade; one-over-one vinyl sash in paired and single configurations with louvered vinyl shutters. Built ca.1980.

### **143 Co Hwy 31**

One-story, frame house on banked foundation composed of side-gabled block adjoining a large shed-roofed block to form a rectangular footprint; asymmetrically gabled one-bay garage abuts east side wall of shed-roofed section to form an L-plan. Cutout in roof face on highway side over recessed section of main house; southeast corner of the shed-roofed section projects over roofs of main block and garage. Vertical board siding except for fieldstone veneer on part of eave wall of house and side of garage facing highway; matching fieldstone chimney on north side of house. Fenestration mainly one-light casement windows evenly spaced. Built ca.1980.

### **11 Cooper Ln**

One-story, gable-roofed frame house with lower offset gable-roofed wing on north gable wall; open shed-roofed porch with single square post at corner and square-spindled balustrade fronts wing and adjoins main block. Wood clapboard siding with corner boards and raking frieze; rusticated concrete block foundation. Regular period fenestration with six-over-six vinyl replacement sash; louvered non-functional shutters; period wood door with oblong glazed panel. Built ca.1915-30.

OB Frontal-gable frame garage with wood clapboard siding. Built ca.1930.

### **17 Cooper Ln**

One-story, shed-roofed, frame house with glazed front porch at northwest end of front façade; closed, hip-roofed porch at northeast end of front façade. Wood novelty siding; parged foundation. Generally regular fenestration with variety of sash including wood one-over-ones in front porch and vinyl three-over-one and two-over-one replacement sash elsewhere. Built ca.1930-50.

OB Two-bay, frontal-gable, frame garage with wood novelty siding. Built ca.1950.

*Historic note:* Appears to have been a laundry owned by the Lucia family.

### **18 Cooper Ln**

One-story, frontal-gable frame house; open hip-roofed porch with tapered squared columns set on block piers spans front façade. Wood shingle siding; concrete block foundation. Regular period fenestration with one-over-one period wood sash throughout; period wood door with glazed upper panel in center entrance. Built ca.1915.

OB Gable-roofed frame shed with wood siding. Built ca.1915.

### **21 Cooper Ln**

One-and-a-half-story, gable-roofed frame barn (now an architectural studio) with prominent gabled dormer probably designed for loading the mow; two shed-roofed bays with differing stylistic details added to west gable wall; lower gable-roofed ell projects asymmetrically from rear (south) wall and nearly doubles footprint of building. Wood board-and-batten siding; bracketed frieze at roofline; stone foundation under older sections. Regular period fenestration with pedimented window casings on north and east walls; six-over-six and four-over-four metal-clad sash; historic sliding door slides to conceal steel framed door and windows. Built ca.1870; remodeled as studio 2001.

*Historic note:* This was built as a stable for the Cooper House hotel.

### **3 Delaware St**

Two-story, rectangular plan, side-gabled, frame house with glazed porch (mainly six-over-six wood sash) on north side and a one-story enclosed porch on back wall. Wood clapboard siding with corner boards; parged stone foundation. Side-gabled glazed porch with six-over-six and four-over-four wood sash on north side of house. Somewhat varied, mainly historic period fenestration; most windows have upper sash with three vertically oriented lights over a one-light sash; some openings are paired; tripled windows span first floor of north half of front façade; main entrance with pedimented, glazed storm porch on south half of façade. Built ca.1915-1920.

OB Two-bay, frontal-gable, novelty-sided, frame garage. Built ca.1940.

### **5 Delaware St**

Two-story frame house with frontal-gable main block and nearly full-height wing forming an L-plan; one-and-a-half-story flat-roofed back ell. Wood clapboard siding with raking cornice and corner boards; stone foundation. Single brackets under deep eaves at roofline. Open porch with squared, chamfered columns and plain railing made of square-spindled railing spans front façade. Regular period fenestration features period square-headed casings and wood two-over-two sash throughout. Built 1882.

Built for W.S. Basinger.

OB Small gable-roofed frame shed with single window and wood clapboard siding. Appears to be of similar date to house.

### **7 Delaware St**

Two-story, L-plan, frame house with same-height back ell cross-gabled in main block roof. Wood clapboard siding with raking frieze, cornerboards, and narrow trim boards mimicking a more fully developed full return; stone foundation. House retains generally regular historic fenestration with two-over-two wood sash; three-sided bay window on front façade has narrower one-over-one wood sash flanking a single large light; small round-arched openings in some locations; main entrance in side hall position has a later Colonial Revival-style door casing with pilasters and a door with a nine-light upper panel. Retains louvered wood shutters on many

openings. Built 1891.

OB One-bay, frontal gable, frame garage with wood novelty siding and upward sliding door. Built ca.1930.

### **9 Delaware St**

Two-story, cross-gabled, L-plan frame house. Wood clapboards with raking cornice and corner boards; stone foundation. Open porch with squared, chamfered columns and corner braces set in corner formed by L-plan. Retains period fenestration featuring variety of window configurations including three-sided bay windows on front and south side; small hip-on-gable dormer set above main entrance; mainly one-over-one wood sash (appear to be ca.1900 replacements) otherwise; paired Italianate doors open onto porch. Built ca.1885.

OB Two-level, frontal-gable, frame carriage barn with wood novelty siding and raking frieze. Period sliding wood sawbuck doors. Built ca.1885.

### **10 Delaware St**

Two-story, three-bay, rectangular plan, side-gabled, frame house; prominent gabled dormer with wood-shingled tympanum centered on front roof face; open porch with Tuscan columns set on low wall clad in wood shingles. Wood clapboards and stone foundation. Regular period fenestration features period one-over-one wood sash in all openings except front windows flanking center entrance: these have one-light fixed sash in large openings probably designed for Queen Anne-style parlor sash. Built 1908.

Built by B.F. Murdock.

OB One-bay, frontal-gable frame garage clad in plywood; upward sliding door g. Built ca.1965.

### **11 Delaware St**

Two-story, cross-gabled, L-plan, frame house with shed-roofed, two-story back ell. Wood novelty siding with raking frieze; stone foundation. Open porch (added ca.1910) with full-height Tuscan columns spans entire front façade. Regular period fenestration with wood six-over-one sash (probably replaced in 1920s or 1930s) in north part of main façade; other windows feature two-over-two sash. Built ca.1884.

OB Two-bay, frontal-gable frame garage with wood novelty siding. Built 2012.

### **12 Delaware St**

Two-story, three-bay, frontal-gable, frame house with one-story, shed-roofed back ell and small, one-story gable-roofed addition to north wall. Wood clapboard siding with corner boards; wood-shingled tympanum; stone foundation; tinned stamped metal shingle roof. Open porch with turned columns and spindled railing spans front facade. Regular period fenestration features period two-over-two wood sash; attic window in peak has perimeter of colored glass squares; functional louvered wood shutters on most openings; asymmetrically placed main entrance retains period door with glazed upper panel. Built 1900.

OB Non-historic two-bay frame garage with wood clapboards. Built ca.1940-50.

*Historic note:* This house was once virtually identical to #14 next door.

### **13 Delaware St**

Two-story, three-bay, frame house with slightly lower side-gabled wing forming an L-plan; one-story back ell. Asbestos shingles and stone foundation. Open, hip-roofed porch with squared supports set in the southwest corner formed by the L-plan. Retains much of regular period fenestration with two-over-two wood sash in most openings except for first-story front, which has a ca.1965 window with a fixed single opening flanked by double-hung one-over-one sash; three-sided bay window with bracketed eaves on south side of house. Retains functional louvered wood shutters on many openings. Built ca.1884.

OB Two-bay frame garage with T-111 siding. Built ca.1960.

### **14 Delaware St**

Two-story, three-bay, frontal-gable, frame dwelling one-story L-plan addition (built ca.1970-90) to back wall, part of it resting on stone foundation of earlier back ell. Wood clapboard siding with corner boards; wood sawtooth shingles in tympanum; stone foundation. Open hip-roofed porch with turned columns and spindled

railing spans front facade. Retains regular period fenestration with one-over-one wood sash and functional wood shutters in main block; period door with glazed upper panel in side hall position. Built 1900.

OB One-bay, frontal-gable, frame garage with wood clapboards. Built ca.1960.

*Historic note:* This house was once virtually identical to #12 next door.

### **15 Delaware St**

Two-story, cross-gabled, L-plan frame house with full-height frontal-gable back ell. Wood clapboards, corner boards, and raking frieze recently replaced; parged stone foundation. Recently replaced (ca.2000) open, Queen Anne-style hip-roofed porch with turned columns and spindle railing spans front and part of south side. Mainly regular period fenestration features one-over-one wood replacement sash except for narrow round-arched attic windows in peaks. Built ca.1884.

OB Small frame pre-fabricated garden shed with board-and-batten siding. Placed ca.2012.

### **16 Delaware St**

Two-story, L-plan, cross-gabled, frame dwelling with lower two-story, gable-roofed back ell. Vinyl siding; stone foundation. Open hip-roofed entrance porch on inside corner of L-plan. Regular period fenestration with one-over-one vinyl replacement sash throughout. Built 1896.

OB Two-bay, frontal-gable, frame garage with wood clapboards, block foundation, and upward sliding doors. Built ca.1960.

### **17 Delaware St**

Two-story, cross-gabled, L-plan, frame house with one-story, shed-roofed back ell. Wood clapboard siding; stone foundation. Open porch (added 2008) with splat supports and railing of stock spindles spans front façade. Main entrance in corner of L-plan enclosed with small storm porch; retains period wood door with glazed upper panel. Regular period fenestration with one-over-one vinyl replacement sash (added ca.2008); three-sided bay window projects from south wall of main block. Built ca.1884.

OB Two-story, novelty-sided, frame carriage barn with raking frieze and horizontally sliding period beadboard doors. Built ca.1884.

### **18 Delaware St**

Two-story, side-gabled frame house with steeply gabled roof, two-story back ell, and prominent gabled dormers on front roof face, the larger one surmounting a slightly projecting portion of the upper story. Cement board siding (added 2011) retains slightly flared bottom edge of upper story siding; stone foundation. Gable-roofed open porch (replaced 2011) with squared posts spans north half of front façade and covers asymmetrically placed entrance. Retains generally regular period fenestration featuring mainly wood one-over-one replacement sash (added 2011); retains period decorative sash in three-sided southeast corner of first floor and attic windows. Period wood door with glazed upper panel. Built 1890-1910.

OB Two-level, frame carriage barn with wood clapboards, raking cornice; period horizontal sliding doors and beadboard mow door. Built ca.1890-1910.

### **19 Delaware St**

Two-story, L-plan, frame house; lower two-story back ell; deep-eaved flat roof trimmed with paired scrolled Italianate brackets and deep frieze. Wood clapboard siding with corner boards; stone foundation. Open porch (replaced 2000) features stock turned columns and spindles in porch railing as well as small brackets meant to mimic Italianate roofline detail. Retains regular period fenestration with two-over-two vinyl replacement sash throughout; louvered wood shutters flank some windows. Doors recently replaced with ones featuring multi-light upper panels. Built ca.1884.

### **20 Delaware St**

Two-story, three-bay, frontal-gable, frame house with one-story, flat-roofed back ell. Aluminum siding on front and north side; removed to expose wood clapboards on south side; stone foundation. Tympanum clad with wood shingles laid up with uneven lower edge. Open shed-roofed porch with turned columns and railings clad

with siding spans front facade. Retains historic regular fenestration with wood two-over-two sash in most openings; some windows towards rear of south side have paired one-light wood casements; Queen Anne parlor windows flanking center entrance in first floor front now have single fixed lights. Retains period door with glazed upper panel. Built ca.1896.

OB Two-bay, frame garage with wood clapboards and upward sliding doors. Built ca.1940.

## **21 Delaware St**

Two-story, L-plan, flat-roofed, frame house with lower two-story back ell; deep eaves supported by paired Italianate brackets projecting from deep frieze with lozenge detail. Wood clapboards; stone foundation. Open hip-roofed porch (added 1901) on front and north side with turned posts and spindled railing. Regular period fenestration with low pedimented window casings in upper-story front; most sash replaced with vinyl one-over-ones; three-sided bay window in front façade. Functional louvered wood shutters on most openings. Slightly recessed asymmetrically placed entrance retains paired wood doors with elaborate design. Built ca.1884.

OB Two-story, frontal-gable, frame carriage barn with wood clapboard siding; wood-shingled tympanum; and keyhole window in peak. Built ca.1884.

## **22 Delaware St**

Two-story, frontal-gable frame dwelling with slightly lower wing projecting from north side to form L-plan. Asbestos shingles with raking frieze; stone foundation. Open hip-roofed porch with turned posts and square-spindled railing wraps front and north side. Regular period fenestration with one-over-one period wood sash in most openings; Queen Anne parlor sash located in north half of first-story front façade and balances main entrance featuring period door with glazed upper panel in south half. Built 1896.

OB One-bay, wood novelty-sided frame garage. Built ca.1940. A second, nearly identical building stands behind the garage.

## **23 Delaware St**

Two-story, three-bay, frontal-gable, frame house with slightly lower, two-story rear ell on same roof axis as main block; one-story addition (ca.2004) added to rear ell. One-story, gable-roofed enclosed porch (added ca.2008) projects from south side of main block and is matched by a one-and-a-half-story projecting gable dormer in rear ell. Wood clapboards; stone foundation. Open hip-roofed porch with turned posts and splat railing is roughly matched by two similar open porches (added early 2000s) on south wall, one between new wing on main block and addition to the back ell and the second projecting from one-story addition to rear of house. Retains regular period fenestration with wood two-over-two sash throughout; in new additions, sash configuration is mimicked although proportions do not match historic ones. Built ca.1890.

OB Two-story, frontal-gable frame studio designed to resemble a carriage barn has paired doors in front façade. Wood clapboard siding, corner boards, and raking cornice. Built ca.1994.

## **24 Delaware St**

Two-story, frontal-gable, frame house with slightly lower frontal-gable block projecting from south half of front façade to create an L-plan; large one-story shed-roofed addition (added ca.1990) to back wall. Wood clapboard siding with corner boards and raking frieze; stone foundation under historic part of house. Open hip-roofed porch with turned columns and corner braces set in northeast corner of L-plan; period turned posts and braces; spindles in railing replaced late 1900s. Regular period fenestration retains wood two-over-two sash in most openings in main block; back addition has irregular fenestration. Built ca.1890.

OB Two-bay, frontal-gable, frame garage with wood novelty siding. Built ca.1960.

## **26 Delaware St**

Two-story, three-bay, frontal-gable, frame house with slightly lower two-story kitchen ell on same roof axis; open hip-roofed porch with turned posts and square-spindled railing spans front façade; shed-roofed porch at back of kitchen ell. Asbestos shingle siding; stone foundation. Retains regular period fenestration with one-over-one wood period sash; non-functional wood louvered shutters; asymmetrically placed main entrance retains period wood door with glazed upper panel. Built 1900.



### **27 Delaware St**

(n.b. House is also numbered 71 Beaver, but tax record uses this address)

Two-story, square-plan frame house with flat roof and coved cornice. House has open entrance porches on all four sides; those on Beaver St and east facades have coved cornices matching one at roofline; all have stock turned supports and square-spindled railings. Asbestos shingle siding; stone foundation. Retains regular period fenestration but all sash replaced with vinyl ones, mainly one-over-ones; center entrances facing Delaware and Beaver streets feature recently replaced doors with multi-light upper panels. Built ca.1870.

OB Two-bay frontal-gable frame garage with clapboard siding. Built ca.1970.

*Historic note:* This property was part of a four-acre lot owned by J.H. Story in 1868, who grew hops here. According to a newspaper account, Luther Burditt bought the property in 1881, and planned to make a double tenement out of the hop house on the land. This two-family house may be the converted hop house although its massing does not indicate this to be the case.

### **28 Delaware St**

Two-story, L-plan, flat-roofed frame house with one-and-a-half-story back ell ; deep-eaved roof with paired Italianate decorative brackets; open porch set in corner of L-plan on north side facing Beaver St features turned posts and spindled railing. Wood clapboard siding, cornerboards, and deep frieze at roofline; stone foundation. Regular period fenestration features one-over-one wood sash (probably replaced earlier ones ca.1900); three-sided bay window with cornice matching roofline projects from front façade; recessed entrance with replacement (ca.1965) door balances bay window on first-story front façade. Built 1888.

*Historic note:* Built by George Webster, a contractor, on land bought from Luther I. Burditt, an attorney and land speculator.

### **29 Delaware St**

Two-story, four-bay, frontal-gable frame house with one-story shed-roofed kitchen ell at rear. A lower, offset, shallow two-story frontal-gable wing featuring a full return projects from front façade to create an asymmetrical appearance. Aluminum siding; stone foundation. House retains regular period fenestration; all sash replaced with vinyl six-over-ones. Georgian Revival door casing added mid-1900s to asymmetrically placed main entrance; historic photographs show that a Queen Anne-style porch was removed. Built ca.1905.

### **30 Delaware St**

Two-story, American Four-square, frame house with pyramidal roof and one-story, hip-roofed kitchen ell at rear. Open hip-roofed porch supported by Tuscan columns resting on a wood shingled piers connected by a low wall clad in aluminum spans front façade. Vinyl siding; rusticated concrete block foundation with some replacement and parging. Regular period fenestration features two shallow projecting oriel windows with squared corners and hipped roofs and Queen Anne parlor sash on south wall; similar window in first floor front balances asymmetrically placed main entrance with period door with glazed upper panel; vertically oriented oval window in north wall marks upstairs bathroom; otherwise mostly one-over-one wood period sash. Built 1912.

OB One-bay, pyramidal-roofed frame garage with wood novelty siding and recent upward sliding door. Built ca.1920.

### **31 Delaware St**

Two-story, three-bay, frontal-gable, frame house with lower two-story wing on south wall forming L-plan; large one-story kitchen ell (replaced earlier one ca.2000) on rear wall. Wood clapboard siding and corner boards; wood shingles in tympani above full returns on gable ends; stone foundation. Open hip-roofed Queen Anne-style porch with turned posts and spindled railing wraps front and south side (built ca.2000) replaces original one. Retains regular period fenestration with two-over-two wood period sash in plain casings throughout main block; matching ones in new rear ell; decorative windows with colored glass blocks around perimeter at top of stairs and in front attic opening; period door with glazed upper reputedly part of early twentieth century remodeling. Built ca.1890.

OB Two-story, frontal-gable frame garage designed to resemble carriage barn of period has paired doors in front, wood clapboards, and raking frieze. Built ca.2004.

### **32 Delaware St**

Two-story, cross-gabled, L-plan frame house with full-height (raised to two stories ca.1930) ell with roof axis oriented to street behind. Vinyl siding; parged stone foundation. Open flat-roofed porch (renovated ca.2006) with turned posts (same as those used on 31 Delaware) and spindled (stock material) railing set in the northeast corner of the L-plan. Retains regular period fenestration with two-over-two wood sash in most openings of the original building; three-sided, one-story bay window on front facade has one-over-one wood sash; first-story openings altered (ca.2006) and paired one-over-one vinyl sash placed in windows on north side; tripled windows of same type in kitchen on back wall (changed ca.2004). Sash replaced (ca.2007-8) with vinyl two-over-two sash in upstairs of back ell. Built ca.1880.

### **34 Delaware St**

Two-story, cross-gabled, L-plan frame house with one-and-a-half-story, shed-roofed kitchen ell behind. Wood novelty siding with raking frieze; stone foundation. Open porch (replaced earlier one ca.1980) built with dimensional lumber in southeast corner of L-plan; back porch being replaced (2014-5) with larger deck footprint and partial roof. Retains regular period fenestration with two-over-two wood sash throughout except for paired one-over-one wood sash in decorative windows centered on front façade; window matching others added on north side, ca.2010. Built 1886.

OB One-and-a-half-story frontal-gable frame horse barn moved from 12 Chestnut St and reconstructed on site, 2008-2010, with wood clapboard siding, corner boards, raking frieze, paired doors, and standing seam metal roof.

Hist: One of three houses (34, 36, and 38) built in a row using the same plan by William Dean Burditt. Burditt used this plan repeatedly for a period of years in this section of the village, on Beaver and Delaware streets and South Avenue.

### **36 Delaware St**

Two-story, cross-gabled, L-plan frame house with two-story addition built on footprint of original kitchen and later attached enclosed porch on back wall; attached one-bay garage with work space above expands footprint south (new construction ongoing 2014). Wood novelty siding with corner boards and raking frieze; parged stone foundation under old portion of house; concrete block foundation under new addition. Glazed porch with one-over-one fixed wood windows in southeast corner of L-plan, added ca.1950. Retains regular period fenestration with two-over-two wood sash (replaced 2014) throughout except for paired one-over-one wood sash in decorative windows centered on front façade (all sash being replaced with traditional sash with historic configuration and proportions, 2014). Built 1886.

Hist: One of three houses (34, 36, and 38) built in a row using the same plan by William Dean Burditt. Burditt used this plan repeatedly for a period of years in this section of the village, on Beaver and Delaware streets and South Avenue.

### **37 Delaware St**

Two-story, cross-gabled, L-plan frame house with a two-story ell (added ca.1890-1900) of nearly the same height on north side and a two-story ell (added ca.1960) with a two-bay garage on east side opening onto South Ave. Shed-roofed glazed porch (added ca.1920) with paired eight-light casements set on low walls clad with wood shingles set in southwest corner formed by L-plan; glazed entrance porch on back of north addition similar in taste. Wood novelty siding with cornerboards and raking frieze. Retains regular period fenestration with two-over-two wood sash in main block and north addition; paired one-over-ones in east addition; one-story, three-sided bay windows with two-over-two wood sash applied to west side under paired decorative opening; paired decorative opening matched with first- and second-story openings facing South Ave. Built 1886.

Hist: This house uses a plan Burditt used repeatedly for a period of years in this section of the village, on Beaver and Delaware streets and South Avenue.

### **38 Delaware St**

Two-story, cross-gabled, L-plan frame house with back ell raised ca.1935 to two stories with glazed porch on second-story back wall. Aluminum siding; stone foundation. Shed-roofed glazed porch (added ca.1935-50) set in corner of L-plan in southeast corner. Retains regular period fenestration with two-over-two wood sash throughout except for paired one-over-one wood sash with decorative windows in front gable end wall. Built 1886.

OB One-bay frame garage with pyramidal roof and wood novelty siding; open shed-roofed patio adjoins north side. Built ca.1930.

One-story, gable-roofed frame shed with wood clapboards set in northwest corner of lot. Built ca.1930.

Hist: One of three houses (34, 36, and 38) built in a row using the same plan by William Dean Burditt. Burditt used this plan repeatedly for a period of years in this section of the village, on Beaver and Delaware streets and South Avenue.

### **39 Delaware St**

Two-story, cross-gabled, L-plan frame house with shed-roofed back ell; roof extended (ca.1990) on same roof pitch over a one-story back room. Wood novelty siding with corner boards and raking cornice; stone foundation. Open hip-roofed porch (replaces older porch, probably built ca.1990) with squared posts and spindled (stock) railing in southwest corner of L-plan. Retains regular period fenestration with two-over-two vinyl replacement sash in period openings; paired one-over-one vinyl sash in decorative wood casings in front gable end. Built ca.1890.

OB One-bay, frontal-gable frame garage with wood novelty siding and battened plywood doors. Built ca.1930.

Hist: One of a number of houses built by William Dean Burditt, who used this plan repeatedly for a period of years in this section of the village, on Beaver and Delaware streets and South Avenue.

### **40 Delaware St**

Two-story, three-bay, gambrel-roofed frame house; gambrel turned to the street; shed dormers with partial returns run full depth of north and south (side walls) roof faces; porte-cochere with square posts on north side supports small shed-roofed addition to upper story. Wood shingle siding; parged stone foundation. Retains variety of period windows: most openings have six-over-six wood sash; north half of front façade has ribbon of windows with six-over-six wood sash in center flanked by paired vertically oriented eight-light wood casements. Main entrance with sidelights asymmetrically placed and marked by pediment in the pent roof marking the first floor plate. Built ca.1920.

OB Frontal-gable frame garage with wood novelty siding and partial returns matching ones on house. Built ca.1920-40.

### **41 Delaware St**

One-story, double-wide pre-fabricated house. Aluminum siding. Most windows are six-over-six and eight-over-eight sash; later oriel window in south half of front façade. Open deck added to back wall, 2009. Built ca.1970.

### **42 Delaware St**

Two-story, hip-roofed frame house with shallow wing centered on south wall and gabled dormers projecting from front and north roof faces. Vinyl siding with prominent full returns on dormers and wing; wood shingled tympani; stone foundation. Open hip-roofed porch supported by turned posts with elaborate millwork brackets, fretwork frieze, and spindled railing spans front and part of south wall. Cast iron railings on front steps added 2007. Glazed porch (added 2002) replaces earlier enclosed back porch. Retains mainly regular period fenestration with vinyl one-over-one sash (replaced wood sash in 2006) in historic openings; historic Queen Anne parlor windows with stained glass upper panels remain. Built ca.1905.

OB Frontal-gable frame two-bay garage with wood clapboard siding. Built 2004.

Hist note House built by Luther Robinson.

### **43 Delaware St**

Two-story, three-bay, frontal-gable frame house with lower two-story rear ell attached by a shallow hyphen—roof axes do not align. Asphalt shingle siding with raking frieze; stone foundation. Retains regular period fenestration with two-over-two period wood sash in all openings; small pedimented entrance porch (probably replaces earlier one) over center entrance on front façade; retains period door with glazed upper panel. Built ca.1885.

OB Two-story, frontal-gable frame carriage barn with slightly lower addition on same roof axis; wood clapboards and raking frieze; door replaced with upward sliding garage door. Built ca.1885.

### **45 Delaware St**

Two-story frame house composed of two-story frontal-gable main block and lower, side-gabled wing forming an L-plan. Vinyl siding; wood raking frieze still exposed on main block; stone foundation. Open hip-roofed porch with period turned posts and corner braces spans entire front façade; spindled railing recently replaced with stock turnings. Retains regular period fenestration with plain casings and two-over-two wood period sash. Built ca.1885. **DEMOLISHED**

OB Frontal-gable, frame carriage barn with clapboard siding and period sliding doors. Built ca.1885. **DEMOLISHED**

### **46 Delaware St**

Two-story, American Four-square frame house with pyramidal roof; house footprint more than doubled in size in 2004 with two-story, slightly lower hip-roofed addition with deep eaves that echo but do not match those of the original house on north wall. Wood shingle siding; stone foundation under main block; poured concrete foundation under new wing. Open hip-roofed porch with cast resin Tuscan columns and squared spindle balustrade spans front façade and replaced original porch in 2012. Main block retains regular period fenestration with replacement eight-over-one wood sash; two original leaded windows lighting the staircase and the upper-story bathroom remain. Asymmetrically placed main entrance has sidelights and wood replacement door (part of the renovation and expansion). New wing has irregular fenestration with casements and varied window sizes, mainly with multi-light upper sash and one-light lower sash. Built ca.1911.

OB Two-bay, pyramidal-roofed frame garage with novelty siding and recently replaced (ca.2005) upward sliding doors designed to resemble carriage barn doors. Built ca.1920.

Built by Luther Robinson. Once matched 48 Delaware St.

### **48 Delaware St**

Two-story, American four-square pyramidal-roofed frame house with small, one-story ell to rear. Two-tone vinyl siding scheme; parged stone foundation. Open hip-roofed porch supported by Tuscan columns spans front facade. House retains regular period fenestration with eight-over-one wood sash and the leaded glass casements in stair hall and upper-story bathroom. Built ca.1911.

OB Frame one-bay garage with corrugated metal siding. Built ca.1950-70.

House built by Luther Robinson. Once matched 46 Delaware St.

### **2 Doubleday Ct**

One-story, side-gable-roofed frame commercial building with slightly obtuse L-plan; roof extends over shallow open porches and supported by wood posts. Four storefronts, all with insulated steel doors and large display windows flanked by vinyl louvered shutters; blind gabled dormer in south roof face. Built ca.1970.

### **2 Eagle St**

Two-story frame house composed of three-bay, frontal-gable block facing Elm St (that presents as front façade) with two-story, hip-roofed wing cross-gabled into its west eave wall; a two-story, frontal-gabled block faces Eagle Street and projects slightly beyond east wall of frontal-gable block facing Elm St and forms a shallow setback with plain Greek Revival-style entrance in side eave wall of the block facing Elm Street; a second three-bay, two-story block adjoins rear gable wall of wing facing Elm St. Open porch with turned columns and spindled railing (added ca.1900) faces Elm Street and is matched by a second porch on west side of wing facing

Elm St; open porch (appears to replace earlier porch, mid-1900s) with squared posts and squared spindled railing spans Eagle St entrance. Wood clapboard siding with wood corner boards and raking friezes; stone foundation. Regular period fenestration with paired two-over-two wood period sash; non-functional wood louvered shutters flank most openings; paired wood doors with square-headed glazed upper panels in Eagle St entrance; single wood doors with glazed upper panels in Elm St facade. Built ca.1860.

OB One-bay, frontal-gable frame garage with wood clapboards; small shed-roofed addition projects from front wall; faces Elm Street. Built ca.1930.

### **3 Eagle St**

Two-story, three-bay, frontal-gable, frame house with lower two-story wing projecting from south eave wall to form an L-plan; later two-story shed-roofed addition fills the corner of the L-plan; open hip-roofed porch (added ca.1900) with turned columns, corner braces, and spindled railing spans most of front façade including part of shed-roofed section; small pediment marks asymmetrically placed entrance. Aluminum siding; stone foundation; boxed gutters in flared eaves with bracketed eaves on original part of building. Regular period fenestration with two-over-two wood period sash in pedimented casings on original block and wing; paired Italianate doors with glazed round-arched upper panels. Built ca.1880.

OB One-bay, frontal-gable, frame garage with wood clapboards and corner boards. Built ca.1930.

### **4 Eagle St**

Two-story, cross-gabled, L-plan frame house; open hip-roofed porch with turned posts and spindled frieze and railing spans front and part of north side. Wood clapboards with corner boards; board-and-batten in gable ends; sawtooth pattern in full returns; stone foundation. Retains regular period fenestration with one-over-one wood period sash flanked by non-functional wood louvered shutters; Queen Anne parlor window in first floor front; center entrance features wood period door with glazed upper panel. Built ca.1905.

OB One-bay, pyramidal-roofed frame garage with wood clapboards; door replaced with upward sliding one; attached to house by breezeway with details mimicking finishes of the open porch. Built ca.1930.

### **5 Eagle St**

Two-story, three-bay frame house with recently added (ca.1990) frontal-gable roof (was flat) with one-and-a-half-story offset frontal-gable porch (added ca.1900) projecting from northwest corner of main block and gable-roofed wing on north side; open hip-roofed porch (added ca.1900) with turned columns, corner braces, and recently added or replaced spindled railing spans front; small gable-roofed porch on back wall. Vinyl siding; stone foundation. Regular period fenestration with two-over-two wood period sash; wood door with glazed upper panel of similar date to porch. Built ca.1880.

OB Two-bay, one-and-a-half-story frontal-gable frame garage with vinyl siding. Built ca.1970.

### **7 Eagle St**

Two-story, cross-gabled, L-plan frame house with three-bay, frontal-gable block; two-story back ell offset from main block. Wood clapboard siding with corner boards and partial returns; stone foundation. Regular period fenestration with pedimented window casings in front and side; front elevation of wing has plain casings in upper story; Queen Anne parlor sash with latticed upper light in first story of wing; three-sided bay window balances asymmetrically placed main entrance in main block; a second three-sided bay window projects from north side; two-over-two vinyl replacement sash except for bay windows and Queen Anne parlor sash in front facade. Built ca.1875-1879.

OB One-and-a-half-story, frontal-gable frame carriage barn with flushboard siding and cornerboards. Built ca.1880.

### **8 Eagle St**

Frame house with two-story, three-bay, frontal-gable main block with same-height two-bay wing; lower two-story back ell with roof axis projects from rear wall of main block; open hip-roofed porch with squared posts and spindled railing spans main block and wing; open porches on north and south sides of back ell added or

replaced ca.2000; glazed porch added ca.2000 in corner formed by main block and wing. Wood clapboard siding with corner boards and partial returns; stone foundation. Regular period fenestration with mainly two-over-two period wood sash flanked by functional louvered wood shutters; three-sided bay windows on north eave wall of main block and on front of wing; entrance with two single wood doors with glazed upper panels (replaced ca.1900) in single casing in asymmetrical location on main block. Built ca.1860 with later changes. OB One-and-a-half-story frontal-gable frame two-bay garage with studio above; slightly lower wing projects from south eave wall; board-and-batten siding; and deep raking eaves. Designed to resemble a carriage barn. Built ca.2005.

### **9 Eagle St**

Two-story, three-bay, frontal-gable, frame house with large two-story, shed-roofed back ell slightly offset from main block; open hip-roofed porch (added ca.1910) with square posts, corner braces, and square-spindled railing spans asymmetrically placed main entrance and part of south eave wall to enclosed one-story shed-roofed porch. Aluminum siding; partial returns; stone foundation. Regular period fenestration with pedimented window casings and two-over-two vinyl replacement sash; wood door (added ca.1910) with glazed upper panel. Built ca.1877.

OB Two-bay, pyramidal-roofed, frame garage with braced openings; no doors; exposed rafter tails. Built ca.1925.

### **10 Eagle St**

Two-story, three-bay, pyramidal-roofed, square-plan frame house with recently added gable-roofed back ell; Italianate-style center entrance porch with squared, chamfered posts, millwork braces, and splat railing. Aluminum siding; stone foundation. Regular period fenestration with two-over-two wood period sash flanked by functional louvered wood shutters; recessed center entrance with transom and sidelights and six-panel wood door. Built ca.1880.

OB One-bay, frontal-gable, novelty-sided, frame garage. Built ca.1940.

### **11 Eagle St**

Two-story, three-bay, frontal-gable, frame house with narrower, offset same-height back ell; glazed pedimented storm porch over asymmetrically placed main entrance with sidelights; enclosed shed-roofed porch (late 1900s) spans south eave wall of back ell; one-story gable-roofed enclosed back porch extends roof axis of ell. Regular period fenestration with pedimented window casings on front façade and first-story sides with two-over-two wood period sash on first story and two-over-two vinyl replacement sash in upper-story openings; wood louvered shutters; wood six-panel door (recent replacement). Built 1871.

OB Frontal-gable, frame carriage barn; wood clapboards with corner boards and raking frieze; mow door. Built ca.1880.

*Historic note:* This house was built as the Methodist parsonage when the Methodist Church stood on Elm Street. In 1902, this house and lot on Eagle Street and \$2,100 were exchanged for the lot at the corner and Chestnut Street and Glen Avenue, where the current Methodist Church, built in 1903, stands.

### **12 Eagle St**

Two-story, three-bay, frontal-gable frame house with boxed gutters; one-story shed-roofed back ell; porch with turned posts, corner braces, and spindled railing spans front façade. Wood clapboard siding with corner boards; deep eaves with raking frieze and plain brackets. Regular period fenestration with two-over-two wood sash; pedimented glazed storm porch over asymmetrically placed entrance. Built 1880-1883.

OB One-bay, two-story, frontal-gable, novelty-sided, frame carriage barn with studio addition to south eave wall; upward sliding garage door replaces earlier doors. Built ca.1885.

### **13 Eagle St**

Two-story, three-bay, frontal-gable, frame house with lower two-story wing and one-story enclosed shed-roofed back porch; open hip-roofed porch features Italianate hood with scrolled braces over asymmetrically placed main entrance; open hip-roofed porch (added ca.1900) with turned posts and square-spindled railing spans

wing. Wood shingle siding with corner boards and raking frieze; stone foundation. Retains regular period fenestration with two-over-two wood sash; wood door with glazed upper panel of similar date to porch. Built ca.1880.

OB Frame two-story carriage barn with aluminum siding, raking frieze, and shallow mow door. Built ca.1880.

#### **14 Eagle St**

Two-story, three-bay, frontal-gable frame house with flared eaves and boxed gutters; one-story, shed-roofed back ell; open hip-roofed porch with turned posts and square-spindled railing spans front façade. Wood flushboard siding with corner boards; raking frieze with plain brackets; stone foundation. Regular period fenestration with pedimented casings and two-over-two period wood sash; three-sided bay windows on north side of back ell and south side of main block; recessed asymmetrically placed entrance with one side light and transom light. Built ca.1880-1883.

#### **15 Eagle St**

Frame house with two-story, three-bay, frontal-gable main block and one-and-a-half-story, side-gabled wing; one-story gable-roofed back ell projects from rear wall of wing; open porch with squared posts on piers and open arcade spans wing. Wood shingle siding with corner boards; raking frieze with blind lozenge detail; stone foundation. Regular period fenestration features segmentally arched window casings with vinyl two-over-two sash and non-functional louvered wood shutters on front façade; asymmetrically placed main entrance in main block has paired period wood doors with glazed round-arched upper panels. Built 1875. Additions and renovations 1992

OB Frame garage with board-and-batten siding. Built ca.2000.

#### **16 Eagle St**

Two-story, three-bay frontal-gable frame house with flared eaves and boxed gutters; two-story, flat-roofed wing on south eave wall incorporates glazed porch on first story; one-story gable-roofed back ell (appears recently built on an older stone foundation). Wood clapboards with corner boards; raking frieze with plain brackets; stone foundation. Regular period fenestration with two-over-two wood sash and functional louvered wood shutters; recessed and asymmetrically placed main entrance with recently replaced six-panel wood door. Built 1880-1883.

OB Frontal-gable, two-bay frame garage with wood clapboards and raking frieze. Built ca.1980-90.

#### **17 Eagle St**

Two-story, three-bay, frontal-gable, frame house with lower two-story back ell on same roof axis; open pedimented porch with square posts over asymmetrically placed main entrance. Wood clapboards; corner boards and raking frieze; stone foundation. Regular period fenestration with pedimented window casings on front façade and first floor sides of main block; period wood two-over-two sash; first-story openings on main block retain functional louvered wood shutters. Built ca.1880.

OB Two-story, frontal-gable, novelty-sided, frame carriage shed with sawbuck sliding doors, raking frieze, and later added 16-over-16 wood sash. Built ca.1880.

#### **18 Eagle St**

Two-story, three-bay, frontal-gable frame house with flared eaves and boxed gutters; lower two-story wing on south eave wall forms shallow L-plan; same height, two-story back ell. Wood clapboards with corner boards; raking frieze with plain brackets; stone foundation. Regular period fenestration with asymmetrically placed main entrance and French windows on first floor front, all with pedimented casings; period paired doors with glazed upper panels; French windows have casements and transoms; other openings have two-over-two wood period sash; louvered wood shutters on front façade. Built 1880-1885.

OB Frontal-gable, novelty-sided (board-and-batten on north eave wall), frame carriage barn with round window in peak; connected to main block by gable-roofed enclosed breezeway. Built 1880-1885.

### **19 Eagle St**

Two-story, cross-gabled, L-plan frame house with partially enclosed hip-roofed porch set in corner of L-plan; open portion of porch has squared posts set on narrow piers. Wood clapboard siding with corner boards and partial returns; stone foundation. Regular period fenestration with pedimented casings on front; six-over-six period wood sash; asymmetrically placed main entrance with later four-panel wood door. Built ca.1880. OB Frontal-gable, one-story frame garage with wood novelty siding and cornerboards. Built ca.1925.

### **20 Eagle St**

Two-story, cross-gabled, L-plan frame dwelling with boxed gutters, flared eaves (added 2014), and raking frieze; two-story, side-gabled back ell (built 2014) replaces earlier back ell and is joined to main block with shallow two-story connector. Open porch with turned posts and simple corner braces spans front façade and south eave wall; posts restored during renovation. Wood clapboard siding; stone foundation under main block; poured concrete under new construction. Main block retains period fenestration with two-over-two wood replacement sash; paired period doors with glazed upper panels in asymmetrical position in front façade; non-historic fenestration configuration in new ell. Built 1880-1885; more than doubled in size with back ell using wood clapboards and non-historic fenestration, 2014.

OB Frontal-gable, two-story frame garage designed to resemble the ca.1885 carriage barn it replaced; wood clapboards with raking frieze; upward sliding wood doors.

### **21 Eagle St**

Two-story, three-bay, side-gabled, frame house with one-bay, side-gabled garage attached to north gable wall. Aluminum siding; concrete block foundation. Regular fenestration with paired openings and two-light (horizontal orientation) period double-hung sash; vinyl decorative louvered shutters. Built 1965.

### **22 Eagle St**

Two-story, cross-gabled, L-plan frame house with one-story shed-roofed back ell; open hip-roofed porch (added early 1900s) with squared posts resting on low battered walls set in corner of L-plan; storm porch on asymmetrically placed main entrance; enclosed pedimented porch on side entrance on north wall of ell. Aluminum siding; stone foundation. Regular fenestration with one-over-one vinyl replacement sash flanked by louvered vinyl shutters; period wood doors with round-arched glazed upper panels. Built 1890.

OB Frontal-gable two-bay frame with gable-roofed car port projecting from front wall. Built ca.1960.

### **23 Eagle St**

One-and-a-half-story, cross-gabled, L-plan frame house with enclosed porch in corner of L-plan; taller two-story, asymmetrically gabled (frontal) frame addition (added 1960-80) to back wall more than doubles footprint. Vinyl siding. Regular period fenestration in front portion with six-over-six vinyl sash flanked by vinyl louvered shutters. Built ca.1860.

OB Frontal-gable, one-bay frame garage with vinyl siding and upward sliding door. Built 2008; very similar to ca.1925 garage it replaces.

### **24 Eagle St**

Two-story, cross-gabled, L-plan frame house with two-story back ell (added ca.2005) cross-gabled into main block that roughly doubles footprint of house; open hip-roofed porch with vinyl posts and balustrade replicating a Queen Anne porch spans front façade. Wood clapboard siding, corner boards, and raking frieze; stone foundation under original section; poured concrete under new ell. Regular period fenestration in original section with two-over-two vinyl sash (casings clad in sheet metal); fenestration in ell has non-historic configuration. Built ca.1880.

OB Frontal-gable two-bay cinder block garage. Built ca.1980.



## **25 Eagle St**

Two-story, three-bay, frontal-gable, frame house with slightly lower wing on north eave wall; one-story, gable-roofed back ell being added to northeast corner 2015; open hip-roofed porch (added ca.1915) with Tuscan columns and square-spindled railing spans front and north side; enclosed back entrance porch. Wood clapboard siding with corner boards; raking frieze; stone foundation. Regular period fenestration with pedimented window casings on front façade; two-over-two wood sash on first story and vinyl replacements in upper story, all with louvered wood shutters; asymmetrically placed main entrance with slightly projecting vestibule; Craftsman-era (ca.1915) wood door replaced earlier one. Built ca.1880.

## **26 Eagle St**

Two-story, cross-gabled frame house with cruciform plan; one-and-a-half-story gable-roofed back ell; open porch with square-spindled railing spans part of front façade and Beaver Street side; Italianate hood with scrolled braces over asymmetrically placed entrance in frontal-gable portion of Eagle Street façade; enclosed back porch and wood shed. Wood flushboard siding with corner boards; applied molding creates appearance of raking frieze; stone foundation. Regular period fenestration with pedimented window casings in upstairs front; six-over-six and six-over-one wood sash flanked by functional louvered wood shutters; wood door with large oval light added early 1900s. Built ca.1870.

**27 Eagle St** Two-story, three-bay, frontal-gable, frame house; open hip-roofed porch with turned posts, spindled frieze and clapboard knee wall (may have replaced a balustrade); one-story, gable-roofed enclosed back porch. Wood clapboards with corner boards and raking frieze; stone foundation. Regular period fenestration with one-over-one wood replacement sash throughout flanked by louvered vinyl shutters. Built ca.1880.

## **1 Elk St**

One-and-a-half-story, three-bay, brick house with one-story back ell on raised stone foundation; polychrome slate mansard roof; open hip-roofed Italianate style porch with squared chamfered posts and splat railing spanning front and curving around to east side; deep eaves with brackets at corners; stone water table. Fenestration features squared three-sided bay windows on front, east, and west sides of main block; single openings with stone lintels and sills in first story; paired and single openings on upper story break the eave line; small pedimented dormer windows set above upper windows, which are flanked by heavy brackets; two-over-two wood period sash except in bay windows, which have one-over-ones; paired period wood doors. Built 1870.

*Historic note:* This house was built for Elizabeth Scriven Clark, though she may never have occupied it. Its small brick carriage shed faces onto River Street (#56), and is now converted to a house.

## **5 Elk St**

Two-story, four-bay, side-gabled, frame house with two-story, gable-roofed back ell forming L-plan; entrance porch (added ca.1870) with squared, chamfered posts and square-spindled railing; one-story, enclosed shed-roofed porch spans length of east eave wall of back ell. Aluminum siding; stone foundation. Regular period fenestration with six-over-six wood period sash on first story; two-over-two wood sash in upper story; non-functional wood shutters throughout; wood door with glazed upper and Italianate-style lower panels matches taste of entrance porch. Built ca.1825.

## **6 Elk St**

Two-story, side-gabled frame house with many Queen Anne-style details; open shed-roofed porch with Tuscan columns and spindled railing spans front façade. Wood clapboard siding; full returns and plain bracketed frieze; wood shingled tympani and gabled dormers; stone foundation. Period fenestration features two-story, three-sided bay windows asymmetrically placed on front façade and west side; three-sided oriel window with shingled curved lower section on east side; two gabled dormers with decorative period sash in front roof face; Palladian windows in peaks; all with wood period one-over-one sash; period wood door with glazed upper panel in asymmetrically placed main entrance. Built for Lynn J. Arnold. Built 1894.

OB Two-story, three-bay, side-gabled frame carriage barn with gabled dormer centered in front roof face; wood novelty siding on front façade; south gable wall has clapboard siding and recent (1970s or later) fenestration; retains paired sawbuck doors in northern two bays; upward sliding door in south bay. Built ca.1894.

### **7 Elk St**

One-story, H-plan, frame building designed as a carriage stables. Elk Street block has symmetrical plan and rests on banked stone basement; small enclosed hip-roofed porch on east end of main block; entrance on Fair Street side to lower level flanked by high curved stone walls to hyphen, which connects Elk St block with stable block paralleling it behind. Elk Street façade has elaborate Georgian Revival detailing includes engaged paired Tuscan columns framing center entrance and the large tripled multi-light windows flanked by paired openings with same configuration and voussoir detail; frieze with triglyphs and metopes; demi-lunette dormer windows in front roof face centered above each window group; center entrance with paired period doors surmounted by pediment with round window centered in tympanum. Hyphen and stable block have generally plain finishes, but mimic form and massing of Elk Street block. All sash replaced with metal clad sash in multi-light configurations of original design; doors in main (Elk St) façade replaced with ones that do not match character of building. Built 1900.

*Historic note:* F. Ambrose Clark retained architect Percy Griffin to design this horse and carriage stables in 1900. Clark was a driving enthusiast, a sport popular among wealthy Americans in the late 1800s. With increasing numbers of automobiles and the paving of roads during the early 1900s, the sport fell in popularity, and this building became the Carriage and Harness Museum of the New York State Historical Association. The museum closed in 1958. It is now used as office space for Bassett Hospital.

### **8 Elk St**

One-and-a-half-story, three-bay, mansard-roofed, frame house. Aluminum siding; stone foundation. Regular period fenestration with pedimented window casings in mansard; two-over-two period wood sash otherwise; asymmetrically placed entrance. Built ca.1886. House being renovated early 2015.

OB One-bay, frontal-gable, frame garage with wood novelty siding and paired period doors with six-light upper panels and three oblong vertical panels below. Built ca.1930.

### **1 Elm St**

Two-story, five-bay, side-gabled, frame house with two-story gable-roofed back ell cross-gabled to main block to form a T-plan. Wood clapboard siding with cornerboards and full returns; stone foundation. Regular period fenestration with one-over-one wood sash (replaced early 1900s) in all openings; center entrance features pedimented Georgian Revival door casing (added early 1900s) with fanlight, fluted pilasters, and six-panel wood door in same taste. Built ca.1810.

OB Frontal-gable, one-bay frame garage with flat-roofed addition and wood clapboard siding. Built ca.1940.

### **2 Elm St**

Two-story, three-bay, frontal-gable, frame house with one-story, gable-roofed back ell; enclosed shed-roofed porch (added late 1900s) projects from west eave wall of ell; open entrance porch with paired slender octagonal columns over asymmetrically placed door in main block. Wood clapboard siding with corner boards and Greek Revival partial returns; exterior brick chimney (added early 1900s) asymmetrically placed on front façade. Regular period fenestration with mainly two-over-two wood sash and wood louvered shutters; three-sided bay windows added to east and west eave walls of main block; main entrance has sidelights and transom light below plain lintel. Built 1860-1870.

### **3 Elm St**

Two-story, three-bay, side-gabled, frame house with one-and-a-half-story, gable-roofed back ell forming T-plan; open gable-roofed porch (change made after 1900) with paired squared posts over center entrance; gabled dormer centered on front roof face. Wood clapboard siding with corner boards and full returns; wood shingled tympani; stone foundation. Regular period fenestration with paired nine-over-one wood sash flanked by

functional wood louvered shutters in front facade; twelve-over-one wood sash in side windows. Built ca.1820; moved to site from 27 Church Street in 1883 and remodeled in 1886.

*Historic note:* This house was the Presbyterian manse associated with the Presbyterian Church on Pioneer Street. It was moved to this site in 1883. The *Otsego Farmer* noted that it was remodeled in 1886 by Mr. Scott, who changed the roof, put on additions, and added a large piazza. The piazza is gone.

### **6 Elm St**

Two-story, side-gabled, frame house with two-story gable-roofed back ell forming an L-plan; large addition (early 2000s) to east eave wall of ell alters roofline to an asymmetrical gable and creates a square footprint. Cement board clapboards (ca.2005) with corner boards; full returns on main block; stone foundation. Generally regular fenestration with six-over-six wood sash; paneled wood shutters; main and west (centered on eave wall of back ell) entrances retain Greek Revival-style casings with plain pilasters and lintels trimmed with dentil course. Built ca.1820.

OB Frontal-gable, two-bay, frame garage with matching siding. Built ca.1950.

### **14 Elm St**

Two-story, five-bay, side-gabled, frame house with two-story gable-roofed ell (remodeled and raised to two stories, ca.2000) spanning most of back wall; open porch recessed under the ell; high stone foundation slightly banked from east to west on long axis of main block; fieldstone stoop with steps at right angles to front façade to center entrance. Wood clapboard siding with corner boards and narrow Federal-era frieze; interior brick end chimneys. Regular period fenestration with later (mid-1800s) wood six-over-six sash; two windows with four-over-four sash in peaks of main block; Greek Revival door casing with narrow pilasters, sidelights, and transom light over center entrance featuring six-panel door with fielded panels. Built ca.1820.

### **15 Elm St**

Two-story, three-bay, side-gabled, frame house with three gable-roofed back ells of decreasing height and footprint; open porch (added ca.1870; renovated ca.2000) with splat supports and railing and elaborate scrolled braces spans asymmetrically placed entrance and center bay. Wood clapboard siding with corner boards and partial returns on main block; parged stone foundation. Regular period fenestration with recently replaced two-over-two sash; non-functional recently added louvered wood shutters; Greek Revival door casing with pilasters and multi-light sidelights. Built ca.1835.

OB Side-gabled frame garage with clapboard siding near corner of last ell. Built ca.2000.

### **16 Elm St**

Two-story, three-bay, frontal-gable, frame house with two-story offset frontal-gable back ell; hip-roofed side porch (added ca.1900) on west eave wall is enclosed at rear half and glazed at front half above pierced board railing and squared columns; open pedimented porch with squared columns on asymmetrically placed entrance similar in taste to side porch. Wood clapboard siding with corner boards and raking frieze; stone foundation. Regular period fenestration with wood two-over-two sash; three-sided bay window on front façade balances entrance with six-panel wood door. Built ca.1883.

OB Frontal-gable, two-bay frame garage with flushboard siding in tympanum. Built ca.1930.

### **17 Elm St**

Two-story, square-plan brick house with hipped roof finished in a flat deck; octagonal tower with steeply pitched roof abuts shallow wing with pyramidal roof, which projects forward from main block and creates irregular appearance on front façade; open hip-roofed porch with squared chamfered posts and spindled balustrade over asymmetrically placed main entrance; clipped gable dormer window breaks eave line on east side. Brick coursing trims front façade; cedar shingle roof; stone foundation and water table. Fenestration generally regular with square-headed openings in first story and segmentally arched openings with soldiered brick heads in upper story, all with one-over-one wood sash and wood louvered shutters; small gabled dormers with decorative pierced board trim in west face of main roof. Built 1886.

OB Two-story, frontal-gable frame carriage barn with paired doors of diagonally laid up beadboard and wood

novelty siding; tinned stamped metal shingle roof. Built ca.1886.

### **18 Elm St**

Two-story, three-bay, side-gabled, frame house on foundation banked to rear; shed-roofed ell spans back wall and incorporates basement below grade of main block. Wood clapboards with corner boards and partial returns; six-over-six wood replacement sash and six-light wood replacement casements in upper story; recent wood six-panel door with transom light. Built ca.1840.

OB Small frontal-gable frame garage with wood clapboards. Built ca.1940.

### **19 Elm St**

*Historic name:* Baptist Church parsonage

Two-story, three-bay, frontal-gable frame house with glazed (appears to be later change) pedimented vestibule porch over asymmetrically placed entrance; one-story hip-roofed enclosed back porch; open hip-roofed porch on west eave wall; one-bay frame garage added ca.1950 to southwest corner of main block and adjoining back ell. Vinyl siding with flared lower edge on upper story and full returns; stone foundation slightly banked to rear of house; interior period brick chimney. Regular period fenestration with wood six-over-one sash tripled (first story front) and doubled (on sides); single openings otherwise. Built ca.1917.

*Historic note:* The Baptist Church's first parsonage was at 46 Susquehanna Avenue. This lot was traded for that one in 1917 and the house built soon after.

### **21 Elm St**

*Historic name:* Baptist Church

Large frame church with asymmetrical frontal-gable main block; matching shallow wings capped by large gable dormers project from eave walls, each with a smaller gabled dormer centered above; large, open, square-plan cupola with pyramidal roof is centered on ridgeline; three-stage open bell tower with tall four-sided spire at northeast corner houses main entrance with heavy paired wood paneled period doors to sanctuary. Vinyl siding over elaborate Stick-style trim work, which remains exposed in tower and at roofline; stone ashlar foundation. Largely geometric stained glass scheme incorporates ribbons of quadrupled windows in first story front and sides centered under roof peaks; rose windows in sides and in second stage of tower; large round-arched window in front façade. Built 1889-1890.

*Historic note:* The Baptist congregation built its first church on this site in 1835–1836. Before this, it shared the Methodist Church building, which was at that period located on Chestnut Street where the Cooper House hotel was built as a seminary in 1861. In addition to the earlier main church building on this site, there was also a small Greek Revival-style chapel on the property. In 1889, the Baptists elected to replace their old church building. They retained architect M.H. Hubbard of Utica to design the Stick-style church (Hubbard called it Romanesque), which once had a porte-cochere on its east side. E.A. Potter salvaged the lumber from the previous church and built a storehouse near the railroad depot for hop merchants Lane and Brady. The chapel was moved next door to the Roman Catholic church, where it stood until 1962, when it was torn down to make way for the new parish hall.

### **22 Elm St**

Two-story, three-bay, frontal-gable, frame house on banked foundation with two-story, flat-roofed back ell, one story below grade of main block; pedimented porch (ca.1930) with square posts partially hides asymmetrically placed main entrance flanked by pilasters and narrow sidelights; side porch (added ca.1920) with square posts set on low walls. Vinyl siding; partial returns and corner posts; stone foundation. Regular period fenestration with wood two-over-two sash; louvered vinyl shutters on front facade. Built ca.1840.

### **24 Elm St**

Two-story, four-bay, side-gabled frame house with two-story, gable-roofed back ell forming T-plan; open porch with turned posts and spindle railing set in northeast corner of T-plan; second open porch on back wall of upper story of rear ell. Wood clapboards with corner boards and partial returns; stone foundation. Regular period fenestration with wood two-over-two sash and louvered wood shutters; Greek Revival door casing with

plain lintel and pilasters; wood door (recent replacement) with six-light upper panel and two vertical panels below. Built ca.1840.

### **26 Elm St**

One-and-a-half-story, five-bay, side-gabled, frame house with later (early 1900s) shed-roofed dormers running length of front and back roof faces; one-story ell; entrance porch with tripled slender squared chamfered columns capped by octagonal capitals resting on paneled corner piers; splat railing. Wood shingle siding; partial returns; stone foundation; exterior brick chimney centered on west gable wall. Regular period fenestration with two-over-two wood sash in first story of main block; one-over-one wood sash (recent replacement) in upper story and ell; wood six-panel door, possibly period. Built ca.1840.

OB Frontal-gable, two-bay, frame garage with vinyl siding and paired upward sliding doors. Built ca.1960.

*Historic note:* This dwelling and #28 appear to have matched each other originally.

### **28 Elm St**

One-and-a-half-story, four-bay, side-gabled frame house with offset gable-roofed back ell adjoining northwest end of main block; shed-roofed addition set in corner formed by wing and partially hidden by a false wall extending line of east gable wall of main block; entrance porch (restored 2011) with tripled slender squared chamfered columns capped by octagonal capitals resting on paneled corner piers; two-story shed-roofed ell projects east from north end of gable-roofed ell forming a U-plan; open shed-roofed porch (added mid-1900s) with square posts on west eave wall of addition. Vinyl siding; partial returns on main block; stone foundation; interior brick chimney at east end of main block. Regular period fenestration with mainly two-over-two wood sash throughout first story; two gabled dormers (later change) with six-over-six wood sash break front eave line; six-over-six period wood sash in first floor east gable wall. Built ca.1840.

OB Frontal-gable, two-bay frame garage with vinyl siding. Built ca.1960.

### **29 Elm St**

*Historic name:* St. Mary's Roman Catholic Church

Frontal-gable, brick church on high stone foundation with three-stage, pyramidal-roofed bell tower (added 1881) projecting from center front and incorporating Gothic-arched entrance to sanctuary. Buttresses with stone caps at corners and between Gothic-arched windows on eave walls; plain brackets on eaves; stone foundation and water table. Corbel courses and decorative stone work on tower. Fenestration composed of single Gothic-arched openings with wood tracery forming two arches surmounted by quatrefoils and stained glass. One-story brick addition to rear (south) wall of nave added ca.1960. Built 1867. Builder: McCabe Bros.

*Historic note:* The Roman Catholic parish was organized in 1847, reflecting a population shift in Cooperstown from a predominantly protestant one to a more diverse group, including many Irish immigrants. The parish built a frame church in 1851. This brick church replaced it in 1867. Early photographs show the old Academy building, which was later moved to 26 Susquehanna Avenue, standing nearby. The congregation built a new rectory in the Second Empire, or mansard, style in 1884-1885. In addition to this large property on Elm Street, the Roman Catholics established their own cemetery on Hannah's Hill west of the village in 1862. As the hill was settled, people called it Irish Hill, because of its inhabitants. While the church continues in use, the parish now has its active burial ground south of the village on NY 28.

### **31 Elm St**

*Rectory:* Two-story, mansard-roofed, L-plan, brick house with one-story shed-roofed back ell built over a below-grade, two-bay garage entered from west side; Italianate-style veranda with squared, chamfered posts and spindled railing wraps front and east side. Bracketed frieze on main block; high stone foundation with stone water table banked to west. Regular period fenestration with cut stone lintel and sill blocks; one-over-one vinyl replacement sash throughout; wood door with single large oblong light (replaced early 1900s). Built 1884-1885

### **32 Elm St**

One-and-a-half-story, three-bay, side-gabled frame house with back roof face extended over service area at back of house; pedimented hood with plain braces over center entrance; one-story, gable-roofed ell centered on back wall. Wood clapboards with corner boards; non-historic soffits; parged stone foundation. Regular period fenestration with one-over-one wood sash (early 1900s) in most openings; vinyl one-over-one replacement sash in first floor openings on west side. Built ca.1840.

*Historic note:* This house is said to be a barn reused as a dwelling in the early 1800s.

### **33 Elm St**

*St Mary's Parish Hall:* Two-story, flat-roofed brick building; stair towers at east and west ends of the building possibly built at different times based on details. One at east end has utilitarian appearance and is set back from front façade; one at west end connected to main block by hyphen with turquoise panels under windows in upper story. Regular fenestration with paired steel-framed windows in two sets of three on first and second stories; windows on west wall of west stair tower have turquoise panels below that match those above entrance to tower. Built 1963.

### **35 Elm St**

Two-story, four-bay, side-gabled, frame house with two-story, gable-roofed ell spanning back wall; one-story, flat-roofed, concrete block addition (added 1955) spans front facade; small, enclosed shed-roofed entry porch on east gable wall. Wood shingle siding; partial returns. Regular period fenestration with wood two-over-two sash; louvered vinyl shutters. Built ca.1840.

### **36 Elm St**

Two-story, four-bay, side-gabled, frame house with one-story, shed-roofed ell spans back wall and projects eastward for second entrance; open, shed-roofed porch (added ca.2007) with square posts spans three bays of front façade; matching open porch on entrance to east end of ell. Wood clapboards with corner boards, partial returns, and deep Greek Revival frieze; stone foundation. Regular period fenestration with replacement wood six-over-six sash; six-panel wood doors (replaced ca.2007). Built ca.1840-1860.

### **38 Elm St**

Two-story, frontal-gable frame house with slightly lower side-gabled wing on east eave wall forming an L-plan; open hip-roofed porch (added 1910) with Tuscan columns and squared spindled railing spans front and east side; glazed shed-roofed porch (added mid-1900s) in corner of L-plan on second story; one-and-a-half-story gable-roofed back ell. Wood clapboard siding with corner boards and raking frieze; stone foundation. Regular period fenestration features paired and single openings with pedimented casings; three-sided bay window on front façade balances entrance with single oval light (added ca.1910); one-over-one and two-over-two wood sash throughout; louvered wood shutters. Built ca.1880.

OB Frontal clipped gable-roofed, novelty-sided, frame garage with sawbuck doors and six-light upper panels. Built ca.1920.

### **40 Elm St**

Two-story, three-bay, flat-roofed frame house with lower, later-added, two-story, flat-roofed wing on brick foundation on east side; lower two-story, flat-roofed back ell; small hip-roofed storm porch over asymmetrically placed main entrance. Wood clapboard siding with corner boards; deep eaves with paired scrolled brackets in frieze; stone foundation. Regular period fenestration with wood one-over-one replacement (ca.1900-25) sash; six-over-six and nine-over-nine vinyl sash in wing. Built ca.1880.

OB Frame, two-bay pyramidal-roofed frame garage with roof extended over a later added carport (added ca.1970). Built ca.1920-50.

### **41 Elm St**

Two-story, three-bay, flat-roofed, L-plan frame house; hip-roofed glazed porch (added ca.1920) in corner of L-plan and flush with front facade. Asbestos shingle siding; deep eaves with paired scrolled brackets in frieze;

stone foundation. Regular period fenestration with one-over-one vinyl sash; vinyl louvered shutters. Built ca.1880.

OB Frontal-gable, frame carriage barn with wood shingle siding; raking frieze and corner boards. Built ca.1880.

#### **42 Elm St**

Two-story, three-bay, pyramidal-roofed, frame house with one-story flat-roofed kitchen ell; glazed, hip-roofed entrance porch with deep eaves (added ca.1910). Wood clapboard siding with corner boards and deep eaves with bracketed frieze; stone foundation; exterior brick chimney (added early 1900s) on east side. Regular period fenestration with two-over-two wood sash in front façade; six-over-six wood sash on upper-story sides; louvered wood shutters. Built ca.1875.

OB Frontal-gable, wood novelty-sided, frame carriage barn; six-over-six wood sash. Built ca.1910.

#### **43 Elm St**

One-and-a-half-story, frontal-gable, frame house with shed-roofed back ell; shed-roofed porch with square posts over asymmetrically placed front entrance. Wood shingle siding; partial returns; parged stone foundation. Regular period fenestration with two-over-two wood sash in first story; remaining full-height windows have six-over-six wood sash; one-over-one wood sash in side walls of main block; casements in windows under eaves; wood non-period door with glazed upper panel. Built ca.1840.

#### **45 Elm St**

One-story, side-gabled frame house with slightly lower wing projecting from front façade to form L-plan; open hip-roofed porch with square posts set in corner of L-plan. Wood shingle siding; parged stone foundation. Regular fenestration with nine-over-one wood sash; wood door with single glazed upper panel and three vertically oriented panels below. Built early 1900s.

#### **46 Elm St**

Frame house composed of two-story, three-bay, frontal-gable main block with lower two-story, side-gabled wing; one-story, gabled ell abuts back wall of wing; open porch (added ca.1900) with turned columns and splat balustrade spans entire front façade. Vinyl siding; partial returns; stone foundation; exterior buff brick chimney (added ca.1930) on west gable wall. Regular period fenestration with two-over-two wood sash in wing; wood six-over-six sash in main block; one-over-ones in three-sided bay window on east gable end of wing; louvered shutters; Greek Revival door casing on asymmetrically placed entrance in main block. Built ca.1860.

OB Novelty-sided frontal-gable frame carriage barn with wood novelty siding, corner boards, and exposed rafter tails; shed-roofed bay added to east gable wall. Built ca.1880.

#### **49 Elm St**

Two-story, five-bay, side-gabled, two-family frame house; Italianate-style porch with squared, chamfered posts over paired center entrances. Vinyl siding; parged stone foundation; brick interior end chimneys. Mainly regular period fenestration with two-over-two wood sash; non-functioning louvered wood shutters. Built 1855.

OB Two-bay concrete block garage with frame frontal-gable roof. Built ca.1970.

*Historic note:* This building was moved to the site in 1867 to house the Thanksgiving Hospital when it was founded. In 1868, it was enlarged and remodeled. The hospital sold the building in 1883.

#### **51 Elm St**

Two-story, three-bay, frontal-gable, frame house with slightly taller two-story, gable-roofed back addition on same axis as house; shed-roofed garage attached to west eave wall of rear addition and set back from street. Main block has asbestos shingle siding; stone foundation; rear addition and garage clad in aluminum. Regular period fenestration in main block with single openings with one-over-one wood (replaced ca.1900) sash; fenestration in back ell uses various sizes of vinyl sash and casements in irregular configuration; asymmetrically placed entrance on front facade. Built ca.1880.

#### **54 Elm St**

Two-story, three-bay, frontal-gable, frame house with one-and-a-half-story, gable-roofed ell offset from northeast corner of main block; large two-story side-gabled wing (added 2009) on concrete foundation projects from east gable wall; open entrance porch (added 2006) with squared posts, square-spindled railing; high stone stoop accesses asymmetrically placed main entrance on front façade. Wood shingle siding and partial returns on main block; cement board clapboards and raking frieze on new wing; stone foundation under original building; poured concrete under new wing. Regular period fenestration with replacement vinyl nine-over-nine sash in main block; mainly six-over-six sash in new wing; door replaced during recent renovations. Built 1860. OB Frontal-gable, frame carriage barn with wood clapboards and raking frieze. Built ca.1860.

#### **55 Elm St**

One-and-a-half-story, frontal-gable, frame house with one-story, gable-roofed back ell on same axis; small pedimented entrance porch. Aluminum siding; partial returns; stone foundation partially hidden. Regular period fenestration with asymmetrically placed main entrance and wood two-over-two sash; recently replaced insulated steel door. Built ca.1860.

#### **56 Elm St**

Two-story, hip-roofed frame house; prominent gable dormer on front façade over slightly projecting win; similar dormer east side over three-sided bay window; open hip-roofed porch with turned posts, corner braces, and spindled railing spans front façade; enclosed one-story, gable-roofed back porch. Asbestos shingle siding; wood shingles with scalloped lower edge in tympani; spindle-trimmed vergeboards in peaks; stone foundation. Regular period fenestrataion with one-over-one wood sash; period door with glazed upper panel. Built ca.1888. OB Gambrel-roofed, frame garage with asbestos shingle siding. Built ca.1940.

#### **57 Elm St**

Two-story, four-bay, side-gabled, frame house; one-story shed-roofed back ell; open porch (added ca.1900) with turned posts, corner braces, and spindled (recent stock, quarter turned) railing spans three western bays of front facade. Wood clapboards with corner boards; partial returns; stone foundation. Regular period fenestration with two-over-two wood sash; louvered wood shutters; recent four-panel wood door in plain casing. Built ca.1840.

OB Novelty-sided, frame carriage barn with nine-over-six and six-over-six wood sash. Built ca.1900.

#### **58 Elm St**

Two-story, three-bay frontal-gable frame house with shallow wing capped by gabled dormer projecting from back portion of west eave wall; open hip-roofed porch with turned posts and square-spindled railing spans front façade. Vinyl siding; wood shingled tympani with full returns; simple vergeboards on front façade eaves; stone foundation. Regular period fenestration with two-over-two wood sash; wood door with glazed panel in asymmetrically placed main entrance. Built ca.1905.

OB Three-bay, frame carriage barn with sawbuck sliding doors. Built ca.1905.

#### **59-61 Elm St**

One-and-a-half-story, side-gabled, two-family frame house; one-story shed-roofed ell on back of east half; one-story, gable-roofed back ell on west half with a two-bay garage (added mid-1900s) abutting that. East half has asbestos shingle siding; six-over-six wood sash flanked by louvered wood shutters; three-sided bay window added to front façade (2002); and two dormer windows with wood sash. West half has wood novelty siding and a large shed-roofed glazed porch, also with novelty siding; varied fenestration includes one dormer window in front roof face and varied non-historic openings and sash. Entrances placed at either end of front façade: Tudor Revival-influenced three-sided bay window and door (replaced 2004) added to east side (ca.2000); west entrance has small hood over it and more recent door. Built ca.1840.

#### **60 Elm St**

Two-story, three-bay, frontal-gable frame house with flat-roofed, one-story back ell; open hip-roofed porch



(being restored in 2014) with turned posts, corner braces, and square-spindled railing spans front facade; smaller matching porch on east side entrance. Wood clapboards with corner boards and full returns; well-developed vergeboard with spindles and carved elements in front peak; stone foundation. Regular period fenestration with wood two-over-two sash; insulated steel door. Built ca.1892.

### **62 Elm St**

Hip-roofed, frame American Four-square house with hip-roofed dormer in front roof face; open porch with paired Tuscan columns (tripled at corners) set on low wall is glazed on the sides and spans front façade; small enclosed porch on back wall. Wood shingled upper story and clapboards with corner boards on first story; rusticated block foundation with patched repairs. Regular period fenestration with one-over-one wood sash in all openings except for vinyl one-over-one replacements on east side first story; tripled six-light casements in dormer window; period door with single oblong glazed panel. Built 1919.

OB Gambrel-roofed, two-bay frame garage with wood novelty siding and beadboard sliding doors. Built ca.1940.

### **63 Elm St**

One-and-a-half-story, cross-gabled frame house with one-story, flat-roofed kitchen ell; open hip-roofed porch with squared posts and spindled railing spans front façade and features a short row of tall spindles set on low wall adjacent to asymmetrically placed main entrance. Wood-shingled upper story and clapboards with corner boards on first floor; raking frieze; stone foundation. Varied fenestration with mainly one-over-one vinyl sash; first story front retains decorative wood panel flanked by windows; paneled wood door. Built ca.1885.

OB Frontal-gable frame carriage barn with wood novelty siding, shingled tympanum, and keyhole window in peak; door replaced with upward sliding one. Built ca.1885.

### **64 Elm St**

Frontal-gable American Four-square, frame house; open gable-roofed porch with square posts set on low walls clad in wood shingles over asymmetrically placed entrance; glazed, one-story, hip-roofed porch on west eave wall. Stuccoed first story and wood-shingled second story; diamond-shaped slates above full return in tympanum on main block and porch. Regular period fenestration features mainly six-over-one period wood sash; Queen Anne parlor window with narrow five-light upper section balances entrance featuring wood door with six-light upper panel and two vertical panels. Built ca.1915.

OB One-bay, frontal-gable, frame garage with wood novelty siding and raking frieze boards. Built ca.1930.

### **65 Elm St**

Two-story, three-bay, frontal-gable, frame house with one-and-a-half-story, gable-roofed back ell; open hip-roofed porch (added 2005) with squared columns spans front façade; similar porch spans west eave wall of back ell. Wood clapboard siding with corner boards and raking frieze; stone foundation. Period fenestration with restored six-over-six wood sash in all openings including one in attic with peaked upper sash; paired wood doors in Italianate casing (possibly a later change). Built ca.1860.

OB Two-story, frontal-gable barn with two garage bays; large window flanked by smaller ones in tympanum. Wood clapboards with corner boards. Built ca.1900.

### **71 Elm St**

Two-story, three-bay, frontal-gable, frame house with one-and-a-half-story gable-roofed back ell; open hip-roofed porch with splat supports spans front façade; enclosed porch on concrete block foundation at rear of building. Wood clapboard siding with corner boards and partial returns; stone foundation. Regular period fenestration with wood six-over-six sash; three-sided bay window on west eave wall with four-over-four wood sash; louvered wood shutters on most openings; main entrance flanked by sidelights; later (ca.1900) wood door with glazed upper panel. Built ca.1860.

OB Frontal-gable, frame carriage barn with raking frieze. Built ca.1860.

## **72 Elm St**

One-story, masonry gas station with metal panels cladding walls; upward sliding doors to two service bays intact even though building now converted to an office. Retains tripled vitrine window in clipped corner of front façade; overhanging eaves and low concrete curb wrap building. Built 1959.

## **73 Elm St**

Two-story, three-bay, nearly square-plan, frame house with low-pitched hipped roof and lower two-story hip-roofed back ell; open porch over center entrance has chamfered squared posts set on piers; veranda, now glazed, on west side matches front porch. Wood clapboards with corner boards; bracketed frieze with lozenge windows under deep eaves; front façade has low pediment over center entrance; four interior brick chimneys in main block; one more chimney in back ell. House stands on banked ashlar stone foundation, which provides basement access at rear of building. Regular period fenestration with restored two-over-two wood sash and louvered wood shutters; windows on front façade have segmentally arched heads and Italianate-style casings trimmed with modillion blocks. Built 1878.

OB Two-story, frontal-gable frame building with paired sawbuck doors reproduces ca.1878 carriage barn that stood on the site. Built ca.1995.

*Historic note:* This house was built by the Bunn family on land bought from the estate of Elihu Phinney in 1878.

## **27 Estli Ave**

Two-story, gable-roofed, frame house on banked foundation; open porch on west gable wall. Wood clapboard siding; poured concrete foundation. Generally regular fenestration. Built 1995. Altonview Architects.

## **37 Estli Ave**

One-story, H-plan frame house composed of frontal-gable block flanked by two pairs of side-gabled wings; front façade presents frontal-gable with wings flush to front wall; open porch with squared spindled balustrade on front of north wing facing Estli Ave. Aluminum siding; varied fenestration using mainly eight-over-eight and one-over-one double-hung sash flanked by non-functional louvered shutters. Architect: Irving N. Palmquist. Built 1969-1970.

## **45 Estli Ave**

*Historic name:* Estli (1903 Atlas)

Frontal-gable frame house with deep, open hip-roofed porch supported by chamfered posts spanning front façade and wrapping northeast corner of house; later one-story, side-gabled wings on a high foundations project from north wall of main block. Main block clad in wood shingles; later wings stuccoed and half-timbered; prominent chimney on main block. Period fenestration appears intact, but with replacement sash; includes ribbon of one-over-one windows overhung by extension of roof, which is supported by braces; one-story back addition added as a music room 1892. Built 1884-1885.

*Historic note:* Dr. E.P. Fowler first visited Cooperstown for the summer in the early 1880s. He built Estli as a two-story Shingle-style house with tower as a summer home a few years later. He sold a parcel off the south side of his property to a friend, Frank Waller, who built Owls Nest, renamed Heathcote in the 1930s. In 1951-1952, the Hoyts, who then owned Estli, lowered the roof seven feet and removed the tower.

## **67 Estli Ave**

*Historic name:* Owls Nest (1903 Atlas); Heathcote (since ca.1938)

Three-story, irregular plan, frame house composed of adjoining gable-roofed blocks. Wood clapboard siding with corner boards; partial returns; stone foundation. Fenestration combines earlier irregular Shingle-style plan with regularity of Colonial Revival taste plans; most windows have wood six-over-six sash; Georgian Revival door casing in main entrance has arched transom light with star tracery main entrance; fan lights in gable ends. Built 1886 as a Shingle-style house; remodeled ca.1920 as a Colonial Revival house.

OB Two-story, frontal-gable frame carriage barn with elaborate bargeboard in gable end; wood clapboard

siding. Upper story was used as a sculpture studio by Cooper, who altered the fenestration for more light. Built ca.1886.

OB Two-bay frontal-gable frame garage with wood clapboards and elliptically arched openings; attached by breezeway with matching arcade. Built ca.2000.

Pergola: Frame building with Tuscan columns and lattice detailing, built ca.1920, at north end of the Colonial Revival taste garden, probably designed at least in part by Ellen Biddle Shipman. She also laid out the Cooper family garden at Fynmere, to which the Heathcote garden bears strong resemblance.

*Historic note:* Frank Waller bought this land from E.P. Fowler, who built Estli next door, and built a large Shingle-style house and called it Owl's Nest. Dr. Henry S.F. Cooper bought it in the 1920s, and remodeled it in the Colonial Revival style. To distinguish it from the Roosevelt family house in Hyde Park, New York, also called Owls Nest, the Coopers renamed the house Heathcote.

### **87 Estli Ave**

Two-story, three-bay, side-gabled, frame house; open shed-roofed porches with turned posts over entrances in west eave wall and south gable wall (south end of porch is glazed); shed-roofed one-story addition to north gable wall. Wood clapboards with corner boards; raking frieze; stone foundation. Regular period fenestration with six-over-six wood period sash in second story; paired four-over-four sash in first story; center entrance flanked by Tuscan columns. Built ca.1920.

OB One-story L-plan frame garage with elliptically arched openings and paired sawbuck doors facing south in west wing; wood clapboards, heavy roof braces between garage bays, and exposed rafter tails. Built ca.1915.

*Historic note:* This house was built as part of the now abandoned Fynmere property.

### **93 Estli Ave**

One-and-a-half-story, frontal-gable, frame house; with stuccoed exterior; shallow, one-story enclosed frontal-gable porch projects from front wall and forms L-plan; open shed-roofed porch with Tuscan columns set in corner of L-plan spans remainder of front façade. Stuccoed walls with partial returns; stone foundation. Fenestration includes gabled dormers that break both eavelines—two on south eave wall and three on north wall; wood six-over-six period sash in most openings; demi-lune in front peak. Two garage bays in south eave wall of back ell appear to be later alteration. Built ca.1905.

*Historic note:* This building was part of the Fynmere property, and its finish matches that of the outbuildings remaining on the latter property.

### **120 Estli Ave**

*Historic name:* The Cricket

Frame house composed of one-and-a-half-story, four-bay, side-gabled frame main block with slightly lower wing offset on south gable wall; central section of front roof face extended over center entrance in main block; open porch spans much of back, or west, eave wall. Wood shingle siding; cornerboards and raking frieze; deep eaves; stone foundation. Generally regular fenestration with nine-over-six wood sash; two gabled dormers with six-over-six wood sash project from front roof face. Built ca.1830; extensively remodeled to present appearance, ca.1885.

OB Small, one-bay frame garage with concave mansard-roof; wood shingle siding; paired vertical board doors.

### **10 and 15 Fair St**

*Name:* Lakefront Motel

Motel complex composed of two similarly designed L-plan, two-story motel buildings consisting of connected hipped and side-gabled-roofed blocks on two tax parcels on either side of Fair Street; as a group they form a U-plan courtyard facing the lake. West building (10 Fair) incorporates the office and a restaurant. Buildings are clad in artificial shingles and vinyl siding laid up vertically with faux stone accents; cement board trim and posts for railings on upper story open porch with stainless steel rods forming horizontal members. Built 2009-10 to replace earlier motel constructed 1954-59.

**Lighthouse:** Cylindrical masonry lighthouse in the marina adjoining the motel on west side of Fair St. Built ca.1960.

**Ticket office:** Small gable-roofed frame ticket office. Built ca.1960.

*Historic note:* This part of Fair Street was developed as a docking area by the 1870s after the steamboats were launched in earnest in 1871. Period photographs show a large hotel, numerous docks, and a berth for the steamers. The steamboats stopped running in 1935, and subsequently the area between Fish and Fair sts was redeveloped by the Zoller family in the mid-1950s.

### **19 Fair St**

Two-story, side-gabled frame house on steeply banked stone foundation; one-story, flat-roofed enclosed porch spans part of west eave wall and encompasses main entrance on Fair Street; one-bay garage attached to southeast corner and opens onto Lake Street; second-story glazed porch over garage. Asbestos shingle siding; retains wood frieze boards. Generally regular fenestration features mainly one-over-one wood sash (replaced ca.1930); two gabled dormers break eave line on west roof face; glazed porch on south side of second story has paired casements. Built ca.1840; remodeled ca.1930 in Georgian Revival style; stripped of most detail subsequently.

OB Small frontal-gable frame carriage barn with asbestos shingle siding. Built ca.1900.

### **20 Fair St**

*Historic name:* Greystone

Two-story, five-bay, hip-roofed, stone house with lower two-story frame back ell; open hip-roofed porch with Tuscan columns on north side; wrought iron railing on shallow balcony above center entrance; low enclosed cupola with balustrade above caps roof; two-story, gable-roofed frame rear ell projects from southwest corner of main block. Stone foundation with stone watertable; deep wood frieze; four period brick interior chimneys in main block. Symmetrical period fenestration features wood six-over-six sash in openings with dressed limestone lintel and sill blocks in main block; louvered wood shutters on front façade; main entrance recessed with engaged Tuscan columns and side and transom lights; six-panel wood door matches panels door casing. Built 1831-1832.

OB One-and-a-half-story side-gabled carriage barn (opens onto Hoffman Ln) with single set of paired doors with diagonally laid bead board panels. Wood novelty siding; corner and raking frieze boards. Two-over-two wood sash with louvered wood shutters. Built ca.1880.

### **28 Fair St**

Two-story, five-bay, side-gabled, frame house with prominent pediment (probably added ca.1900) over center three bays; two-story rear ell (added late 1800s) with three-sided bay window on northwest corner of main block. Wood clapboard siding with corner boards and partial returns on gable walls and in pediment; stone foundation banked to south following rising land. Regular period fenestration with wood six-over-six sash and louvered wood shutters; center entrance with pilasters, plain lintel, and sidelights; paneled wood door. Built 1822; enlarged and repaired 1856.

OB One-bay, frontal-gable frame garage faces onto Hoffman Lane at back of property. Built ca.1930.

### **30 Fair St**

One-and-a-half-story, three-bay, gambrel-roofed Dutch Colonial style house on foundation banked to south following rising land; shed-roofed dormer with wood clapboard siding spans most of front roof face; entrance porch flanked by heavy engaged stuccoed columns surmounted by large paired brackets, which support a round arch; glazed porch spans south side of house; gable-roofed back ell forms T-plan. Stuccoed first story; tiled main roof and standing seam metal roofs on dormers; deep-eaved roof with heavy curved braces. Varied fenestration features tripled openings (nine-over-one sash are recent replacements; lower sash have insets creating appearance of nine-light configuration) in north end of first-story front; ribbon of four casements with separate four-light transoms on front south end; paired eight-light casements in dormer flank central projecting bay with tripled eight-light casements; wood louvered shutters have upper panels with candlestick cutouts. Built 1923.

OB Shed-roofed two-bay frame garage with wood clapboards. Built ca.1923.

*Historic note:* This property was occupied by the Hoffman House hotel's carriage barn, which was torn down in the early 1920s.

### **32 Fair St**

Three-story, five-bay, double-pile, side-gabled brick house with two-story, flat-roofed frame back ell (added mid-1800s); one-story brick piazza (added ca.1870) on south gable wall. Stone foundation; elaborate neoclassical frieze (altered ca.1900); oculus in pediment centered on front roof face. Regular period fenestration features twelve-over-twelve wood sash (replaced ca.1900) and louvered wood shutters; Georgian Revival-style door casing on center entrance incorporates round-arched fanlight connected to center window in second story. Built ca.1816; details of Italianate-style remodeling in mid-1800s virtually all removed; remodeled in current taste ca.1900.

OB Two-story, side-gabled three-bay frame carriage barn; wood clapboards with beaded edges; metal roof. Built ca.1870.

*Historic note:* This house was owned and used as an office by Dr. Mary Imogene Bassett in the final quarter of the nineteenth century. Photographs of the house during this period show much deeper eaves with bracketed frieze, two-over-two sash, and a much plainer door casing.

### **65 Fair St**

One-and-a-half-story, five-bay, side-gabled frame house with extended back roof face; shed-roofed hood projects over center entrance and frame stoop porch with square-spindled railing. Clapboard siding with corner boards; raking frieze and shallow eaves; stone veneer foundation. Regular symmetrical fenestration with wood six-over-six wood sash in all openings except half windows under eaves, which have three-light casements and eight-over-eight sash in south gable wall. Built 1984.

### **69 Fair St**

*Name:* Christ Church Parish Hall

Two-story, brick building features shallow mansard roof (hides flat roof with mechanicals) clad with standing seam metal roof and resting on raised basement. Brick piers set off paired recessed stair entrances centered on Fair Street façade and also vertical bands of tripled casement windows with frame panels below. Building subsumes smaller parish hall (built 1906): its brick façade with gothic-arched windows is visible on south side overlooking driveway. Fenestration in rear half of building uses casements set in plain brick openings with stone sills. Built 1906; enlarged 1968.

### **70 Fair St**

One-and-a-half-story, frontal-gable frame carriage barn converted to dwelling with cross-gabled wing on south eave wall housing one-bay garage and living space lit by gabled dormer breaking eaveline above. Wood clapboards with corner boards and raking frieze; board-and-batten siding in tympani; stone foundation. Varied fenestration with tripled opening in north half of first story front and eight-over-eight wood sash in upstairs openings, both flanked by louvered wood shutters; fixed lattice sash in window next to asymmetrically placed entrance trimmed with low profile fluted pilasters. Second-story addition above garage added ca.1994. Built ca.1880.

### **71 Fair St**

Two-story, four bay, side-gabled frame house with narrow two-story gable-roofed back ell (replaced earlier shed-roofed rear porch, 2008) forming L-plan. Exterior renovated except for stone foundation, ca.2008, with new clapboard siding and corner boards; retains period Greek Revival frieze with partial returns. Regular period fenestration with replacement wood two-over-two sash throughout; doors replaced with wood six-panel doors; main entrance retains period door casing with extended architraves. Built ca.1830.

### **72 Fair St**

One-and-a-half-story, hip-roofed, frame, carriage barn (remodeled as a house, 1993); gable-roofed ell on back wall forms L-plan; two-story open hip-roofed porch with squared posts projects from center front; hip-roofed

dormer windows break eave line on front and sides. Wood clapboard siding; exposed rafter tails. Regular period fenestration with six-over-six wood sash; paired French doors in both stories of center front; first story opening has segmentally arched opening; side entrance centered on south wall flanked by engaged Tuscan columns. Built ca.1909.

OB Two-bay, hip-roofed frame garage; wood clapboards; horizontally sliding period doors with four-light upper panels. Built ca.1920.

Hist Both buildings were constructed by the Zabriskie family. The garage superseded the barn as automobiles became popular.

### **73 Fair St**

One-and-a-half-story, three-bay, pyramidal-roofed, frame house with concave mansard-roofed upper story; pedimented glazed storm porch over asymmetrically placed main entrance; open porch with squared chamfered posts runs length of south side; one-story enclosed back porch. Wood shingle siding; stone foundation; brick period chimneys. Regular period fenestration features wood two-over-two sash; gabled dormer windows with same sash type in mansard. Built ca.1877.

OB One-story gable-roofed frame building, possibly built as a garage, and now hidden by a fence. Built mid-1900s.

### **74 Fair St**

Two-story, three-bay, side-gabled, frame house on high stone basement; two-story, gable-roofed ell spans nearly entire rear wall of main block; two-story side-gabled wing (added 2006) with one garage bay in first story adjoins south gable wall of ell; further hip-roofed ell projects from rear of wing. Open flat-roofed porch with resin Tuscan columns over asymmetrically placed main entrance in front façade. Recent cement board siding with corner boards and partial returns on main block; brick chimney centered on ridgeline of main block. Regular period fenestration in main block mimicked in recent construction; six-over-nine wood replacement sash in all openings; remodeled door casing with pilasters, fanlight, and sidelights. Built ca.1840; remodeled in Queen Anne Style late 1800s; remodeled in Colonial Revival style 1937; significantly enlarged and remodeled in 2006-8.

### **75 Fair St**

One-and-a-half-story, three-bay, pyramidal-roofed, frame house with concave mansard upper story; same height back ell with flat or low-pitched roof; open hip-roofed porch (added ca.1900; renovated 2005) featuring Tuscan columns set on piers and splat railing spans front and south side. Aluminum siding; stone foundation. Regular period fenestration with wood two-over-two sash; gabled dormer windows with same sash type in mansard. Built ca.1877.

### **76 Fair St**

Two-story, four-bay, two-family, side-gabled, frame house with cross-gabled ell spanning back wall of main block; one-story flat-roofed addition to back ell projects north and incorporates a one-bay garage (added ca.1960); open hip-roofed porch (added ca.1900) with turned columns, corner braces, and spindled railing spans front facade; shallow pediment centered on porch roof over paired entrances. Aluminum siding; partial returns; stone foundation; brick end chimneys on main block. Regular period fenestration with two-over-two vinyl sash in first floor; wood sash in upper story and ell; wood louvered shutters; wood doors (ca.1900) with glazed upper panels in paired openings on front facade. Built ca.1840.

### **78 Fair St**

One-and-a-half-story, side-gabled, frame house, possibly built as a two-family house and later changed; prominent paired gabled dormers span almost entire front roof face. Wood clapboard siding; raking frieze; stone foundation; matching brick end chimneys. Upper story and side walls retain period fenestration with pedimented casings; six-over-six wood sash and wood louvered shutters; south half of first floor front altered with tripled opening with ten-over-ten wood sash flanked by six-over-six wood sash in pedimented casing; asymmetrically placed entrance with matching casing and side light. Built ca.1855.

OB One-bay, frontal-gable, wood novelty-sided frame garage; upward sliding door. Built ca.1930.

*Historic note:* The 1868 *Beers Atlas* calls this building the Charity House.

### **86 Fair St**

One-and-a-half-story, side-gabled frame house; closed porch with asymmetrical gable and flared eave at south end of front façade; glazed porch spans much of back wall; prominent brick chimney with tapered sides between porch and main block. Vinyl siding; concrete foundation. Fenestration partially altered; three-sided oriel window (late 1900s) in north half of front façade; other openings including gabled dormer in front roof face have six-over-one period wood sash; round-arched front door with latticed window, flanked by louvered shutters. Built 1935.

OB One-bay frontal-gable frame garage with matching finishes. Built ca.1950.

### **87 Fair St**

Two-story, frontal-gable, frame house; enclosed back porch; basement entrance on north side retains gable-roofed hood with braces over door. Wood clapboard siding; concrete block foundation; exposed rafter tails. Generally regular period fenestration features three(vertically oriented)-over-one wood sash in most openings flanked by recently added or replaced shutters; multi-light oriel window with diminutive convex hipped roof on front façade balances asymmetrically placed main entrance with enclosed gabled entrance. Built 1935.

### **88 Fair St**

Two-story, side-gabled, frame house with cross-gabled two-story back ell; enclosed pedimented entrance porch with fanlight; basement entrance on north side retains gable-roofed hood with braces over door. Vinyl siding; concrete block foundation. Regular period fenestration with ribbon of three windows with wood six-over-one sash balance asymmetrically placed entrance; otherwise single openings also with six-over-one wood sash; lunettes in peaks. Built 1935.

OB One-bay, frontal-gable, frame garage with wood novelty siding. Built ca.1935.

### **89 Fair St**

Two-story, frontal-gable, frame house with one-story gable-roofed enclosed back porch; gable-roofed enclosed porch over asymmetrically placed main entrance; hood over basement door on north side replaced recently. Wood-shingled upper story and clapboard first story with corner boards; raking frieze; rusticated concrete block foundation. Regular period fenestration features wood sash (four vertically oriented lights-over-one) in all openings, which are single except for tripled ribbon balancing main entrance in first floor front and paired openings in three-sided bay window on south side. Built 1920.

OB One-bay gambrel-roofed frame garage with wood clapboards. Built ca.1940-50.

### **90 Fair St**

Two-story, frontal-gable, frame house; frontal-gable glazed porch with Tuscan columns set on low walls clad in wood shingles spans front facade; shed-roofed back ell; side entrance to basement features scrolled braces under shed roof. Vinyl siding on first story; wood-shingled upper story; full return and shingled tympanum; parged foundation. Retains period fenestration with one-over-one wood sash except for Queen Anne parlor window in front façade; period wood door balances parlor window. Built ca.1924.

OB Frontal-gable, one-bay, frame garage wood novelty siding; upward sliding door. Built ca.1930.

### **91 Fair St**

Two-story, side-gabled frame house; gabled dormer centered in front roof face; open gable-roofed porch with recent scrolled iron supports over asymmetrically place main entrance. Wood clapboard siding; deep eaves with braces at corners; parged concrete block foundation. Retains regular period fenestration with variety of sash including tripled openings with six-over-one wood sash balancing main entrance; single windows with wood eight-over-one sash in most other openings; and tripled nine-light casements in attic dormer; insulated steel door. Built ca.1920.

Garage: Frame, pyramidal roofed, one-bay garage with wood clapboards and recently replaced soffit. Built

ca.1930.

### **92 Fair St**

Two-story, frontal-gable, frame house with enclosed gable-roofed porch over asymmetrically placed entrance above brick stoop; glazed hip-roofed porch with fixed sash (appears to have been enclosed ca.1980-2000) spans most of south eave wall; enclosed shed-roofed back porch. Vinyl siding; braces at corners where walls meet roof; rusticated block foundation. Regular period fenestration with tripled windows in first floor front balancing entrance; single windows with six-over-one wood period sash in other openings except for six-light casement flanked by smaller openings in attic peak; louvered wood shutters. Built ca.1920.

OB Frontal-gable frame garage with T-111 siding; upward sliding door. Built ca.1970.

### **93 Fair St**

Two-story, cross-gabled frame house with deep eaves; open hip-roofed porch with Tuscan columns set on concrete piers joined by spindled railing spans front facade; two-story gable-roofed back ell with shed-roofed porch on north eave wall. Wood clapboards with corner boards; deep eaves with raking frieze; exterior buff brick chimney on north side; foundation parged and scored. Regular period fenestration features two Queen Anne parlor windows in first floor front; tripled windows on south side, and otherwise mainly single windows with period wood sash; paired latticed casements in peak. Built ca.1916. Builder: Lynn Parshall.

OB Frame, one-bay garage with hipped roof. Built 1991.

### **94 Fair St**

Two-story, frontal-gable, frame house; open gable-roofed porch with squared columns over asymmetrically placed main entrance; enclosed one-story back porch; shed-roofed one-bay garage (added ca.1960) added to south eave wall flush with front façade. Vinyl siding; concrete block foundation; partial returns; exterior brick chimney on north eave wall. Regular period fenestration with eight-over-eight and eight-over-one wood period sash; wood louvered shutters (possibly period, but now non-functional). Built ca.1920.

### **96 Fair St**

One-and-a-half-story, frame bungalow-style house with prominent gabled dormer in front roof face and shed-roofed dormer in back; large open porch with Tuscan columns and squared spindle railing recessed under front roof face; one-story enclosed back porch; attached shed-roofed garage (added ca.1960) with corrugated metal siding and vinyl upward sliding door. First story clad in wood clapboards with corner boards; upper story wood-shingled; parged concrete foundation. Generally regular period fenestration with single windows with six-over-one and four-over-one wood period sash; three pairs of six-light casements form ribbon in front dormer; oval window in dormer peak. Built ca.1915.

### **98 Fair St**

One-and-a-half-story, side-gabled frame house with shed-roofed dormers running length of both roof faces; enclosed shed-roofed porch (added 1992) spans front façade; one-story enclosed back porch with one-over-one wood sash (added 1920s or 1930s). Wood clapboards with corner boards; partial returns. Regular period fenestration with paired one-over-one vinyl sash in front façade; single windows with mainly six-over-one wood period sash otherwise. Built 1922-1924.

OB Two-bay frontal-gable frame garage. Built 1996.

### **100 Fair St**

One-and-a-half-story, side-gabled frame house with hipped ends; enclosed back porch; steep roof face forms pent over asymmetrically placed main entrance, which is flanked by braces; shed-roofed dormer windows span most of front and back roof faces; enclosed porch with exposed rafter tails spans south gable wall. Wood shingle siding; brick center chimney. Varied fenestration features quadrupled windows in first-story front with six-over-six wood sash; single openings in upper story have eight-over-eight wood period sash; one-over-one wood sash in glazed porch; paired eight-light casements in upstairs window in south side. Built ca.1919.

OB One-bay, pyramidal-roofed, frame garage with wood shingle siding. Built ca.1925.



*Historic note:* The plans for this house came from *House Beautiful Magazine*.

### **102 Fair St**

Two-story, side-gabled, frame house; two-story, side-gabled porch on south wall with glazed first story and open second story with slightly tapered squared columns and square-spindled railing; open gable-roofed porch with posts matching side porch and brick stoop over asymmetrically placed entrance; small enclosed back porch. Wood clapboards siding with lapped corners; small partial returns; rusticated stone foundation. Period fenestration with mainly eight-over-one wood sash, mainly paired in front façade; demi-lunette windows in peaks; period wood door with four oblong lights in upper section. Built 1916. Architect: Frank P. Whiting. OB Two-bay, frontal-gable frame garage with partial returns, wood clapboards, and lunette in peak similar to house. Built ca.1940.

### **104 Fair St**

Two-story, side-gabled, frame house with prominent stuccoed gabled dormer centered in front roof face; oriel window with latticed windows on north side; open pedimented porch with tapered squared columns over asymmetrically placed main entrance; open porch with squared posts and paneled railing clad in clapboards on south gable wall. Stuccoed second story; wood clapboard first story with corner boards and raking frieze; deep eaves; parged foundation. Regular period fenestration features quadrupled windows with four-over-one wood sash balancing front door in first story; six-over-one wood period sash in other openings flanked by non-functional wood louvered shutters; six-light casements in attic dormer. Built ca.1913. Builder: Charles Root. OB Pyramidal-roofed, one-bay frame garage; appears to be renovated with vinyl siding. Built ca.1925.

### **106 Fair St**

Two-story, Dutch Colonial frame house; shed-roofed dormers span width of both front and back roof faces; glazed pedimented porch with heavy Tuscan columns over center entrance with brick stoop; open porch with Tuscan columns and paneled railing clad in beadboard on south side. Wood clapboards with lapped corners; partial returns; buff brick exterior chimney on south gable wall; parged foundation. Symmetrical period fenestration features tripled six-over-one sash in first-story front windows; paired and single openings in upper-story front; and single ones on sides. Built 1929.

OB Three-bay, side-gabled, novelty-sided, frame garage with gabled dormer centered on front roof face; wood novelty siding; period sliding three-part door in southernmost bay; later upward sliding doors in other bays. Built ca.1930.

### **108 Fair St**

Frame American Four-square, pyramidal-roofed frame house; hip-roofed dormer adjoins peak in front roof face; open porch with squared columns and squared spindled railing spans front façade; one-story, gable-roofed back ell (added ca.2005) probably replaces and expands earlier back entrance porch. Wood clapboards and corner boards on first story; wood-shingled second story; rusticated concrete block foundation. Fenestration features paired windows with one-over-one sash in upstairs front; rear windows have vinyl replacement sash; Queen Anne parlor window with leaded upper sash balances asymmetrically placed entrance in first floor front with period wood door with glazed upper panel; paired and single openings in sides. Built 1913.

### **110 Fair St**

One-and-a-half-story, frontal-gable house with open hip-roofed porch with recent wrought iron supports spanning front façade; shed-roofed dormer raised on middle third of south roof face. Vinyl siding reputedly covers concrete block first story and frame upper story; parged foundation. Regular period fenestration with paired and single one-over-one wood sash flanked by louvered shutters; Queen Anne parlor window in front façade balances asymmetrically placed entrance with wood period door with glazed upper panel. Built 1923. Builder: T.W. Chapman.

OB One-bay, frontal-gable, frame garage with wood clapboards. Built ca.1923.

### **112 Fair St**

One-and-a-half-story, frontal-gable house with rusticated concrete block first story and frame upper story; open porch with squared, tapered columns resting on concrete piers and joined by squared-spindle railing; shed-roofed dormer raised in middle third of north roof face; breezeway with jalousie windows and doors on rear wall attaches two-bay frontal-gable frame garage (added ca.1960), which faces Beaver St. Wood clapboards with corner boards on upper story; raking frieze; parged foundation with water table. Regular period fenestration with Queen Anne parlor window balancing asymmetrically placed main entrance with period wood door with glazed upper panel; mainly one over-one sash otherwise. Built 1923. Builder: T.W. Chapman.

### **1 Fernleigh Dr**

One-and-a-half-story, side-gabled frame house with raised back roof face creating a two-story elevation on rear wall; frontal-gable two-bay garage added to southwest corner of main block. Wood clapboards; brick interior chimney. Regular fenestration with slightly recessed center entrance flanked by sidelights balanced by paired windows with eight-over-eight vinyl sash on front façade; two gabled dormers with similar sash in front roof face; single openings with one-over-one sash on side and rear; all except dormer windows flanked by non-functional louvered shutters. Built ca.1975.

### **2 Fernleigh Dr**

Two-story, side-gabled house with brick veneer first story and slightly overhung frame second story; one-story wing on west gable wall; two-bay, side-gabled frame garage attached to wing by breezeway. Regular fenestration with mainly six-over-six sash in paired and tripled configurations; eight-over-eight vinyl sash in upper-story front of main block; asymmetrically placed door with sidelights in main block. Built ca.1980.

### **3 Fernleigh Dr**

Two-story, side-gabled frame house with overhanging upper story; single-story side-gabled wing projecting beyond front and back walls of main block incorporates two-bay garage. Wood clapboards with partial returns; large brick exterior chimney on north gable wall; second interior chimney on wing. Regular fenestration with eight-over-eight wood louvered shutters on second story; ribbon of one-light windows balances asymmetrically placed main entrance in first floor front; colonial taste door casing. Built ca.1975.

### **5 Fernleigh Dr**

Two-story, side-gabled frame house with overhanging upper story; side-gabled two-bay frame garage with living space above aligns with front and back walls of main block; pent roof projects over asymmetrically placed main entrance and continues over garage doors. Wood clapboard siding with corner boards. Varied fenestration features tripled window balancing main entrance with sidelights in first-story front; upper story of main block has single openings with eight-over-eight vinyl replacement sash; tripled six-light casements centered in upper story of garage wing; all with wood panel shutters with decorative cutouts. Built ca.1975.

### **7 Fernleigh Dr**

Two-story house with brick veneer first story and frame upper story; one-and-a-half-story attached two-bay garage wing has steeply pitched roof with ridgeline carried from south gable wall of main block; small single-story enclosed porch on back eave wall of garage wing; shed-roofed dormer spans back roof face of garage wing. Vinyl siding; partial returns on all gable ends. Fenestration incorporates wide, multi-light "picture" window in first floor front of main block balancing door with sidelights; all other openings are single windows with six-over-six vinyl sash flanked by non-functional louvered shutters. Built ca.1970.

### **9 Fernleigh Dr**

Two-story, frame house with asymmetrical gable roof matched by offset asymmetrical gable-roofed garage block. Wood clapboard siding with corner boards. Regular period fenestration with single-light windows except for ribbon of large one-light fixed sash spanning projecting closed porch centered under extension of front roof face. Built ca.1980.

### **11 Fernleigh Dr**

One-and-a-half-story, side-gabled frame house flanked by side-gabled garage wing set back from front façade; narrow side-gabled wing on south gable wall; three gabled dormers in front roof face of main block. Wood clapboards; brick chimney on main block ridgeline. Symmetrical five-bay fenestration with “colonial” door casing on center entrance; similarly regular fenestration on both wings; all openings have six-over-six clad sash flanked by non-functional louvered shutters. Built ca.1970.

### **10 Fernleigh Drive**

Apartments. Four courtyard groupings, each with five two-story, gable-roofed buildings featuring prominent chimneys housing furnace flues; blocks are joined at corners and accessed by a circular driveway through the entire development. Exterior finishes and sash types suggest two building phases, one more basically “colonial” in taste and a later one influenced by the Craftsman taste. Built ca.1975-85.

### **13 Fernleigh Dr**

One-and-a-half-story, side-gabled frame house with enclosed side-gabled single-story porch flush with back wall of main block; one-story wing (added ca.2000) on north gable wall flush with front façade and cross-gabled with two-bay, asymmetrically gabled garage wing, which forms an L-plan with house. Wood shingle siding with corner boards and raking friezes. Regular symmetrical three-bay fenestration on main block; door casing with sidelights on center entrance; double-hung clad sash in most openings. Built ca.1975.

### **Fernleigh Dr**

*Historic Name:* Hannah Lee House. 131.07-1-2.22

Single-story, frontal-gable building with slightly lower gable-roofed wings centered on each roof face; lower side-gabled wings flush with front walls of each wing; open porches with cast resin Tuscan columns recessed under each gable wall of main block. Wood clapboard siding with simple Stick-style decorative motif in gable ends; symmetrically placed interior brick chimneys. Fenestration generally regular and features one-over-one sash in wings; large multi-light windows flank doors in central section of building. Built 1996.

### **4 Glen Ave**

Two-story, highly decorative and eclectic house with brick first story and frame second story; same-height ell (added ca.2000) cross-gabled to rear wall of main block; main block has prominent gabled dormer on west side and smaller clipped-gable dormer projecting from front roof face; open hip-roofed porch with squared, chamfered posts, spindled frieze and railing spans front facade. Articulated trim scheme on upper story clad in wood board-and-batten and scalloped shingles; frieze with “gingerbread” lower edge; stone foundation; tall, unarticulated brick chimneys appear to replace earlier ones in same locations. Fenestration incorporates paired openings in front façade with one-over-one wood sash; single openings with wood sash in most side walls in a variety of period casings; wood door (possibly a replacement) with colored glass perimeter in upper panel asymmetrically placed on front façade. Built ca.1883.

OB One-story, frontal-gable, two-bay frame garage with wood clapboards and partial returns; period sliding doors with eight-light upper panels. Built ca.1910.

### **8 Glen Ave**

Two-story, decorative and eclectic frame house composed of two-story, hip-roofed main block with later L-plan, cross-gabled wing (added 1892) abutting back wall of main block; ell designed as four residential units, each opening onto the hip-roofed porch with spindled railing spanning front façade of ell; square-tower with pyramidal roof at southwest corner of main block adjoins open pedimented porch with turned posts and spindled frieze over asymmetrically placed entrance; matching porch with shallow concave mansard-form roof (glazed ca.1920) set in corner formed by two-story bay window on east wall of main block. Large gabled

dormers project from front and side roof faces of main block, all asymmetrically placed over shallow projecting bays. Wood novelty siding on first story and board-and-batten second story; variety of articulated surfaces; elaborately carved vergeboards on all gable ends; stone foundation. Largely regular period fenestration features paired windows with one-over-one wood period sash in front façade, wing, and under two gabled dormers on wing; front façade retains louvered wood shutters; period wood doors throughout. Built 1883 for N.L. Nelson. OB One-story, two-bay, frontal-gable, novelty-sided frame garage. Built ca.1920.

### **10 Glen Ave**

One-and-a-half-story, frontal-gable, frame house with side-gabled back ell projecting from east eave wall to form L-plan; cross-gabled, full-height wing projecting from west eave wall has a garage bay (added ca.1970) and living space above (possible enlargement when garage built). Vinyl siding; partial returns; stone foundation. Regular period fenestration; all sash replaced with vinyl one-over-ones; plain Greek Revival entablature with narrow sidelights over asymmetrically placed main entrance. Built ca.1830. Garage non historic frame c 1970

### **12 Glen Ave**

One-and-a-half-story, L-plan frame house; shallow wing capped by gabled dormer projects from west eave wall; open porch with splat posts and railing (added ca.2000) spans frontal-gable main block and one bay of the wing. Wood clapboards with corner boards on first story; board-and-batten siding on upper story and wood shingles in gable ends; spindled vergeboards and corner details on eaves; spindled trim scheme on gabled dormer that breaks eaveline on front façade of wing; stone foundation banked to a below-grade basement story at back of building. Generally regular period fenestration with mainly two-over-two wood sash; asymmetrically placed main entrance in frontal-gable main block retains paired doors with glazed upper panels; second entrance from porch into wing has wood door with glazed upper panel. Built ca.1880.

### **16 Glen Ave**

One-story, side-gabled pre-fabricated, frame house composed of two wings slightly offset from each other; higher block has garage bay in east half and roof projects over entrance and "picture" window. Vinyl siding; poured concrete foundation. Regular fenestration with eight-over-eight sash in west half of house; paired nine-over-nine east of door; non-functional louvered shutters. Built 1969.

### **17 Glen Ave**

Two-story, frontal-gable, frame house with one-story hip-roofed closed back porch; open hip-roofed front porch with Tuscan columns and square-spindled railing. Wood clapboard siding with corner boards and full return; wood shingles in tympanum; parged foundation. Regular period fenestration with one-over-one wood sash in most openings; paired windows in east half of first-story front façade balance asymmetrically placed main entrance with period wood door featuring glazed upper panel; paired double-hung latticed sash in gable end. Built 1909.

OB Two-bay, frontal-gable frame garage with period paired wood doors featuring eight-light upper panels and four oblong panels below; open shed-roofed addition to east gable wall. Built ca.1920.

### **19 Glen Ave**

Two-story, frontal-gable frame house with symmetrically placed gabled dormers on both east and west roof faces; several later additions create an irregular plan. These include a lower, two-story gable-roofed ell projecting from rear wall on same axis as main block; two-story, flat-roofed closed porch (added ca.1920) nearly spans front façade and also nearly touches the sidewalk; a glazed hip-roofed porch (added 1903) with turned posts and corner braces on the east eave wall of main block; two-story porch, open on first story and closed on second, projects from east eave wall of ell; closed, flat-roofed porch similar to one on front façade projects west from ell. Wood clapboard siding with corner boards and raking frieze; wood-shingled tympanum; stone foundation. Mainly regular period fenestration with paired and single openings with mostly paired one-over-one wood sash. Built 1893.

## **20 Glen Ave**

Frame house composed of two side-gabled blocks offset from each other; the eastern block is somewhat lower than the full two-story, western one; enclosed two-story porch projects from east end of taller block and is fronted by pedimented entrance porch (replaced 2009); enclosed shed-roof porch spans east block; small gable-roofed closed porch projects from west side of house. Cement board siding (added 2010); stucco veneer over foundation. Fenestration uses vinyl one-over-one replacement sash in most openings, all of which are reduced, flanked by plank shutters. Built 1870; altered beyond recognition ca.1970.

OB Two-story, frontal-gable, novelty-sided, frame carriage barn with shed-roofed addition on south eave wall; tinned metal shingles on main roof; wood clapboards. Built ca.1870-80. Faces onto Grove Street.

*Historic note:* This house was once an elaborate mansard cottage. It was built by Henry Phinney for his own use. The little building across from it on Grove Street (#36) was built as his office.

## **21 Glen Ave**

*Historic name:* Terrace Cottage

Two-story, frontal-gable, frame house with deep flared eaves; three-story tower with hipped roof on east eave wall; two-story shallow wing projects from west eave wall is capped by dormer with a clipped gable roof; open hip-roofed porch with squared chamfered posts and splat railing spans front facade and wraps east side to tower. Wood clapboard siding with corner boards and bracketed frieze; vergeboard in front roof peak; steeply banked stone foundation nearly aligns with sidewalk and is adjoined by two flights of stone steps to the front porch on the east side of the house. Regular period fenestration features segmentally arched casings capped by heavy moldings with two-over-two wood period sash; paired wood doors in recessed asymmetrically placed entrance on front facade. Built 1870.

OB One-bay, frontal-gable frame garage. Built ca.1960. Non-Contributing

*Hist* Built by Henry Phinney, this house suffered a fire in 1912 and was remodeled in its original style, though less exuberantly.

## **22 Glen Ave**

One-and-a-half-story, three-bay, side-gabled frame house with gabled roof and one-story, shed-roofed ell spanning rear wall; pair of gable-roofed dormers breaks eave line on front face of roof; three more gabled dormers equally spaced on back roof face. Wood clapboard; concrete block foundation. Fenestration features eight-over-eight wood sash dating to move and remodel; non-historic window in side elevation. Built ca.1840.

*Historic note:* This house is reputedly a barn brought from a house on Leatherstocking Street and converted to a house ca.1960 with consequent loss of detail.

## **24 Glen Ave**

One-story, flat-roofed brick garage, remodeled as Credit Union Office, 1996. Building has banked concrete block foundation with a below grade entrance on east side; front façade incorporates vestibule at west end, two four-window lights in former garage bays, and smaller paired openings at the east end of the front façade.

Drive-through supported by brick piers recessed under roof on west side. Built 1955.

*Historic note:* This was Staffin's Glen Garage.

## **4 Grove St**

Two-story, five-bay, side-gabled frame house on banked concrete foundation; four-bay, one-story, side-gabled wing (added 2005) set back from main block front façade has two below-grade garage bays on east eave wall; open shed-roofed porch with square posts and square-spindled railing spans main block; pediment on porch roof marks center entrance. Vinyl siding with corner boards; poured concrete foundation. Regular fenestration with eight-over-eight vinyl sash throughout. Built 2004.

o/b One-story, side-gabled frame shed with T-111 siding. Built ca.2005.

## **6 Grove St**

Two-story, frame house; hip-roofed, Queen Anne porch with period turned posts, spindled frieze, and replaced (post-1960) iron railing spanning two-thirds of front façade. Asbestos shingle siding with raking frieze; stone

foundation; period brick chimney on ridgeline. Regular period fenestration with vinyl one-over-one sash (replaced older sash 2011) except for period Queen Anne parlor window balancing main entrance in first floor front. Built 1911.

### **8 Grove St**

Two-story, side-gabled, frame house on banked (rising to rear) foundation; back roof face raised (late 1900s) and extended over two-story addition to original back wall, creating an asymmetrical gable; open flat-roofed porch with splat posts and square-spindled railing. Vinyl siding (added 2003); stone foundation under main block; poured concrete under recent back addition. Regular period fenestration with vinyl one-over-one (replaced older sash 2003) sash; insulated steel door. Built ca.1900.

### **10 Grove St**

One-and-a-half-story, side-gabled, frame house; one-story, shed-roofed ell with center portion raised to a hipped roof peaking slightly above main roof spans back wall; open shed-roofed porch with slender squared, chamfered posts and square-spindled railing spans front façade. Asbestos shingle siding; stone foundation. Regular period fenestration with one-over-one vinyl replacement sash; insulated steel door in asymmetrically placed main entrance. Built ca.1900.

### **12 Grove St**

Two-story, three-bay, side-gabled, frame house with shed-roofed, one-story back ell; narrow, side-gabled open-fronted back entrance porch abuts north side of ell; narrow, hip-roofed open porch with square posts and square-spindled railing spans front façade. Wood clapboard siding with corner boards and raking frieze; stone foundation slightly banked upward to rear. Regular period fenestration with two-over-two wood period sash; period wood door with glazed upper panel. Built ca.1900.

### **14 Grove St**

Two-story, side-gabled frame house with narrow one-and-a-half-story, side-gabled wing aligned with back wall; open shed-roofed porch with square chamfered posts and square-spindled railing spans main block; porch with matching posts and skirting boards spans two-thirds of wing and abuts main block. Wood shingle siding with corner boards and raking frieze; parged stone foundation. Regular period fenestration with one-over-one vinyl sash; insulated steel door. Built ca.1900.

OB One-story, gable-roofed frame shed with wood shingle siding and corner boards at southwest corner of lot. Built ca.2000.

OB Shed-roofed, frame shed with wood shingle siding. Built late 1900s.

### **15 Grove St**

Two-story, three-bay, frontal-gable frame house on steeply banked foundation descending two stories in the rear; open gable-roofed porch (added ca.1915) with Tuscan columns and Doric frieze over center entrance; two-story open porch with turned posts and spindled railing spans rear and south eave wall of first story and upper story below grade; small side-gabled ell with cornice trim scheme similar to house adjoins first story below grade on north eave wall. Wood clapboards with corner boards and raking frieze; stone foundation; steel roof (added 2007). Regular period fenestration with mainly six-over-one wood sash. Built ca.1890.

OB Small frontal-gable shed with T-111 siding on steeply banked foundation made of stacked rectangular wire baskets filled with rocks. Built 2007.

### **26 Grove St**

One-story, flat-roofed, L-plan concrete block warehouse with two-bay loading dock on north end; plain stepped parapet; glass block windows at southeast corner flanking entrance in south wall. Built 1947.  
Solid picket fence surround emergency generation added 2009.

### **36 Grove St**

One-and-a-half-story cross-gabled L-plan frame house; enclosed shed-roofed porch in two sections abuts back

wall; open gable-roofed porch with splat posts and railing over asymmetrically placed main entrance; gabled hood supported by scrolled braces over second door centered on Glen Avenue facade. Wood clapboard siding with corner boards and raking frieze; stone foundation. Fenestration includes gabled dormers on north and south roof faces of main block and east face of wing; two-over-two wood period sash in pedimented casings on first story; one-over-one sash in upper-story windows; dormer trim mimics but does not match first story openings. Built ca.1873.

OB One-and-a-half-story, gable-roofed frame workshop with wood novelty siding, cornerboards, and raking frieze; six-over-six wood sash. Built 1924.

OB Frontal-gable, frame garage with wood clapboard siding and paired period doors with six-light upper panels; brick chimney on east roof face. Built ca.1930.

Both outbuildings set obliquely to house and along the creek forming north property line.

*Historic note:* This little house was built by Henry Phinney, a prominent businessman in Cooperstown as his office. It stood across from his mansard-roofed cottage (20 Glen Avenue) in a pattern of work and home being kept close together, which was common in the early 1800s, but was decreasingly so by this period. The shop building on the same side of the road was built by a plumbing contractor who bought the office later on and used it as his house.

#### **45 Grove St**

One-story, three-bay, side-gabled frame "ranch" house; north end of roof projects over a carport with squared posts. Wood clapboards with lapped corners; parged concrete block foundation. Fenestration includes center entrance with recently replaced wood door; three-part "picture" window in south half of front façade of fixed center light flanked by two-over-two (horizontal orientation) wood sash. Built ca.1955.

OB Small frontal-gable frame carriage barn with later shed-roofed bay added to south eave wall at back of lot; wood clapboards with corner boards and raking frieze. Mow door of vertical boards; replaced upward sliding door. Built ca.1900.

#### **47 Grove St**

One-and-a-half-story, three-bay, side-gabled frame house; attached one-bay, flat-roofed garage capped by a wood balustrade is set back from front wall of house. Wood clapboards with lapped corners; parged block foundation. Regular period fenestration with one-over-one wood sash flanked by non-functional louvered shutters; nine-light bow window (possibly added later) in north half of front façade; center entrance with period wood six-panel door in casing trimmed with reeded stiles and plain lintel; side entrance with shed-roofed hood adjoins garage. Built ca.1950. c1960

#### **48 Grove St**

*Historic name:* Thanksgiving Hospital; now called Clara Welch Thanksgiving Home

Large two-story frame residential senior care facility composed of two offset hip-roofed blocks facing Grove Street; these blocks are joined by a broad gable-roofed hyphen of nearly the same height to a large hip-roofed, two-story block paralleling the Grove St blocks and accessed from Maple St. Open flat-roofed porches supported by Tuscan columns nearly span front of each block facing Grove Street and south side of hyphen; hipped and gabled dormers above oriel and bay windows of various sizes break eavelines around virtually entire perimeter and form a distinctive feature of overall design; hip-roofed porte-cochere projects from block facing Maple St. Cement board or wood clapboard siding; stone veneer over poured concrete foundation. Fenestration uses mainly single windows with nine-over-one metal clad sash in varied configurations including bay and oriel windows; nine-light sash paired in gable-roofed dormers in north half of the east wing. Built 2003-4 to replace and largely replicate earlier buildings.

*Historic note:* The Thanksgiving Hospital opened in 1896, filling a gap left in the village's civic structure left open when the older hospital (located on Elm Street) closed in 1875 due to lack of funds. The brick nurses' residence opened in 1908. Three years later, the one-story, Italianate-style office from the Sill property on Chestnut Street was moved to the back of the nurses' residence and opened as a maternity wing, in memory of Henry Dorr Sill. The hospital closed in 1927 with the growing popularity of Bassett Hospital, and the building was sold to the Walling Home for Aged People. It was later acquired by one of the Clark family entities and

turned into a home for older, but generally healthy, people. The building was being remodeled in 2003 when it burned to the ground. The building was replaced with one designed by Altonview Architects to closely resemble the one lost.

### **56 Grove St**

Two-story, two-bay frontal-gable frame house with one-story side-gabled wing on south eave wall forming L-plan; glazed, hip-roofed porch (added 2007) spans front wall of wing and abuts eave wall of main block; one-bay gable-roofed ell projects from rear and is spanned by open shed-roofed porch on its north eave wall. Vinyl siding; stone foundation. Regular period fenestration with wood six-over-six sash in upper story and sides; one-over-one wood sash in first-story front and one-light picture window in north eave wall; openings on main block flanked by non-functional louvered shutters. Built ca.1890.

OB Frontal-gable, two-bay frame garage with vinyl siding on front and wood novelty siding on sides; shed-roofed bay attached to west eave wall. Opens onto Spring Street. Built ca.1920.

### **57 Grove St**

Frame commercial building composed of two one-story, side-gabled frame blocks slightly offset from each other and abutting on the gable walls. Wood novelty siding on north wing; vinyl siding on south wing; stone foundation under north wing; concrete block under south. Five commercial units each with slightly different fenestration details: on older north block mainly one-over-one wood sash; two three-sided bay windows flank entrance to north storefront in south wing; display windows in south end of south block (window sash and doors mostly replaced early 2000s). Built 1905; south block added in two phases from mid-to-late 1900s.

*Historic note:* This building was part of the saw and planing mill along the railroad on Grove Street. During World War II, it produced munitions boxes.

### **58 Grove St**

Two-bay frontal-gable garage with lower side-gabled wing accommodating a third garage bay on north eave wall; wood novelty siding with corner boards and raking frieze; poured concrete foundation. Regular fenestration with metal-clad six-over-six sash. Bay opens onto Maple Street. Built ca.2004.

**60 Grove St** Two-story, cross-gabled, L-plan frame house; open hip-roofed porch with turned posts and spindled railing wraps front façade and north eave wall; small hip-roofed glazed porch at west end of south eave wall. Wood clapboard siding with corner boards and raking frieze. Regular period fenestration with pedimented casings and one-over-one vinyl sash; wood door (appears to be ca.1920) in asymmetrically placed entrance. Built ca.1890.

OB One-story, gable-roofed frame shed with wood clapboard siding faces Maple Street. Built ca.1950.

### **62 Grove St**

Two-story, three-bay, frontal-gable, frame house with narrow one-story, gable-roofed kitchen ell projecting from rear wall; open hip-roofed porch with Tuscan columns and spindled railing wraps front and north side. Asphalt shingle siding; partial returns; stone foundation. Retains most of regular period fenestration with pedimented casings on front façade; two-over-two wood sash; asymmetrically placed main entrance with Italianate-style door with paired glazed upper panels. Built ca.1890.

OB One-and-a-half-story, frontal-gable, frame carriage barn at back of property opens onto Maple St; asphalt shingles over vertical board siding; shed-roofed bay attached to south eave wall. Built ca.1920.

### **63 Grove St**

One-and-a-half-story, three-bay, rectangular plan, frame house with mansard roof; one-story shed-roofed wing on south end of house; open shed-roofed porch with square posts and spindled railing (replaced 2011) over center entrance in front façade; open deck porch off wing. Aluminum siding with lapped corners; stone foundation. Regular period fenestration with gabled dormers in mansard; larger gambrel-roofed dormer centered on front roof face entrance; vinyl one-over-one sash flanked by louvered non-functional shutters in



first story; wood door (not period) with narrow six-light panel in top quarter. Built ca.1890.

*Historic note:* This house was used as the office of the lumberyard and mill located here around the turn of the twentieth century.

#### **64 Grove St**

Two-story, three-bay, side-gabled frame house; one-story gable-roofed back ell; shallow closed two-story center entrance porch capped by gabled dormer projects from front roof face; open hip-roofed porch with Tuscan columns and spindled railing (recently replaced) spans front façade. Cement board siding with corner boards; raking frieze with single brackets on main roof and dormer; stone foundation partially parged. Generally regular fenestration with some altered openings windows; one-over-one vinyl sash; paired one-light vinyl casements in upstairs center front; insulated steel door. Built ca.1880; many exterior finishes including trim and sash replaced 2012.

OB Two-story, side-gabled, two-bay frame garage with upper-story living space; garage bays in slightly lower frontal-gable block projecting from front eave wall, which may be an older building; Side-gabled section rises above and to rear of garage front and features three-window configuration featuring nine-over-nine sash flanked by smaller six-over-six in north and south peaks. Wood clapboards, corner boards, and bracketed frieze. Built or greatly altered late 1900s; exterior renovated to match house.

#### **66 Grove St**

Two-story, square-plan, frame house with hipped roof; hip-roofed dormer centered on front roof face; open hip-roofed front porch with Tuscan columns (resin replacements) and square-spindled railing; glazed shed-roofed porch at rear. Asbestos shingle siding and deep frieze boards; stone foundation. Generally regular period fenestration features mainly single openings with one-over-one vinyl sash; latticed casements south side; Queen Anne parlor sash (replicated in vinyl) in north half of first floor front; period wood door with glazed upper panel. Built ca.1910.

OB Small frontal-gable frame garage on banked concrete block foundation; asphalt shingle siding; open onto Maple Street. Built ca.1950.

#### **68 Grove St**

Two-story, frontal-gable, frame house; pedimented entrance porch with Tuscan columns (resin replacements) over asymmetrically placed entrance; shed-roofed, one-story enclosed porch (added mid-1900s) on rear wall. Vinyl siding; partial returns; parged foundation. Retains regular period fenestration with wood six-over-one sash throughout; louvered vinyl shutters on front façade openings; period wood door with glazed upper panel. Built ca.1910.

#### **70 Grove St**

One-and-a-half-story, frontal-gable, frame house; one-story, side-gabled wing on south eave wall forms an L-plan; frontal-gable garage adjoins gable end of wing and opens onto Maple St; glazed, shed-roofed porch spans front of main block. Vinyl siding; parged foundation. Fenestration features one-over-one period wood sash; window in front of wing appears to be later changed with center fixed light flanked by one-over-one sash and louvered shutters; insulated steel door. Built ca.1930.

#### **72 Grove St**

One-story, side-gabled frame “ranch” house with garage incorporated into main block at north end of front façade; front entrance capped by shed-roofed hood. Aluminum siding; chimney on front roof face; parged foundation. Generally regular fenestration with two-over-two (horizontal orientation) wood sash; front openings have louvered shutters; wood period door with three square panels, each with turned bull’s-eye, vertically stacked. Built ca.1960.

#### **80 Grove St**

One-and-a-half-story, frontal-gable frame house with slightly lower one-and-a-half-story forming L-plan. House undergoing renovation with new wood clapboard siding; new higher poured concrete foundation with

stone veneer; period partial returns on main block. Regular fenestration with new six-over-six wood sash. Building moved to site in early twentieth century. Main block built ca.1800; wing somewhat later.

### **82 Grove St**

One-story, side-gabled "ranch" frame house with one-bay garage at north end of front façade; open entrance porch with stone veneer wall recessed under main roof. Vinyl siding; concrete block foundation. Generally regular fenestration with one-over-one vinyl sash paired in front façade and single elsewhere; recently replaced door with oblong glazed panel. Built ca.1985.

### **84 Grove St**

One-story, side-gabled frame house with one-bay side-gabled garage set back from front line of main block; open porch (added ca.2000) with stock turned posts and spindled railing set under extension of front roof face spanning two thirds of front façade; gable-roofed ell projects from rear wall. Vinyl siding; block foundation. Varied fenestration with later vinyl one-over-one sash and casements; picture window in front flanked by one-over-one sash; period wood door has three vertically oriented decorative panels. Built ca.1963.

### **86 Grove St**

One-and-a-half-story, cross-gabled, L-plan frame house with two-story, shed-roofed porch (alteration of an Italianate tower) incorporating entrance featuring hood supported by Italianate brackets and set in corner of L-plan; deep-eaved roof with boxed gutters in flared eaves. Vinyl siding with period raking frieze trimmed with plain small brackets; stone foundation. Retains most of period fenestration featuring variety of windows including single openings with pedimented casings and two-over-two wood period sash; three-sided bay window centered on first story of frontal-gable section retains trim details; deep half-windows with segmental heads in eave wall upper story; wood door (early 1900s). Built ca.1860.

OB Frontal-gable, one-bay frame garage with wood novelty siding; poured concrete foundation set in hillside behind house. Built ca.1940.

### **88 Grove St**

Two-story, three-bay, frontal-gable, frame house with one-story, side-gabled wing forming L-plan; open hip-roofed porch with tapered squared columns set on low wall clad in clapboards and glazed ends spans front façade of main block. Wood clapboard siding with corner boards and raking frieze; stone foundation. Regular period fenestration in main block with pedimented window casings one-over-one wood sash. Built ca.1880.

OB Frontal-gable one-bay frame garage with steeply pitched roof and wood novelty siding; poured concrete foundation; six-light casement in peak. Built ca.1930.

OB Two-level, shed-roofed frame chicken house with wood novelty siding and six-over-six wood sash in south wall; foundation built into hillside behind house. Built ca.1920.

### **90 Grove St**

One-and-a-half-story, cross-gabled L-plan frame house with steeply pitched roof and deep eaves; one-and-a-half-story side-gabled one-bay frame garage wing (added 2007) attached to north side of house; one-story enclosed back porch at south end of rear wall. House entirely renovated ca.2007 with cement board siding, corner boards, and raking frieze; retains regular period fenestration with pedimented window casings throughout; period chamfered bargeboard in peaks of main block. Vinyl one-over-one replacement sash and insulated steel door. Built ca.1900.

### **98 Grove St**

One-and-a-half-story, frontal-gable, frame house; large cross-gabled dormers on each roof face project over shallow wings and above main roof; later-added (ca.1920) hip-roofed, enclosed porch spans front façade. Wood clapboards with corner boards on first story; wood shingled upper story with partial returns on main block and dormers; parged foundation. Retains regular period fenestration with vinyl one-over-one sash (replaced earlier ones ca.2002) tripled in upper story front and doubled in gable ends on sides; period wood door. Built ca.1915.

### **100 Grove St**

Two-story, frontal-gable, frame house with two-story rear ell; enclosed hip-roofed porch spans front façade. Wood shingle siding with corner boards and full returns; parged foundation. Regular period fenestration with mainly single and some paired openings with one-over-one wood sash; wood door with three small windows in stepped configuration added ca.1960. Built ca.1922.

Garage single bay c1093

### **25 High St**

Single-story, side-gabled, three-bay garage with shop area at one end. Built 2003.

### **37 High St**

One-story, five-bay side-gabled frame house with open porch with squared posts and squared spindled railing recessed under front roof face and spanning façade. Wood clapboards with corner boards and full return; exterior brick chimney on gable wall; poured concrete foundation. Regular fenestration with six-over-six wood sash throughout. Built 2003.

### **3 Hill St**

Two-story, three-bay, frame house with cross-gabled wing forming an L-plan; single-story, shed-roofed back ell. Asbestos shingle siding with corner board; raking frieze under deep eaves; stone foundation. Regular period fenestration with vinyl six-over-one sash (replaced older sash 2009); asymmetrically placed paired Italianate front doors with paired arched lights in upper panels. Built ca.1870.

OB Non-historic two-bay, single-story, shed-roofed frame garage. Built ca.2000.

OB One-and-a-half-story, gable-roofed frame shed with flushboard siding, Built ca.1900.

### **4 Hill St**

Two-story, gable-roofed, frame house with nearly full height gable-roofed wing forming L-plan; two-story shed-roofed addition (built 2003) on southeast corner with overhanging upper story; single-story, shed-roofed porch. Wood clapboards, deep eaves, and raking cornice. Regular period fenestration with two-over-two sash (clad replacements, 2003) in most openings; insulated steel door in new shed-roofed section. Built ca.1870.

### **6 Hill St**

Frame house composed of three side-gabled blocks of descending height. Vinyl siding. Regular fenestration with vinyl replacement sash except for bow window in front façade. Built ca.1965.

### **7 Hill St**

Two-story, frontal-gable frame house with single-story, side-gabled wing on south eave wall forming L-plan; open shed-roofed porch (added ca.1990; may replace an earlier one) spans front of wing; small enclosed entrance porch on north eave wall; single-story gable-roofed ell projects from back of wing. Vinyl siding; stone foundation. Regular period fenestration with one-over-one wood period sash in pedimented casings in main block; wing has sash and casements dating to late 1900s remodeling; back ell has vinyl sash. Built ca.1890.

OB Frontal-gable, two-bay frame garage with board-and-batten siding; open shed-roofed addition on south eave wall. Built ca.1980.

### **10 Hill St**

Single-story, three-bay, modular house. Aluminum siding; poured concrete foundation. Regular fenestration; sash appear to be later replacements. Built ca.1970.

### **11 Hill St**

Two-story, frontal-gable frame house with one-story, side-gabled wing on north eave wall forming L-plan; open shed-roofed porch spans wing. Vinyl siding; stone foundation. Regular period fenestration with mainly six-

over-six and six-over-one vinyl sash flanked by louvered vinyl shutters. Built ca.1890.

OB Two-bay frontal-gable concrete block garage with frame peak. Built ca.1960.

### **15 Hill St**

Two-story, three-bay, frontal-gable, frame house; Italianate bracketed hood over asymmetrically placed main entrance; shed-roofed one-story back ell features false facades on north and south walls giving appearance of a taller flat-roofed ell; hip-roofed open porch (added 2008) to north eave wall. Wood clapboards with corner boards and partial returns; stone foundation. Regular period fenestration with two-over-two wood sash; wood door with glazed upper panel (added ca.1900). Built ca.1870.

OB One-bay, frontal-gable frame garage with T-111 siding. Built ca.1920; renovated ca.2010.

### **18 Hill St**

Single-story side-gabled frame (modular) house on steeply banked concrete block foundation; open deck porch spans half of house. Varied fenestration. Built ca.1970.

### **8 Hoffman Ln**

Two-story, rectangular plan, gable-roofed, frame barn with large one-story gable-roofed addition (added 2001) featuring matching finishes attached to west gable wall; two-story open deck on front façade (added 2011).

Wood clapboards; metal roof. Varied fenestration includes casements, double-hung sash, and French doors in generally regular configurations: all related to reuse of building as a studio and later a restaurant in twentieth and twenty-first centuries. Built ca.1840-1880.

*Historic note:* This horse barn is on property once owned by Judge Samuel Nelson. The building may have been used as a studio and display gallery by artists of the 1920s, including Bruce Nelson and Marguerite Cockett, who also founded the Cooperstown Art Association in 1923. Now used as a restaurant.

### **10 Hoffman Ln**

Gambrel-roofed, frame building with Shingle-style detailing; rectangular plan wing extends from south eave wall of main block. Wood novelty siding; wood shingles in tympanum; roofed with shingles resembling wood shingles. Regular fenestration with two-over-two replacement (metal clad) sash; retains historic period loading door in eave wall of wing. Built 1894.

*Historic note:* C.R. Hartson built this large Shingle style bottling plant and brewery in 1894 to brew Hinkley Beer.

### **1 Lake St**

*Historic name:* Edgewater

Two-story, five-bay, side-gabled, double-pile, brick house; hip-roofed open porch with square posts on east gable wall; center entrance framed by semi-circular, neoclassical porch capped by a domed roof; balustrade caps roofline of main block. Raised brick pilasters mark bays on front facade; partial returns; four interior brick chimneys evenly placed; standing seam metal roof. Regular period fenestration with six-over-six wood period sash; center entrance flanked by sidelights. Built 1813

Cottage: One-and-a-half-story, three-bay, brick cottage with three gabled dormer windows in front roof face; regular period fenestration with six-over-six wood sash. Built ca.1940.

Shed: Frame shed with greenhouse attached. Built ca.1950.

Small one-story gable-roofed brick building; soldiered brick window heads and six-over-six wood sash.

Two-bay frame garage with hipped rear roof face; windows with six-over-six sash face alley behind lot.

*Historic note:* Isaac Cooper, the fourth son of William Cooper, built Edgewater. The brick is said to have been made on the site. It was bought by Theodore Keese, William Cooper's grandson, as a summer home in 1834. It became his year round home in 1836. The house has seen two major remodelings. In the Victorian era, its exterior was remodeled in the Italianate style. In 1920, local architect Frank P. Whiting was hired to return it to its earlier appearance, following the taste for early American architecture at the period.

## 2 Lake St

One-story, seven-bay, side-gabled brick house on foundation banked towards the lake shore; frame enclosed porch recessed under back roof face on lake side; slightly lower side-gabled wing attached to east gable wall; side-gabled brick garage forms east wing. Exterior brick chimneys centered on east and west gable walls; partial returns. Regular fenestration with eight-over-eight wood (clad in metal or vinyl) sash throughout; recessed main entrance with four-panel wood door flanked by sidelights set in third bay from west end of front facade. Built 1980.

OB One-story, gable-roofed brick pool house with eight-over-eight sash.

## 8 Lake St

*Historic name:* Glimmerglass Cottage

Two-story, four-bay, mansard-roofed frame house; main entrance with small gabled roof centered on front façade below shallow enclosed two-story porch in second bay from east end of house; one-story mansard-roofed ell projects from northwest corner on back of house; small shed-roofed wing adjoins that. Wood clapboards with corner boards; deep eaves and frieze; stone foundation. Regular period fenestration with six-over-six wood sash flanked by louvered wood shutters; three-sided bay window with four-over-four and six-over-six wood sash in east half of front façade; pedimented dormers with peaked upper sash in mansard; paired period wood doors. Built 1873 reusing two older (built ca.1830) buildings.

*Historic note:* Glimmerglass Cottage was created from two older buildings in 1873, with the projecting Second Empire Style center entrance porch, deep eave cornices, and Gothic style dormer windows being added at that time. Mrs. Gaylord ran it as a summer boarding house from 1873 until the late 1800s.

## 12 Lake St

Two-story, three-bay, side-gabled, frame house; two-story hip-roofed ell with two-bay garage underneath faces Fair Street (added mid-1900s) spans back wall of main block; open pedimented porch over center entrance supported by Tuscan columns. Aluminum siding; partial returns; stone foundation. Regular fenestration with six-over-six wood sash flanked by non-functional louvered shutters; paired doors with glazed upper panels (added ca.1860) and segmentally arched transom above. Built ca.1845.

## 14 Lake St

Two-story, five-bay, side-gabled, frame house; two-story, gable-roofed back ell set one story below grade of main block; flat-roofed entrance porch with squared posts. Wood clapboards with corner boards and partial returns; stone foundation. Regular period fenestration with two-over-two wood replacement sash flanked by functional paneled wood shutters; wood Italianate-style door with paired arched lights in upper panels. Built ca.1835; house substantially renovated 2005 and all exterior finishes replaced except for doors.

## 17 Lake St

One-and-a-half-story, frontal-gable, frame house; later one-story hip-roofed wing runs the length of the house on the west eave wall; arched latticed entry extends from wing to edge of sidewalk. Wood clapboards with corner boards, partial returns, and deep frieze; stone foundation. Regular period fenestration with six-over-six wood sash in main block; eight-over-eight sash in wing. Built ca.1835.

## 19 Lake St

Two-story, three-bay, frontal-gable, frame house. Wood clapboards with corner boards and full returns; rough coursed stone foundation. Regular period fenestration with six-over-six period wood sash flanked by later-added louvered wood shutters; asymmetrically placed entrance with six-panel door flanked by pilasters and capped by a plain Greek Revival style lintel. Built ca.1845.

## 21 Lake St

Two-story, five-bay, side-gabled frame house with center entrance; hip-roofed porch with cast resin Tuscan columns over center entrance; small one-story hip-roofed closed porch on back wall. Wood clapboard siding (recently replaced) with corner boards and raking frieze; stone foundation. Regular period fenestration with

later wood one-over-one sash flanked by paneled functional wood replacement shutters on side; no shutters on front façade; wood door with four narrow panels in upper third and two vertical panels in lower portion. Built 1901.

### **23 Lake St**

Two-story, three-bay frontal-gable frame house; gable-roofed porch with square posts over asymmetrically placed main entrance; one-story shed-roofed back ell. Wood shingle siding; Greek Revival partial returns. Regular period fenestration with one-over-one wood sash (replaced ca.1900); extended architrave on door casing; wood door with glazed upper panel (added ca.1900). Built ca.1845.

OB Side-gabled one-story, frame three-bay garage bay; horizontally sliding wood sawbuck doors; wood clapboard siding; nine-over-six wood sash in gable walls. Opens onto Hoffman Ln. Built ca.1850; may be a remodeled house.

### **24 Lake St**

Two-story, three-bay, frontal-gable frame house; open stoop porch on asymmetrically placed main entrance; shallow, two-story side-gabled wing cross-gabled on east eave wall and slightly set back from front façade; second ell of same height (raised ca.1900) and width as main block continues roof axis of original house to the rear; pedimented side entrance porch has cast resin columns. Wood clapboard siding; full returns and narrow corner pilasters; stone foundation. Regular period fenestration with two-over-two wood sash (clad in aluminum or vinyl) flanked by paneled wood shutters (recent replacements with functional hardware) on front facade; asymmetrically placed main entrance has sidelights, squared Greek Revival lintel, and pilasters with applied rectilinear trim. Built 1804.

### **25 Lake St**

Two-story, four-bay, side-gabled frame house; two-story, cross-gabled back ell; open hip-roofed porch with paired squared narrow columns and brick stoop on main entrance (second bay from east end). Wood clapboard siding; Greek Revival partial returns on main block; stone foundation. Regular period fenestration with two-over-two wood period sash in first-story windows; eight-over-one sash in upper story; three-sided bay window (added ca.2000) on first story of east eave wall of back ell; four-panel wood door with glazed upper panels flanked by plain pilasters. Built ca.1845.

OB One-bay, pyramidal-roofed, frame garage with wood novelty siding and sliding doors. Built ca.1920.

### **27 Lake St**

One-and-a-half-story, frontal-gable, frame house; one-story shed-roofed back entrance porch with wood novelty siding. Wood clapboards with corner boards and Greek Revival partial returns on front façade; wood clapboards on west eave wall; asphalt shingles on east eave wall; stone foundation. Regular period fenestration with six-over-six vinyl replacement sash; asymmetrically placed main entrance with six-panel wood door. Built 1845.

### **28 Lake St**

Two-story, L-plan, frame house; flat-roofed porch with paired squared posts and pierced wood arcade over main entrance; matching porch on wing (both porches replaced ca.2007). Wood clapboards with corner boards, full returns, and scalloped wood shingles in tympanum; most trim details added in ca.2008 renovation. Regular period fenestration with two-over-two wood sash; wood door (ca.1900) with oblong light. Built ca.1865; façade renovation ca.2007 added non-historic window casings and other details.

### **30 Lake St**

Two-story, five-bay, side-gabled, frame house; two-story shed-roofed ell; open, hip-roofed porch (replaced ca.1995) with squared columns spans center three bays of front facade. Wood clapboards and corner boards; Federal frieze with partial returns; stone foundation. Regular period fenestration with one-over-one wood replacement sash; main entrance has extended architraves and transom light; six-panel wood door. Built 1797.  
*Historic note:* This building housed the first Masonic Hall in the village of Cooperstown, and the vaulted ceiling

remains in the upstairs meeting room remains. The Masons of Cooperstown were installed in Albany in December 1795, and the first meeting was held at Elihu Phinney's house in March 1796.

### **33 Lake St**

Two-story, square-plan, pyramidal-roofed frame house; gabled dormers project from front and back roof faces and align with roof peak; glazed hip-roofed porch with low, glazed brick walls spans front façade; open hip-roofed porch with squared posts and square-spindled railing spans back wall. Wood clapboards with corner boards; exposed rafter tails; parged foundation. Symmetrical regular period fenestration with paired and single openings; all sash replaced (ca.2004) with vertically oriented three light sash-over-one-light sash copying original ones. Built 1924 by Horace Weeks on site of George Thayer's steam laundry.

### **40 Lake St**

*Historic name:* Averell Cottage

Two-story, five-bay, side-gabled, frame house; one-story, one-bay side-gabled wings flank main block; open Gothic Revival porch with paired octagonal columns spans three center bays; two-bay side-gabled garage attached at west end; two-story gable-roofed back ell with open porches on east and west sides projects north towards lake (added 1901); one-bay garage (added early 1900s) set under east end of house in banked foundation. Vinyl siding; partial returns; dentils trim frieze of main block; stone foundation. Regular period fenestration with six-over-nine replacement sash (clad in vinyl or aluminum) in first story; wood six-over-six sash in upper story; wood door flanked by sidelights. Built 1793.

Landscape: The house lot is retained by a high stone wall surmounted by a wood fence made of scrolled palings.

### **41 Lake St**

Two-story, three-bay, frontal-gable, frame house; full-height back ell continues main block roof axis added 1900. Wood clapboard siding with full returns, corner pilasters, and pedimented asymmetrically placed entrance with fluted columns, side pilasters, and side and transom lights. Regular period fenestration with wood period six-over-six and six-over-one sash flanked by functional louvered wood shutters. Built ca.1825.  
OB One-bay, frontal-gable frame garage with wood clapboards; paired doors. Built mid-to-late 1900s.

### **43 Lake St**

Two-story, three-bay, frontal-gable, frame house with later (ca.1900) raised roof; lower two-story back ell on same roof axis as main block; one-story entrance porch in rear. Wood clapboard siding with corner boards and raking frieze; raised and slightly banked stone foundation with stone steps to asymmetrically placed main entrance; brick exterior chimney on east eave wall of main block. Regular period fenestration with six-over-six wood period sash; functional louvered wood shutters; six-panel wood door. Built ca.1840.

OB Two-story, frontal-gable frame carriage barn with shed-roofed leanto on west eave wall; wood clapboards, raking frieze, sliding doors. Built ca.1880.

### **46 Lake St**

*Historic name:* Hawthorne Cottage (1913)

Frame house composed of two-story, three-bay frontal- gable main block; two-story Colonial Revival portico with full-height fluted Ionic columns (1913) projects from front facade; two-story side-gabled wing with later mansard roof (1878) on east eave wall of main block; side-gabled ell on back wall of wing; enclosed one-story back porch in L-plan formed by wing. Wood clapboard siding with corner boards. Regular period fenestration with six-over-six wood sash flanked by louvered wood shutters; pedimented window casings on dormer windows in mansard roof; asymmetrically placed main entrance with side and transom lights and six-panel wood door. Built 1853.

OB Two-bay frontal-gable frame garage with paired fluted Tuscan columns at front corners. Built ca.1930-50.

### **50 Lake St**

Two-story, four-bay frame house; one-story, side-gabled wing at northeast corner of main block; one-and-a-

half-story wing on west gable wall. Wood clapboard siding with corner boards; Federal details include frieze with triglyphs, metopes, and partial returns, as well as highly developed door casing with double-hung six-over-six sidelights. Regular fenestration features variety of multi-light double-hung sash including nine-over-nine wood sash flanked by functional louvered wood shutters in main block; twelve-over-twelve wood sash in west wing first story; and six-over-six sash in east wing. Non-historic, two-bay frame garage attached to house by enclosed breezeway. Built 1808.

OB One-story, frontal-gable frame carriage barn with paired doors; wood clapboards with partial returns. Built ca.1840-60.

*Historic note:* Built for Robert Campbell of Cherry Valley.

### **55 Lake St**

Two-story, cross-gabled, L-plan frame house; open hip-roofed porch (added 1910) with paired Tuscan columns and square-spindled railing spans front wall of wing; attached, non-historic side-gabled garage (added late 1900s); two-story slightly shed-roofed back well on wing. Wood clapboard siding with corner boards and partial returns; rough coursed stone foundation. Regular period fenestration with six-over-six wood sash flanked by louvered wood shutters in frontal-gable section; tripled window with six-over-one sash in wing; main entrance asymmetrically placed in wing features casing with extended architraves and narrow sidelights; split "Dutch" door dates to 1910 remodeling of wing. Built ca.1840-60.

### **56 Lake St**

Frame house with symmetrical plan composed of one-and-a-half-story, three-bay, side-gabled center block flanked by one-story, six-bay side-gabled wings, each with matching obtuse angle jog between third and fourth bays to form a slightly curved footprint. Flushboard wood siding on central block; wood clapboards on wings; stone foundation banked to rear with a full below-grade story opening towards lake; brick interior chimney at south end of main block. Regular period fenestration with Georgian-influenced arches over windows and center entrance; two gabled dormer windows in center block roof face; twelve-over-twelve wood sash in first-story openings; six-over-six sash in dormers. Entire house one room deep to provide view of lake from every room. Built 1951.

*Historic note:* This frame house was designed by Frank P. Whiting, one of Cooperstown's most important architects. He designed this fanciful single-pile house for his daughter Elizabeth Wright. It is built on the site of Glimmerview, a summer house built in the nineteenth century.

### **57 Lake St**

Two-story, five-bay, side-gabled, frame house with cross-gabled back ell spanning entire back wall; open shed-roofed porch with squared posts and square-spindled railing spans center three bays. Vinyl siding with partial returns; stone foundation. Retains regular period fenestration two-over-two wood sash in first story; six-over-six wood period sash in upper story; functional louvered wood shutters flank all openings; center entrance has Greek Revival casing with plain pilasters and lintel. Built ca.1845.

OB Two-bay, side-gabled frame garage with wood clapboards. Built ca.1980-2000.

### **59 Lake St**

One-story, side-gabled frame ranch-style house; lower frontal-gable closed porch with lower half of wall veneered in brick projects from east half of front facade; one-bay garage set under north end of roof of main block. Vertical wood board siding with clapboard tympani accented by partial returns; concrete block foundation. Fenestration includes variety of paired and single openings in frontal-gable section and single-light window flanked by one-over-one sash centered between garage and wing on front wall of main block; openings flanked by louvered shutters. Built 1959.

*Hist* This house and #61 and 63 stand on the site of The Orchards, a large Colonial Revival house built ca.1900.

### **60 Lake St**

*Historic name:* O-te-sa-ga Hotel

Large three-story brick hotel on steeply banked stone foundation and composed of a gambreled main block with



deep, same-height gambrel-roofed wings projecting from corners of rear wall to form a deep U-plan facing the lake; additional shallow same-height wings project from corners of front (non-lake) facade; brick quoin detail at all corners; gable ends of front and rear projecting wings are finished with paired chimneys separated by an open, round-arched keyhole; steep roof faces feature two levels of staggered gabled dormers; eight-sided lantern with domed roof centered on main roof; monumental pedimented open porch supported by Tuscan columns centered on front facade; semi-circular porch centered at end of main block on south end; side one-story side-gabled service wing projects from north end of main block. Regular period fenestration with mainly six-over-six sash (appear to be vinyl or aluminum clad wood replacements) of decreasing size on each story above the first story front, which features the tallest and slightly wider openings capped by blind round arches picked out in soldiered brick and marked by dressed keystones and cornerblocks. Built 1909; Percy Griffin architect. *Hist* The Otesaga Hotel, designed by Percy Griffin, opened in July 1909 to serve the resort trade. The Clark family underwrote the cost of building the luxurious new hotel to fill the gap left in accommodations by the loss of the old Cooper House to fire in 1891. The columns were reputedly the largest wooden ones in the world when they were made.

### **61 Lake St**

One-and-a-half-story, five-bay, side-gabled, frame house with one-story shed-roofed back ell; attached garage. Wood clapboard siding with corner boards and partial returns; concrete block foundation; brick chimney centered on ridgeline. Regular period fenestration with six-over-six wood period sash flanked by louvered wood shutters; recessed center entrance with narrow pilasters and plain lintel and six-panel wood door. Built 1953.

*Hist* This house and #59 and 63 stand on the site of The Orchards, which was demolished after World War II.

### **63 Lake St**

One-story, side-gabled concrete block house with stucco finish; slightly lower ell projects from rear wall forming an L-plan; front face of roof extended in open shed-roofed hood over main entrance and adjoining window. Smooth stucco finish; exterior chimney centered on north side matches finish. Fenestration incorporates two fixed nine-light windows flanking door in front facade; shallow single-light window flanked by narrow one-light casements in frontal-gable section; wood door with three vertically placed square panels. Built 1955.

OB Frontal-gable one-bay frame garage with vinyl siding. Built ca.1955.

*Hist* This house and #59 and 61 stand on the site of The Orchards.

### **65 Lake St**

One-and-a-half-story, three-bay, side-gabled frame house; open pedimented porch with diamond fretwork wood supports over center entrance; glazed porch recessed under back roof face at northwest corner of house; frontal-gable, one-bay frame garage set back from front line of house and attached by latticed breezeway. Aluminum siding; parged foundation; large exterior brick chimney centered on north gable wall. Two evenly spaced gable-roofed dormers in front roof face flank entrance porch roof peak; tripled windows on either side of main entrance feature center openings with six-over-six wood period sash flanked by four-over-four sash flank; otherwise single openings feature six-over-six wood period sash flanked by louvered shutters. Built 1950.

### **67 Lake St**

Two-story, five-bay, hip-roofed brick house; open hip-roofed frame porch (added 1910) with Tuscan columns spans center three bays; two-story, hip-roofed frame addition spans most of back wall; two-story, side-gabled building housing two garage bays in first story and additional living space above is attached to ell by a frame hyphen. Brick walls on main block capped by frieze with triglyphs and metopes; interior brick chimneys symmetrically placed on roof. Regular period fenestration includes step-out parlor windows with paired casements below and two-light transoms above; single openings with six-over-six wood sash; all flanked by louvered wood shutters; center front entrance retains entablature featuring pilasters and side and transom lights. Built 1802.

*Historic note:* Said to be the second brick house in Cooperstown, this dwelling was built for John Miller. The

newspaper noted enlargements and improvements in 1856; the back ell was raised to two stories in 1887. In 1910, Frank P. Whiting was retained to make changes, probably in neoclassical style for which he was noted.

### **81 Lake St**

Two-story, side-gabled, frame house with same-height back ell cross-gabled into main block; glazed porch spans entire north gable wall of main block. Wood clapboard first story; wood shingled second story; partial returns; later added and parged exterior chimney on north gable wall; parged foundation. Fenestration incorporates slightly curved oriel windows flanking Arts and Crafts style center entrance featuring pilasters and segmentally arched hood; otherwise single openings with one-over-one wood sash in first story; six-over-one wood sash in second story; all windows flanked by non-historic, non-functional louvered shutters. Built ca.1860-1875; renovated 1914 by Charles F. White.

OB Frame, frontal-gable garage (possibly a small carriage barn) with wood clapboards, partial returns, and six-over-six wood sash in eave walls. Built ca.1920.

### **83 Lake St**

One-story, L-plan, frame ranch-style house. Brick veneer on lower half of exterior walls with board-and-batten siding above on main block; brick veneer on wing; two brick chimneys. Varied non-period fenestration with multi-light doors and windows. Built ca.1965.

OB Two-bay frontal-gable frame garage. Built ca.1970.

### **84 Lake St**

One-and-a-half-story, side-gabled, frame house; one-story, side-gabled wing set back from front line of main block abuts north gable wall of main block; two-bay frontal-gable garage (added ca.1980) abuts northwest corner of wing; one-story gable-roofed ell cross-gabled into back wall of main block; shed-roofed porch abuts south eave wall of ell and back of main block. Wood clapboard siding with corner boards and partial returns; stone foundation; single interior brick chimney near south end of ridge line. Regular period fenestration with six-over-six wood (probably replaced ca.1900) sash; functional louvered wood shutters throughout; gabled dormers (added ca.1900) break front eave line; center entrance with sidelights. Built ca.1830; moved to site ca.1883.

### **85 Lake St**

One-and-a-half-story, side-gabled, frame house; lower wing offset from front façade on south gable wall; partially enclosed breezeway connects to one-bay, frontal-gable garage on north gable wall of main block. Vinyl siding. Regular period fenestration with six-over-six wood period sash flanked by functional louvered wood shutters; asymmetrically placed main entrance with six-panel door and sidelights. Built ca.1965.

### **87 Lake St**

One-story, frame ranch-style house more than doubled in footprint and half-story added 2010; attached two-bay side-gabled garage attached to north end of building. House features clapboard first story; shingled upper story; deep eaves; open porch recessed under main roof spans front façade and is supported by battered columns set on stone veneer piers. Generally regular fenestration with doubled and tripled openings featuring one-over-one sash; Craftsman-style door in center entrance. Built ca.1985; completely altered in pseudo-Craftsman idiom 2012.

### **88 Lake St**

One-and-a-half-story, side-gabled, frame house with partial returns; one-story gable-roofed back ell. Main facade with asymmetrically placed Federal-taste main entrance is turned 90 degrees from street. Cement board siding with partial returns and corner boards; stone foundation. Fenestration generally regular with six-over-six replacement sash with vinyl snap-in muntins; three-sided bay window balances main entrance on eave wall. Built 1830; sash and siding replacement 2008.

OB Two-bay, frontal gable, frame garage with wood novelty siding. Built ca.1960.

### **90 Lake St**

One-and-a-half-story, five-bay, side-gabled frame house; two-story gable-roofed back ell with shallow-pitched roof is cross-gabled into rear roof face and spans rear wall of main block; shed-roofed glazed porch on back wall of ell. Wood clapboards; partial returns; stone foundation; exterior brick chimney (added ca.1950) on south eave wall. Regular period fenestration with six-over-six wood sash flanked by non-functional louvered wood shutters; center entrance covered by small storm porch; half windows under eaves on front façade have cast iron grilles with acanthus motif. Built 1826.

### **92 Lake St**

One-and-a-half-story, frontal-gable, frame house; one-story, side-gable wing forms L-plan; one-story ell on concrete block foundation cross-gabled into wing; open porch with splat supports and slender squared columns recessed under wing roof spans front; rear porch added 2009. Vinyl siding; partial returns. Regular period fenestration with six-over-six wood sash (replaced early 1900s); center entrance in main block covered by small gable-roofed glazed storm porch. Built 1852. Builder: Arunah Walradt.

### **94 Lake St**

Two-story, frontal-gable, frame house; lower one-story back ell aligns with north eave wall of main block; small hip-roofed hood supported by braces over asymmetrically placed main entrance; glazed porch runs length of south eave wall of back ell. Vinyl siding; stone foundation; brick chimney centered on ridgeline. Generally regular period fenestration with one-over-one vinyl replacement sash in virtually all openings; paired windows in front peak; all windows flanked by louvered shutters; wood door (ca.1900) with glazed upper panel. Built ca.1850; greatly remodeled 1902.

*Historic note:* This building is said to have been a cooper's shop, which Albert Benton remodeled as a dwelling in 1902.

### **96 Lake St**

Two-story, hip-roofed frame house with prominent slightly projecting porch capped by pediment centered over front façade of main block; south end of front façade features two garage bays. Paired pilasters flank center porch and single pilasters at corners of front façade; fan in tympanum. Regular fenestration with variety of sash configurations including eight-over-eight, eight-over-twelve, and six-over-six on front façade; paired casements in sides; recessed center entrance with transom and sidelights. Built 1977.

### **100 Lake St**

*Historic name:* Cooperstown Country Club

*Name:* Cooperstown Country Club golf course shop: One-story frame building composed of three side-gabled blocks, all with steeply pitched roofs, of descending height; open shed-roofed porch with square posts spans north eave wall facing the lake. Wood clapboard siding with corner boards. Generally regular fenestration with mainly six-over-six wood sash flanked by louvered wood shutters. Built ca.1925.

### **105 Lake St**

One-and-a-half-story, frontal-gable frame house with slightly lower wing forming an L-plan; open shed-roofed porch with square posts spans wing; two-bay garage incorporated into back of frontal-gable section. Cement board siding with corner boards and partial returns on main block. Regular period fenestration with eight-over-eight sash clad in vinyl or aluminum flanked by functional wood paneled shutters. Built 1997.

### **107 Lake St**

One-story, frame house composed of a hip-roofed central section with a side-gabled wing cross-gabled into main roof to form an L-plan; open shed-roofed porch recessed under north face of hip-roofed section and abuts east eave wall of side-gabled section; shed-roofed addition (2004) with stacked one-light openings set back from corner of south wing; one-bay, side-gabled garage attached to gable end of north wing. Aluminum siding; exterior brick chimney centered on north gable wall. Fenestration includes gabled dormer with three-sided oriel window centered on front façade of hip-roofed section and breaking eave line; eight-over-twelve sash in gabled

wing; six-over-six sash under porch roof; main entrance flanked by sidelights in gabled block under porch roof. Built 1970.

### **109 Lake St**

One-and-a-half-story, three-bay, side-gabled, frame house; lower, one-story wing set back from front line of main block on north gable wall; another narrow wing with even deeper setback added to this; one-bay garage attached to back wall of house. Wood clapboards with corner boards and partial returns; parged foundation; exterior brick chimney on north gable wall. Regular fenestration in main block with twelve-over-two sash flanked by non-historic, non-functional louvered shutters; half-windows with decorative cast iron grilles on windows under eaves; center entrance with sidelights; wing has single multi-light "picture" window centered on front façade. Built 1959.

### **111 Lake St**

Two-story, frontal-gable, frame house; slightly lower side-gabled wing on south eave wall forms L-plan; open porch with squared chamfered posts spans wing; two-story shed-roofed back ell. Aluminum siding; parged foundation. Fenestration includes two-story, three-sided bay window with one-over-one sash (recent clad replacements) centered on frontal-gable block; other openings have two-over-two sash, all recently replaced and flanked by non-functional louvered shutters; wood door also recently replaced. Built 1853.

OB Two-level, novelty-sided frame shop with stepped foundation built into steep bank rising behind house; generally regular fenestration with six-over-six sash. Built ca.1900.

OB Two-bay, side-gabled, frame garage with wood clapboards. Built ca.1960.

### **113 Lake St**

One-and-a-half-story, three-bay, side-gabled frame house; open shed-roofed porch (added early 1900s) with square posts spans front façade; two-story gable-roofed back ell (added 2006); small enclosed asymmetrically side-gabled porch adjoins southwest corner of ell. Wood clapboards, corner boards, and raking frieze; heavily parged foundation. Regular period fenestration with pedimented window casings and six-over-six vinyl replacement sash flanked by non-functional louvered wood shutters throughout; shed-roofed dormer (added early 1900s) with paired openings centered on front roof face; center entrance with insulated steel door. Built ca.1900.

OB Side-gabled frame building (reputedly an ice house) remodeled as guest house; shed-roofed open porch spans front eave wall. Wood novelty siding. Vinyl replacement sash flanked by functional louvered wood shutters. Built ca.1880.

### **123 Lake St**

Two-story, three-bay, side-gabled, frame house with full-height cross-gabled back ell forming L-plan; open, hip-roofed porch with slender squared posts and paneled piers spans front facade; two-story back ell cross-gabled to back eave wall; two-story, side-gabled wing adjoins north eave wall of ell; one-story, gabled wings (mid-1900s addition) project from rear walls of ell and wing. Wood clapboards, corner boards, and partial returns; stone foundation. Regular period fenestration with mainly six-over-six vinyl replacement sash flanked by louvered wood shutters; French parlor casement windows open onto front porch; main entrance with heavy pilasters and lintel featuring lozenge detailing is located on south eave wall of back ell and marked by open porch (built late 1900s) with squared posts and spindled railing. Built ca.1840.

### **125 Lake St**

One-and-a-half-story L-plan frame house with later side-gabled, same-height wing on north wall and set back from front façade; open porch with latticed railing spans front and wraps inside of L-plan of main block. New clapboard (possibly cement board) siding with corner boards on first story; lapped corners and flared lower edge on upper story; concrete block foundation; wing finishes match those of main block. Fenestration in main block composed of paired windows with one-over-one clad replacement sash flanked by functional louvered shutters. Built 1886; moved to site 1952; all exterior finishes replaced ca.2000.

*Historic note:* This was the farm manager's house for Fenimore Farm during the time Edward Clark managed

the farm. It matched the taste of the large, elaborate Stick style farm buildings he had built in the 1880s. His grandson Edward Severin Clark replaced most of these timber buildings with stone ones, and this is one of the few predating that remodeling of the property in 1917.

### **133 Lake St**

One-and-a-half-story, four-bay, side-gabled frame house with one-story gable-roofed back ell forming L-plan; flat-roofed hood with scrolled Italianate-style braces and square-spindled railings added ca.2000; enclosed gable-roofed porch on back of ell. Recent remodeling also includes wood clapboard siding with corner boards, raking frieze boards, and replicated trim with trefoil drops on eaves; stone foundation. Regular fenestration with six-over-six clad wood replacement sash. Built ca.1850; all exterior finishes replaced ca.2000.

*Historic note:* This was part of the Bailey Farm. When Edward Clark bought it in 1894, it gave him ownership of all the lakeshore from the village north almost to Two-Mile Point.

### **1 Lakeview Dr**

One-story, hip-roofed frame house; one-bay hip-roofed garage opening north added to east corner of house; open deck porch projects from center front; center front veneered in stone and set off visually from rest of building while remainder of house clad in vinyl siding (finishes replaced 2007). Fenestration includes two twelve-light bowed windows flanked by vinyl shutters at either end of front façade; main entrance flanked by sidelights balanced by large one-light window flanked by narrow one-over-one windows. Built 1965.

### **4 Lakeview Dr**

One-story, side-gabled ranch-style frame house; lower side-gabled wing (added 2013) with two-bay garage underneath projects south; earlier garage under oldest section of house remodeled with multi-light glazed doors (2004); open shed-roofed porch offset from front façade on north gable wall. Wood shingle siding; concrete block foundation with stone veneer. Fenestration includes ribbon of four windows with six-light upper sections over large one-light lowers, paired double-hung six-over-one vinyl sash, and one-light openings; slightly recessed door centered on west eave wall of main block. Built 1965; substantively enlarged and renovated 2013.

### **6 Lakeview Dr**

One-story, side-gabled ranch-style frame house on banked foundation, which incorporates additional west-facing living space under main block; shed-roofed one-bay garage adjoins east (rear) wall. Deep-eaved roof with wrought iron supports projects over two-story open porch on west side and narrower service porch on east side. Wood clapboards. Fenestration incorporates one-light fixed windows following contour of gable roof on end walls; ribbons of one-light fixed windows with hopper windows below on west eave wall. Built 1960.

### **7 Lakeview Dr**

One-story, ranch-style, frame house on banked foundation incorporating additional living space at west end of house; prominent gabled dormers cap shallow ell of differing widths, which project from ends of north eave wall; one open porch wraps northwest corner of house; second porch spans eave wall between the ell; living space in lower level recessed under ell and porches; side-gabled two-bay garage projects from east gable wall of main block. Wood clapboards with small partial returns; large bluestone exterior chimney on south eave wall. Fenestration incorporates large one-light, fixed windows with adjoining smaller operable openings. Built 1962; porches and lower level built ca.1991.

### **10 Lakeview Dr**

Two-story frame house composed of two blocks: a frontal-gable main block and a slightly lower side-gabled wing with an overhanging upper story and two garage bays in south gable wall. Vinyl siding; concrete foundation. Fenestration includes mock Palladian window in upper story of frontal-gable block; recessed entrance with round-arched window above centered on overall front facade; otherwise regular fenestration

features eight-over-eight sash; windows flanked by vinyl louvered shutters. Built 2003.

### **11 Lakeview Dr**

One-story, side-gabled ranch-style frame house on banked concrete block foundation; one-bay garage under main block; open porch set under slightly lower side-gabled roof on opposite end from garage. Manufactured composition siding mimics clapboards. Main entrance and adjoining multi-light bow window recessed under eave wall; windows otherwise have paired and single wide one-over-one vinyl sash. Built 1961.

### **12 Lakeview Dr**

One-story, gable-roofed ranch-style frame house with gabled wing projecting from west eave wall at north end of main block; wing set on raised basement; shed-roofed one-bay garage (added) 1975 abuts northwest corner of wing and projects beyond front façade. Vinyl siding with bluestone veneer knee wall on main block and garage as well as entire chimney, which pierces roof wing. Generally regular fenestration uses paired one-light casement windows. Built ca.1959.

### **13 Lakeview Dr**

One-story frame house composed of asymmetrically gable-roofed main block; lower gable-roofed wing forms shallow angle with eave wall of main block; open porch (added 2006) on lake side of house features asymmetrically gabled roof set in corner formed by first two blocks; two-bay garage in northeast gable end of wing. Siding includes both some wood clapboards and what appears to be a manufactured composition siding with vertical ribs; red roof replicates appearance of ceramic tile; main block has scalloped trim on eaves and chalet-style railing spanning frontal-gable wall; paired one-light casements all flanked by wood panel shutters with heart cutouts in upper section. Built 1961.

### **16 Lakeview Dr**

Frame house undergoing transformative remodeling 2014–15. Main features include very asymmetrical gabled roof with deep eaves; bluestone veneer on west (front) gable wall with three prominent oriel windows of descending size. One-bay garage set below tallest part of front façade at south end; main entrance adjacent north of garage door. Built 1965.

### **19 Lakeview Dr**

One-story, side-gabled frame ranch-style house on banked foundation; entrance recessed under northeast corner of main block; side-gabled two-bay frame garage (added 1965) attached to north gable wall on same roof axis. Asbestos shingles; vertical board siding in tyampani; large brick chimney attached to west gable wall of main block. Fenestration incorporates variety of window sizes and light configurations. Built 1960.

### **22 Lakeview Dr**

One-story, side-gabled, frame ranch-style house on banked foundation; lower gable-roofed ell with garage projects from east eave wall. Cement board siding; concrete block foundation; deep eaves with exposed truss ends on mainly glazed north gable wall. Fenestration remodeled with two-over-two sash in single, paired, and tripled configurations as part of complete Craftsman-influenced remodeling in 2015. Built 1956.

### **24 Lakeview Dr**

One-story, side-gabled frame house on banked concrete block foundation; lower side-gabled wing projects from south gable wall on same roof axis as main block; prominent gabled dormer projects from north half of west roof face of main block; open deck porch with vinyl railing spans part of main block and entire wing; two-bay garage under main block opens west. Vinyl siding. Fenestration varied with ribbons of nine-over-nine vinyl sash, single fixed lights flanked by narrow six-over-six sash, and door inset with side lights. Built 2013.

**25 Lakeview Dr (115.19-1-32)**

One-story frame ranch-style house and banked foundation with living space in lower level; shallow frontal-gable wing projects from north end of front façade; main entrance recessed under southeast corner of wing; two-bay frame garage projects from south gable wall; open deck porch (added 2002) spans entire west façade and wraps south gable end of house. Siding appears to be cement board; concrete block foundation. Varied fenestration incorporates one-light fixed windows flanked by one-over-one sash on nearly entire north eave wall; mainly single and double openings with eight-over-eight sash flanked by vinyl louvered shutters on front and sides. Built 1961.

**29 Lakeview Dr**

One-story, side-gabled frame ranch-style house with eaves extended over open porches supported by square posts on both eave walls. Vinyl siding; concrete block foundation; large internal brick chimney rises from ridge line. Fenestration features variety of window configurations including narrow two-light sliding sash, fixed windows following gable contour, and glazed doors. Built 2002.

**34 Lakeview Dr**

One-story, side-gabled frame ranch house; one-bay garage under south end of concrete foundation; open deck with wood-shingled parapet wraps main story of south end and forms roof over garage entrance. Wood shingles above stone veneer on front façade; vinyl siding on sides. Fenestration with paired one-light casement openings and large lights flanked by narrow casements; arched light in south gable wall; door in west eave wall flanked by sidelights with narrow single lights. Built 1986.

**37 Lakeview Dr (115.19-1-28)**

One-story, cross-gabled L-plan frame house on banked concrete foundation; octagonal two-story addition projects from west eave wall. Vinyl siding; trusses (now encased in vinyl) project under deep eaves on gable ends; brick interior chimney. Generally regular fenestration with paired one-over-one sash flanked by vinyl paneled shutters on front façade. Entrance recessed under roof of wing in L-plan. Built 1959.

**37 Lakeview Dr (115.19-1-14)**

One-story, frame house with irregular plan composed of gable-roofed blocks cross-gabled into each other: main section of house formed by three blocks joined at obtuse angles facing the lake with a frontal-gable wing projecting northwest; garage wing (added 1989) projects east from north part of main section. Stone veneer on side facing highway and clapboards (possibly cement board) otherwise; deep-eaved roof. Varied fenestration using one-light and multi-light sash. Built ca.1962; numerous alterations made since.

**42 Lakeview Dr**

One-story, ranch-style house; living quarters clad in brick; two-bay frame garage attached to north gable wall on same roof axis. Vinyl siding on garage; interior brick chimney centered on ridge line. Fenestration uses mainly quadrupled one-light casements. Built 1962.

**44 Lakeview Dr**

One-story, hip-roofed L-plan house; east-west wing has brick walls; north-south wing sided with aluminum; latter wing incorporates one-bay garage and open (now screened) porch recessed under deep-eaved roof at south end. Interior brick chimney. Generally regular fenestration with one-over-one vinyl replacement sash; non-functional louvered shutters. Built 1963.

**49 Lakeview Dr**

One-story frame house composed of several gable-roofed blocks set on steeply banked poured concrete foundation. Main block has Adirondack-inspired vergeboard in peak of deeply recessed roof; open porch under gabled roof projects north off side-gabled north wing of house; open porch recessed under deep-eaved roof spans lake side of building; two-bay garage projects east from south wing of house. Wood shingle siding;

fieldstone chimney projects above main roof. Generally regular fenestration with six-over-one sash throughout. Built 2008.

### **52 Lakeview Dr**

One-story frame ranch-style house; frontal-gable wing projects from front roof face and forms an L-plan; side-gabled two-bay garage attached to south gable wall of main block and set back slightly from front façade. Vinyl siding; concrete block foundation; brick chimney on main block. Fenestration uses ribbons of one-light vinyl-clad casement windows. Entrance in main block near corner of L-plan. Built 1960.

### **56 Lakeview Dr**

One-story frame ranch style house with cross-gabled wing projecting from north end of front façade; one-bay garage attached by an enclosed breezeway on south gable wall of main block; large brick chimney on south gable wall of main block now covered by breezeway. Vinyl or aluminum siding; scalloped edge along lower edge of return on frontal-gable wing. Fenestration includes two bow windows, larger one on main block; otherwise singled and doubled openings with variety of sash (mostly replacements except for six-over-six wood period sash in garage); main entrance recessed under eaves of wing at corner of L-plan. Built 1968.

### **62 Lakeview Dr**

One-story frame ranch-style house; side-gabled one-bay garage attached to north gable wall projects beyond front facade; open deck (added 1991) projects from south end of front façade. Asbestos shingle siding; large brick interior chimney; sash replaced with large fixed single light windows and casements. Built 1960.

### **63 Lakeview Dr**

One-story frame house with asymmetrical side-gabled roof; gabled dormers over shallow porches project from both east and west facades; lower gable-roofed garage on north gable wall of main block. Wood shingle siding; stone veneer chimney abuts west side of house and porch on that wall. Paired one-light casements flanked by non-functional louvered shutters throughout. Built 1969.

### **66 Lakeview Dr**

One-story, cross-gabled L-plan frame ranch-style house on a banked poured concrete foundation; side-gabled two-bay garage (added 1991) set back from front façade abuts south gable end of wing of house. Frontal-gable portion glazed with large one-light windows; roof trusses project beyond glazed wall and support deep eaves; open deck spans frontal-gable section. Wood T-111 siding; stuccoed chimney on north wall. Fenestration composed of paired one-light casements and sliding doors. Built 1983.

### **3 Leatherstocking St**

One-and-a-half-story, frontal-gable frame house with later (1906) same-height, cross-gabled back wood shed; open hip-roofed porch (added 1906) with turned posts set on wood piers, scrolled braces, and later square-spindled railing spans front facade; one-story enclosed porch with low hipped roof on east side of ell; one-story side-gabled ell forms L-plan off back of ell. Wood shingle siding; partial returns; stone foundation. Regular period fenestration with two-over-two wood sash in first floor front; six-over-six wood sash upstairs front and paired four-over-four wood sash in east porch; louvered wood shutters on most openings; three-sided bay window with six-over-six vinyl sash on west eave wall of front block; asymmetrically placed Greek Revival style door casing on main entrance; paired wood doors with glazed upper panels. Built ca.1875; doubled in size 1906.

### **5 Leatherstocking St**

Two-story, cross-gabled, L-plan frame house; one-story flat-roofed back ell (probably later addition); open hip-roofed porch (added ca.1915) with squared posts and squared, spindled railing set in corner of L-plan; enclosed rear entrance porch. Wood clapboard siding with corner boards and raking frieze; banked stone foundation;



brick chimney near corner of L-plan; large exterior fieldstone chimney (added late 1900s) on west wall. Regular period fenestration with pedimented casings, paired on front façade and back ell with one-over-one wood sash; vestibule projects from interior corner of L-plan. Built 1886.  
OB Small frontal-gable frame carriage barn with roofline matching house; wood clapboard siding; raking frieze with corner boards; plank mow door centered in peak. Built ca.1886.

### **7 Leatherstocking St**

Two-story, three-bay, frontal gable, frame house with shallow cross-gabled wing capped by gabled dormer on east eave wall; partially glazed gable-roofed entrance porch (replaced ca.1970) with paired squared columns and neoclassical entablature. Vinyl siding; stone foundation; exterior brick chimney asymmetrically placed on wing. Regular period fenestration with one-over-one vinyl replacement sash (added 2003) flanked by non-functional louvered shutters in second story; some period one-over-one wood sash in first-story openings; and siding; round-arched fanlight and sidelights around asymmetrically placed main entrance. Built ca.1884.  
OB One-bay, pyramidal-roofed, frame garage with vinyl siding and replaced upward sliding door. Built ca.1925.

### **9 Leatherstocking St**

Two-story, frontal-gable, frame house with slightly lower wing capped by gabled dormer projecting from east eave wall; large Queen Anne-style porch (added ca.1890) with turned posts, corner braces, spindled railing and low conical roof over rounded northeast corner spans front and much of east side of house; enclosed shed-roofed back porch. Wood clapboards with corner boards, raking frieze, period brick chimneys, and stone foundation. Regular period fenestration with single and paired one-over-one vinyl replacement sash (added 2008) throughout except for Queen Anne parlor sash in first floor front; asymmetrically placed main entrance has shallow projecting vestibule and retains paired period wood doors with oblong glazed panels. Built 1883.  
OB One-bay, frontal-gable, frame garage with wood novelty siding; paired doors recently replaced with ones similar to original. Built ca.1930.  
*Hist* Built for William B. Smith.

### **11 Leatherstocking St**

Two-story, three-bay, frontal-gable frame house; full-height hip-roofed addition spans back wall and projects slightly from west side; lower, two-story wing capped by gable dormer projects from east eave wall; gable-roofed entrance porch (added ca.1925) with Tuscan columns over asymmetrically placed main entrance; open, flat-roofed porch (added ca.1925) with Tuscan columns on west side. Vinyl siding and recent replaced enclosed soffits; stone foundation. Regular period fenestration with period wood two-over-two sash flanked by wood louvered shutters (remounted/non-functional) shutters; main entrance (remodeled ca.1925) flanked by pilasters and leaded sidelights. Built ca.1875.  
OB Large, side-gabled frame carriage barn with later garage bays and apartment above; vinyl siding and sash. Built ca.1875. has lost much of its historic integrity

### **14 Leatherstocking St**

Two-story, three-bay, frontal-gable, frame house with one-and-a-half-story, three-bay wing; shed-roofed ell spans back wall; open, flat-roofed porch (added ca.1915) with squared columns spans asymmetrically placed entrance and center bay of main block; two gabled dormers break front eaveline on wing. Wood clapboards with corner boards and raking frieze; stone foundation. Generally regular period fenestration with nine-over-one and six-over-one vinyl replacement sash flanked by functional wood paneled shutters; paired period doors with glazed round-arched panels. Built 1870.

### **15 Leatherstocking St**

Two-story, three-bay, frontal-gable, frame house; lower two-story, side-gabled wing projecting from east eave wall forms L-plan; one-story, gable-roofed kitchen ell spans most of back wall; gable-roofed entrance porch with Tuscan columns over asymmetrically placed main entrance. Wood shingle siding; partial returns; stone foundation. Regular period fenestration with later wood sash (shallow eight-light upper sash over large deep

single light) flanked by non-functional louvered wood shutters; wood door (ca.1900) with glazed upper panel in asymmetrically placed main entrance flanked by sidelights and pilasters. Built ca.1869.

OB Frontal-gable, frame carriage barn with board-and-batten siding and raking frieze; large horizontally sliding doors of vertical boards. Built ca.1870.

*Hist* May be one of two houses built by J.P. Sill on speculation on Leatherstocking Street in 1869, which were noted in the newspaper. The other might have been #19. Both appear in photographs dating ca.1870 with no other buildings around them.

### **17 Leatherstocking St**

Two-story, frontal gable, frame house; open hip-roofed porch with squared posts and square-spindled railing spans front façade; open deck (added 1992) spans back of ell. Wood clapboard siding with corner boards and partial returns; stone foundation. Regular period fenestration features vinyl sash mimicking narrow band of five vertical lights over large single light throughout; main entrance recessed under northeast corner of house features period door with oblong glazed panel flanked by sidelights. Built 1916.

OB Two-bay, one-and-a-half-story, frontal-gable frame carriage shed with paired sawbuck doors; wood clapboards and corner boards. Built ca.1916.

*Hist* Builder: John Wedderspoon; mason: Tom Chapman; plasterer: Charles Winslow.

### **18 Leatherstocking St**

Frame house with hip-roofed (very low pitch), two-and-a-half-story main block; lower, two-story block wraps northeast corner and part of east wall of main block; two two-story ells with bracketed (brackets are plain and small) eaves project on an oblique angle from back wall of lower rear block; three-sided bay windows on front and west side; hood supported by elaborated scrolled brackets over asymmetrically placed main entrance.

Wood shingle siding; frieze on main block features paired, scrolled brackets; parged and scored foundation.

Regular period fenestration features mainly paired one-over-one wood sash and single two-over-two wood period sash; paired period doors with round-arched lights in main entrance and east side. Built ca.1880.

### **19 Leatherstocking St**

Two-story, three-bay, frontal-gable, frame house; lower two-story wing projects from east eave wall and forms L-plan; open gable-roofed entrance porch (added ca.1925) with squared columns over asymmetrically placed main entrance; one-story, glazed porch adjoins back of main block and forms hyphen connecting one-story, side-gabled ell to main block. Wood shingle siding; partial returns; stone foundation. Regular period fenestration with wood two-over-two sash flanked by louvered wood shutters; wood door with glazed upper panel replaced ca.1900. Built ca.1869.

OB One-and-a-half-story, frontal-gable frame carriage barn with wood novelty siding; sliding period doors with small mow door in peak.

*Hist* May be one of two houses built on speculation by J.P. Sill on Leatherstocking Street in 1869, which were noted in the newspaper. The other might have been #15. Both appear in photographs dating ca.1870 with no other buildings around them.

### **20 Leatherstocking St**

Two-story, L-plan, hip-roofed (very low pitch) frame house; lower two-story, hip-roofed ell offset from back wall of main block forms L-plan; open Queen Anne porch (added ca.1900) with turned posts, spindled railing (recently replaced) and frieze spans front and part of west side. Vinyl siding; aluminum encases brackets in frieze, which is also covered; stone foundation. Regular period fenestration with segmentally arched openings and period wood two-over-two sash; main entrance with paired doors and recessed entrance with paired storm doors asymmetrically placed on front façade. Built ca.1888.

OB Two-bay, shed-roofed frame garage features paired period doors with two-light upper panels and diagonally laid beadboard lower panels; wood clapboards. Built ca.1910-30.

### **21 Leatherstocking St**

One-and-a-half-story, three-bay, side-gabled, frame house with two equally spaced gable-roofed dormers in

front roof face; side-gabled, one-story enclosed porch set back from front façade on east gable wall; open deck wraps enclosed entrance on east gable wall and part of back wall. Wood clapboards with lapped corners; raking frieze; parged concrete block foundation. Fenestration includes center entrance with recently replaced door; single and paired windows with two-over-two (horizontal orientation) wood period sash; window in east end of front façade has large center light flanked by four stacked horizontal lights. Built 1950.

*Hist* Builder: George Squires.

## **22 Leatherstocking St**

Two-story, three-bay, square plan frame house with low pyramidal roof; one-story back ell offset to create L-plan; open verandas with squared, chamfered posts, scrolled brackets, and splat railings on both west side (in corner of L-plan) and on asymmetrically placed main entrance; enclosed shed-roofed back porch. Wood clapboard siding with corner boards on sides and rear; front façade has recently replaced wood clapboards; bracketed frieze with alternating lozenges under deep eaves; stone foundation. Regular fenestration with six-over-six wood sash flanked by functional period louvered wood shutters; pedimented window casings in first floor; paired period doors with round-arched upper panels in main entrance. Built ca.1880.

## **23 Leatherstocking St**

Two-story, brick house with three-bay, square-plan, flat-roofed main block; lower brick wing (second story added 1897) forms overall L-plan; hood supported by heavy scrolled braces over asymmetrically placed main entrance; open porch (added 1990) with stock turned posts and spindles set in corner of L-plan. Deep-eaved roof with paired scrolled brackets in deep frieze; stone water table above rough ashlar fieldstone foundation. Regular period fenestration with pedimented window casings with two-over-two wood period sash; paired period doors with glazed upper panels in main entrance. Built 1870.

OB Frontal-gable, frame carriage barn with flushboard siding; paired entrances with period sliding doors of diagonally laid planks. Built ca.1870.

*Hist* Built by Bates Bros.

## **24 Leatherstocking St**

Two-story, three-bay, frontal-gable, frame house; gable-roofed wing on east eave wall forms L-plan; shed-roofed one-story back ell; hood supported by heavy scrolled braces over asymmetrically placed main entrance; small glazed secondary entrance porch in corner formed by wing. Asbestos shingle siding with raking frieze; stone foundation. Regular period fenestration with two-over-two wood sash; slightly recessed entrance features narrow paired period doors with small glazed upper panels. Built ca.1880.

OB One-bay, gable-roofed, frame shed, with T-111 siding. Built ca.2000.

## **26 Leatherstocking St**

One-and-a-half-story, frame house with gambrel roof; gambrel-roofed dormers cross main roofline and project over matching shallow wings on both eave walls of main block; open porch (recently restored) with turned posts and spindled railing recessed under southeast corner of building; open back porch projects beyond main footprint. Asbestos shingle siding in two colors; stone foundation. Regular fenestration with one-over-one period wood sash; three-sided bay window asymmetrically placed on front façade under pent roof; a second one on west side; round windows in gable ends. Built 1908.

*Hist* Built for Fred Gilbert.

## **27 Leatherstocking St**

Two-story, frame house with irregular roof; shallow wing on west side capped by gabled dormer with vergeboard matching one on front facade; open hip-roofed porch with turned posts, corner braces and spindled railing spans front façade; glazed porch (added early 1900s; appears to have been recently replicated) at southwest rear corner. Wood clapboard siding with corner boards, wood-shingled peaks with large decorative vergeboards; stone foundation. Regular period fenestration features vinyl one-over-one sash flanked by louvered wood shutters in most openings; attic windows with perimeters of square colored glass lights. Built 1897.

OB Frontal-gable, one-bay, frame garage with wood novelty siding. Built ca.1940.

*Hist* Built by Fayette Houck for Frank Hotaling.

### **28 Leatherstocking St**

Two-story, three-bay, frame house with low hipped roof and deep bracketed eaves; lower two-story wing wraps west side and part of rear wall; open shed-roofed porch (added ca.1900) on west side of main block. Wood shingle siding; stone foundation. Retains most of period fenestration with two-over-two wood sash except for altered narrow paired windows in first floor front; asymmetrically placed main entrance with pedimented casing and period wood door features round-arched glazed upper panels. Built ca.1870.

OB Two-level, frame carriage barn with wood novelty siding and period sliding doors made of planks. Built ca.1897.

OB Shed-roofed frame henhouse with wood novelty siding. Built ca.1920.

### **29 Leatherstocking St**

Two-story, L-plan, frame house with one-and-a-half-story back ell; main entrance asymmetrically placed on front façade; small open shed-roofed porch on entrance at corner of L-plan. Asbestos shingle siding; paired brackets alternate with lozenges in frieze under deep, bracketed eaves; parged foundation. Retains period fenestration with two-over-two wood sash in segmentally arched window casings on first floor; three-sided bay window centered on east side; wide, slightly recessed segmentally arched door casing with sidelights; six-panel door a mid-1900s replacement. Built ca.1870.

**30 Leatherstocking St** One-and-a-half-story, three-bay, side-gabled frame house; one-story shed-roofed back ell set asymmetrically on back wall; one-story enclosed porch beyond ell; open shed-roofed porch with splat posts spans west gable wall to corner of back ell. Vinyl siding; stone foundation and open bluestone stoop in front of center entrance. Regular fenestration with six-over-six wood period sash flanked by non-functional, louvered shutters; six-panel wood door with recently added stock classical door casing. Built ca.1840; moved to site 1881.

OB Shed-roofed, frame shed. Built ca.1930.

*Historic note:* This cottage was moved from the new courthouse grounds in 1881, shortly after the new building was opened.

### **31 Leatherstocking St**

Two-story, three-bay, flat-roofed, L-plan frame house with lower two-story flat-roofed rear ell; small shed-roofed entrance porch in corner of ell; open porch on front facade. Vinyl siding; paired, scrolled brackets in frieze below deep eaves on main block; parged stone foundation. Regular period fenestration with wood two-over-two sash in segmentally arched casings on sides of first story; three-sided bay window (possibly a later change) balances asymmetrically placed main entrance in front façade; second three-sided bay on east wall. Regular period fenestration with wood two-over-two sash; main entrance features slightly recessed segmentally arched door casing flanked by sidelights. Built 1870.

**8 Linden Av** One-story, side-gabled, pre-cut frame house with frontal-gable two-bay frame garage attached to main block by slightly lower side-gable enclosed breezeway; gable-roofed open porch with squared posts over main entrance. Aluminum siding; parged foundation; exterior brick chimney offset on south gable wall. Varied fenestration with bow window south of main entrance; tripled, doubled, and single openings with vinyl six-over-six sash flanked by louvered non-functional shutters. Built 1955.

### **10 Linden Ave**

Two-story, cross-gabled, L-plan frame house; open hip-roofed porch with later wrought iron supports set in corner of L-plan; one-story kitchen ell on rear wall. Asbestos shingle siding with raking frieze boards; parged foundation. Regular period fenestration with one-over-one replacement sash including Queen Anne parlor window in first floor front; louvered non-historic shutters on most openings except square windows in attic peaks. Built ca.1895.

*Hist* This house and #12 may have been part of the Standard Oil Company of New York complex on this site from the mid-1890s to the late 1920s. Socony Workers reputedly lived in this building.

### **11 Linden Ave**

One-story, side-gabled, pre-cut frame house; slightly lower side-gabled offset wing; gable-roofed rear ell projects from back of wing and south part of main block; open deck porch (added 1980) projects from southeast corner of wing. Vinyl siding; concrete block foundation; brick chimney on north gable wall. Varied fenestration with single and paired wood two-over-two (horizontally oriented lights) sash flanked by louvered shutters; door recessed under southwest corner of main block. Built 1951.

*Hist* Architect: Liberty Homes, Bay City, Michigan; Builders: Ross Young and Wilfrid Johnson.

### **12 Linden Ave**

Two-story, cross-gabled, L-plan frame house; open hip-roofed porch with turned posts and recently added spindled railing set in corner of L-plan; one-story gable-roofed kitchen ell on rear wall; one-story, side-gabled frame wing (added 2008) with wood novelty siding on south eave wall. Asbestos shingle siding; parged foundation. Regular period fenestration with one-over-one vinyl replacement sash throughout; Queen Anne parlor window in first floor front. Built ca.1890.

OB Two-bay, frontal-gable frame garage with aluminum siding. Built 1946.

*Hist* This house and #10 may have been part of the Standard Oil of New York complex on this site from the mid-1890s to the late 1920s. The office was located in this building.

### **13 Linden Ave**

One-story, three-bay, side-gabled frame house; frontal-gable enclosed entrance porch projects from center front façade; small one-light gabled dormers (added ca.1955) project from front roof face. Wood shingle siding; concrete block foundation. Regular fenestration with eight-over-eight and six-over-six wood sash; some paired in gable walls; four-panel wood door. Built 1950.

*Hist* Architect: Liberty Homes, Bay City, Michigan; Built by Ross Young and Wilfrid Johnson.

### **15 Linden Ave**

One-story, side-gabled house with stone veneer front façade and brick on sides; gable-roofed open porch with brick piers over slightly off-center main entrance; flat-roofed two-bay frame garage with aluminum siding (added 1980) projects beyond front line of main block and sited at southwest corner of house. Concrete block foundation; exterior brick chimney on north gable wall. Fenestration with soldiered brick surrounds feature twelve-over-twelve wood sash in two front openings north of entrance; quadrupled one-over-one wood sash south of entrance; otherwise single windows with one-over-one and six-over-six wood sash. Built 1947.

### **16 Linden Ave**

Two-story, shed-roofed frame storage building with wood novelty siding and resting on shallow banked and parged foundation. Fenestration with two-over-two wood sash and paired doors made of diagonally laid boards and hung on strap hinges on front and upper story of south side; six-bay gable-roofed cinder block garage (added ca.1942) projects from southwest corner of frame building. Built ca.1895.

*Hist* Built by Standard Oil Company of New York, which operated a distribution plant on this site from the mid-1890s until the late 1920s. When SOCONY pulled out of Cooperstown in 1942, Taylor's bought the storage facility and added the cinder block garage.

### **17 Linden Ave**

One-story, frontal-gable, concrete block office building constructed in two phases; one-story gable-roofed frame back ell with wood novelty siding. Center entrance flanked by large three-light fixed windows with concrete sills; variety of windows in eave walls. Built 1960-1961.

OB Truck barn with metal siding. Built ca.1994.

## **5 Locust Ln**

Single-story, H-plan frame house with frontal-gable wings flanking side-gabled central block; two-bay garage in west wing. House remodeled with vertical board siding on central block and panels laid in symmetrical patchwork on exterior walls of wings ca.2010. Fenestration includes ribbon of six large single-light windows; paired casements in east block; glazed doors in center block. Enclosed porch 1983; open deck 1987. Built 1967; greatly altered from original appearance.

## **1 Main St**

*Historic name:* Woodside Hall

Temple-form, stone house with two-story, three-bay main block and flanking one-story, two-bay wings; two-story open porch with Ionic columns spans main block; large two-story frame back ell providing facilities for health care facility added ca.1970. Stone portion of house retains regular period fenestration with wood six-over-six sash flanked by louvered wood shutters; asymmetrically placed entrance with elliptical fanlight and sidelights in main block; door replaced. Built 1824.

Gatehouse: Small two-story, stone gatehouse with cavetto cornice and Gothic window in upper level; entrance on axis with main entrance to house. Built ca.1840.

OB Two-story, side-gabled, frame carriage barn with lower wing capped by cupola ventilator; wood clapboards. Built ca.1850.

*Historic note:* Judge Eben Morehouse built Woodside Hall in 1824 and continued adding buildings to the property until he left it in 1836. In the Victorian era, the neoclassical porch was remodeled in the Italianate style, but Walter Stokes, who bought the house in 1895, returned it to the classical appearance it retains today. G. Pomeroy Keese wrote in the late 1890s that Morehouse was appropriately named because he kept adding more to his house.

## **2 Main St**

One-story, flat-roofed, frame house built on high stone foundation of former carriage shed once part of 4 Main St (Mohican Lodge). Vertical board siding and ribbon of one-light windows; house has irregular plan, a portion of which projects beyond the stone foundation and is supported by wood posts resembling telephone poles. Built 1955; entirely remodeled ca.2005.

## **3 Main St**

One-and-a-half-story, frame cottage composed of two blocks with steeply pitched roofs; later renovation has removed all detailing of its original Gothic Revival appearance. Now has aluminum siding. Fenestration plan incorporates recent casements and double-hung sash made of non-historic materials. Built ca.1835.

*Historic note:* This house was built as a summer cottage in the Gothic Revival taste by Judge Eben Morehouse, owner of Woodside Hall (1 Main Street), in the early 1830s. It was an early example of this style, which was never popular in Cooperstown.

## **4 Main St**

*Historic name:* Mohican Lodge

Two-story house with steeply pitched irregular roof; stone first story, frame second story clad in scalloped wood shingles; full-height wing added on lake-facing side during renovations 2011-14. Generally regular fenestration with newly replaced wood sash resembling original ones with clear glass block perimeters in upper sash over one-light lower sash. Porches with squared chamfered posts, heavy corner braces, and exposed rafter tails. Built 1884; heavily remodeled using a late Colonial Revival aesthetic 1956; partially restored and greatly enlarged with new wing, open porches, and reopening of attic story with new dormer windows to a representative Queen Anne appearance during 2011-14.

## **7 Main St**

*Historic name:* Riverbrink

Two-and-a-half-story, three-bay brick house with low-pitched hipped roof and deep bracketed eaves; one-story brick wing with mansard roof (mansard added 1880) on west side is set back from front façade; house stands on

high banked foundation with dressed stone water table; open shed-roofed porch with Tuscan columns spans front of main block; two-story open porch with squared posts spans rear wall from basement to main story. Regular period fenestration with paired four-over-four wood sash flanked by wood louvered shutters; shutters closed over half-story attic windows in main block; slightly recessed center entrance with paired doors with glazed upper panels. Built 1854-1855.

OB Gable-roofed, one-story, frame boathouse at river's edge, renovated 1997.

*Hist* Riverbrink was built by Seth Field using brick salvaged from Otsego Hall, which burned in 1853. Until the late 1800s, it had a cupola.

## **8 Main St**

*Historic name:* Lakelands

Two-story, five-bay, nearly square-plan frame house with low hipped roof and wood paneled parapet; open porch with Ionic columns (paired columns flank center entrance) span front facade; one-story flat-roofed wing on east side. Wood clapboard siding; stone foundation; four period interior brick chimneys placed equally in the building. Regular period fenestration uses twelve-over-two sash in upper story; sixteen over-two in first story. Built 1802-1804.

OB One-story, frontal-gable, frame house with horizontally laid flush board siding; center entrance with Federal-style doorway. Built ca.1810.

OB Four-bay, side-gabled frame garage with board-and-batten siding and elliptical openings. Built ca.1990.

*Hist* Lakelands was built for the Henry Bowers who held the Gottfried Miller Patent, part of the modern day town of Middlefield. During the period 1883-1891, the Steere family from New Orleans owned Lakelands and they added a mansard-roofed third story. The Bowers family bought the house back, but not until it left the family again in the 1980s was the third story removed and the early appearance of the house restored.

## **10 Main St**

Two-story side-gabled brick house; shallow wings capped by gabled dormers project from each end of front façade; open semi-circular porch with Tuscan columns centered between the wings over main entrance. Brick quoins. Regular fenestration with single and double openings with one-over-one sash. Built 1985.

OB Frontal-gable frame garage with wood clapboards and partial returns. Built ca.1985.

## **11 Main St**

*Historic name:* Pomeroy House

Two-story, five-bay, side-gabled, stone house on slightly banked stone foundation; one-story, hip-roofed glazed porch (added ca.2002) with low stone wall projects from rear of house. Stonework executed using local shale incorporates variety of herringbone patterns and "GAPC 1804" with a heart below in gable wall facing River Street; paired interior chimneys at either end of house; narrow partial returns. Regular period fenestration with wood period (mid-1800s) six-over-six sash; nine-over-six sash in attic peaks; period neo-Georgian Revival door casing surrounds center entrance; high stone stoop with stair runs perpendicular to front facade added ca.1900. Built 1804.

OB One-bay, frontal-gable, frame garage with blind arcade on side opens onto River Street. Built ca.1990.

*Hist* Pomeroy House was built by William Cooper as a wedding gift for his daughter Ann, when she married George Pomeroy. The house once had a large, two-story, gable-roofed, frame ell to the rear. The front entrance has changed at least three times: it had two Italianate-style doorways, one with a porch, during the second half of the nineteenth century. The elaborate Georgian Revival one probably dates to the early 1900s.

## **12 Main St**

Two-story, three-bay, side-gabled frame house with one-story, gable-roofed wing (added mid-1900s) set back from front wall of main block at northwest corner; open porch with cast iron railing and parapet incorporating lyres and octagonal columns spans center three bays of main block; open porch with Tuscan columns and cast iron trim matching that on front porch spans back wall of main block. Wood clapboard siding with corner boards and partial returns; interior brick end chimneys in main block; stone foundation. Regular period fenestration with eight-over-eight wood sash (probably mid-late 1800s replacements) in main block; six-over-

six sash in wing; functional louvered wood shutters on main block; nine-light casements in gabled dormers in roof of wing; center entrance with transom and louvered side panels; seven-panel Greek Revival-style door. Built 1790.

OB Frontal-gable, one-bay, frame garage with wood novelty siding; second bay added to gable end for tandem parking. Built ca.1960.

OB One-and-a-half-story, gable-roofed guest house with vinyl siding and regular fenestration on back line of property. Built ca.1960-80.

*Hist* This house was built by Benjamin Griffin. It was used as an inn from 1796 to 1809.

### **13 Main St**

*Historic name:* Worthington House

Two-story, five-bay, hip-roofed frame house with low cupola; center entrance Greek Revival-style open portico porch with square columns matching corner pilasters; open service porch with square Doric columns on west side recessed under second story; lower two-story back ell. Front façade clad in flush board horizontally laid siding; sides and rear clad in wood clapboards; broad corner pilasters with egg-and-dart abacuses; deep plain frieze with modillion blocks under eaves; three large interior chimneys in main block. Regular period fenestration with six-over-six wood period sash throughout flanked by functional louvered wood shutters; period Greek Revival door. Built 1802; enlarged and remodeled 1845.

OB Three-bay, side-gabled frame garage with gabled dormer breaking eave line of front façade; wood clapboards; twelve-light and six-over-six sash. Renovated ca.1997.

### **14 Main St**

*Historic name:* Prentiss Cottage

Two-story, five-bay, side-gabled, frame house; enlarged and improved 1882 with full-height addition to rear wall composed of cross-gabled ell at east end forming L-plan and shed-roofed section filling corner formed by the ell; one-story side-gabled wing at northeast corner of main block set back from front façade; open flat-roofed porch with squared posts over center entrance; open shed-roofed porch spans two thirds of back wall. Wood clapboard siding with corner boards and raking frieze; stone foundation; interior end chimneys. Regular period fenestration with wood (probably 1830s-60s) six-over-six sash flanked by louvered wood shutters; wood door with tripled vertical panels flanked by sidelights. Built ca.1800.

### **16 Main St**

*Historic name:* Prentiss House

Two-story, three-bay, brick townhouse on stone English basement; step-gabled chimneys on east side; dressed stone steps with iron railings ascend to asymmetrically placed main entrance; three-story open porch (added ca.1900) with squared chamfered posts and squared spindled railing wraps northeast corner and rear wall of house; third story of porch is glazed. Stone foundation. Regular period fenestration with six-over-six wood sash set in openings with soldiered brick heads; slightly recessed Federal-style door casing with elliptically arched fanlight and sidelights; small shed-roofed dormer (added early 1900s) with paired four-light casements in front roof face. Shares party wall with 18 Main Street. Built 1815.

OB Frontal-gable garage with wood clapboards, brick foundation, and six-over-six wood double-hung sash on sides; faces alley behind house. Built ca.1960

### **18 Main St**

Two-story, three-bay, brick townhouse on stone English basement; one-story, side-gabled wing with similar steps and on same type of foundation on west side; step-gabled chimneys on end walls of main block; dressed stone steps with iron railings ascend to asymmetrically placed main entrance. Regular period fenestration with six-over-six wood replacement sash (replaced ca.2010); Federal style door casing with elliptically arched fan light and side lights; wood six-panel door replaces earlier one. Shares party wall with 16 Main Street. Built 1815.

OB One-story, side-gabled frame garage with wood clapboards, corner boards, and raking frieze at back of property. Built ca.2010.



*Hist* This house and #16 were built at the same time by the Prentiss family and General Morrell. Morrell sold his house to William Averell and moved west shortly thereafter.

## **19 Main St**

*Historic name:* Otsego County Bank

Two-story, three-bay, frontal-gable, stone (roughly laid up field stone, more finely coursed on front façade, with partially dressed quoins and dressed lintels and sills) bank building on raised foundation with dressed stone water table; open two-story porch supported by fluted Doric columns spans front facade; flushboard tympanum; deep frieze with triglyphs and metopes; stone plaque over center entrance reads "Estates of Edward Clark and Alfred Corning Clark"; One-story, side-gabled stone ell spanning back wall and projecting beyond east eave wall added ca.1900. Regular period fenestration with two-over-two wood sash in first story; three-over-three double-hung sash in upper section. Built 1831.

*Hist* This building was built to house the newly chartered Otsego County Bank in 1831. It served as a bank building until 1866, when the bank closed. Alfred Corning Clark bought the building in 1888, and presented it to the YMCA with a newly appointed interior. The first floor remained a large open space, while three rooms were laid out upstairs. In 1896, it became the office of the Clark Estates, when the estates of both Edward and Alfred Corning Clark were being settled. Ernest Flagg, who also designed the village hall across the street, designed the one-story office wing at the rear of the building. In 1939, the building was sold to Leatherstocking Corporation.

## **22 Main St**

*Historic name:* Cooperstown Village Hall

Two-story, five-bay, hip-roofed stone (roughly laid up field stone with partially dressed quoins and dressed lintels and sills) building; monumental front porch supported by Corinthian columns connected by spindled railing spans front facade; side-gabled addition to rear wall added in early twentieth century housed squash courts (now used as gallery space). Neoclassical wood parapet caps front facade; cupola; banked foundation with entrance to basement on west side. Regular period fenestration with twelve-over-twelve wood sash in first floor; paired six-light casements in upper story windows; prominent center entrance with transom light and heavy paired period doors and recessed vestibule with tiled floor; large lantern suspended from ceiling above. Built 1896-1898. Architect: Ernest Flagg.

*Hist* The village hall was given by Robert Sterling Clark and his mother Elizabeth Scriven Clark to the village for use as a library, office building, and village club. It included large rooms on the ground level, meeting rooms below grade, and a ballroom upstairs. At various times, the hall has housed the Otsego County Historical Association, early exhibits for The Farmers' Museum and New York State Historical Association, State Police offices, and the Cooperstown Art Association. The last continues to house its permanent collection there and to host exhibits throughout the building. The library occupies much of the first floor, and the village offices remain in the basement area.

## **25 Main St (SBL number 131.06-2-65.00)**

*Historic name:* Alfred Corning Clark Gymnasium

*Name:* Fetzer-Yawkey Wing, National Baseball Hall of Fame and Museum

Two-story, stone (roughly laid up field stone with partially dressed quoins and dressed lintels and sills and water table) building; hipped tile roofs; well-developed Georgian Revival-style decorative scheme features round-arched windows with stone voussoirs and wood multi-light sash in upper story; bas-relief rondels; and eighteen-over-eighteen wood sash in square-headed openings in mainly symmetrical plan; main entrance on front façade set in shallow two-story pedimented enclosed porch projecting from center front façade. Built 1929. Architect: Frank P. Whiting.

*Hist* The gymnasium was built for the village by the Clark family to replace an earlier brick gymnasium built in 1889. In 1986, the old gym became part of the National Baseball Hall of Fame and Museum as the Fetzer-Yawkey wing, and the Clarks built a new gymnasium building south of the Susquehanna River on land that was part of Iroquois Farm.

## **40 Main St**

*Name:* United States Post Office

One-story brick, five-bay Neoclassical Revival brick purpose-built post office on raised and banked basement; later added brick sorting area spans back of original building. Large square Doric sandstone pilasters span center three bays and are surmounted by a sandstone pediment; also sandstone water table, band course, lintels, and sills. Broad concrete steps span center three bays and ascend to center entrance with reduced (changed ca.2000) doorway with arcaded transom light above; eight-over-eight wood sash. Piers flanking steps retain Moderne-style tripod lamps with shallow open-topped torchere globes. Built 1936.

## **43 Main St (131.06-2-63 and 64)**

*Historic name:* National Baseball Hall of Fame and Museum

Two-story, U-plan brick museum building constructed in three phases working from east to west and redesigned with construction of west wing as a single coherent façade. Two frontal-gable blocks are joined by a side-gabled hyphen set back to create a shallow courtyard in front with steps ascending to entrance featuring three round-arched openings centered below five upstairs openings with four-over-sixteen-light steel sash. First floor front of both wings have a single entrance with paired doors capped by round-arched fanlights; upper stories of wings feature row of five windows like those in center section, but with shallow wrought iron balconies with crossed baseball bats. Full returns trimmed with modillion blocks matching those under eaves. Built 1939-68. Library (131.06-2-66.01): Built 1966-1968. Two-story, hip-roofed stone building with deep eaves; center front façade recessed and glazed in shallow arc set off by full height stone columns; fenestration regular with narrow two-light windows in steel casings; large three-story gable-roofed wing (added 1993) attached to rear wall by glazed gable-roofed hyphen and joined to back wall of the museum building with a glazed two-story apse and a glazed walkway. Architect, Robert Hutchins; Builder, Nielsson Construction Co.

*Hist* The National Baseball Hall of Fame and Museum was opened in 1939 in this purpose-built Colonial Revival building designed by Frank P. Whiting, one of Cooperstown's most influential twentieth-century architects. The original building was the east wing of the brick portion of the current museum. When built its design was strongly influenced by baroque taste. This was stripped down considerably when a wing (now a hyphen) was added in 1956. Harry Zogbaum, who died in 1955, may have planned the extension and the stripping of baroque details and redesign as a coherent Georgian Revival façade instead. In 1968, a second wing matching the footprint of the original building was added at the west end, and a nineteenth-century commercial building demolished to make way for it.

## **45 Main St**

One-story, flat-roofed brick commercial building with parapet set off by simple neoclassical cornice; shallow pediment centered over entrance with glass doors in steel frames; large one-light display windows flank entrance; shallow brick piers at either end of façade and flanking entrance. Built 1960.

## **50 Main St**

Two-story, frontal-gable, frame commercial building. Wood clapboards on front façade; vinyl on sides; with broad pilasters with simple capitals; full return and plain tympanum. Regular period fenestration: center stair hall entrance has Greek Revival entablature and recent five-panel wood door; storefronts with large six-light display windows flank stair entrance; paired slightly recessed glazed doors at each end of the front façade; display windows span most of front façade; six-over-six wood period sash upstairs; six-light attic window in tympanum. Built ca.1850.

## **60 Main St**

*Historic name:* Nancy Williams House

*Name:* Veterans of Foreign Wars Hall

Two-story, three-bay, side-gabled brick town house with step gables incorporating chimneys; three-story back ell (first story below grade of Main St) with stepped parapet (added 1900s). Stone foundation; stone slab steps to asymmetrically placed main entrance; Italianate-style cornice (added late 1800s) spans front façade at the eave line. Regular period fenestration with round-arched door casing (remodeled late 1900s but retains form);

windows with stone sills and six-over-six wood replacement sash flanked by louvered wood shutters; insulated steel door. Built 1796. Reused as veterans' meeting hall, which is entered at east end of front façade via corridor added mid-1900s.

### **61 Main St**

Three-story, three-bay, flat-roofed brick commercial building; large scrolled brackets in frieze under deep eaves. Upper two stories retain regular period fenestration with stone lintels and sills; one-over-one wood sash (changed from earlier ones, ca.1900 or later) in all openings; storefront altered ca.1950 with large one-light display windows above low brick wall. Built ca.1850.

### **62 Main St**

*Historic name:* Second National Bank Building

One-story bank building with stone veneer false front rising above cornices of flanking buildings. Well-developed rusticated stone Richardsonian Romanesque decorative scheme (remodeling 1892) uses gray stone trimmed in red sandstone details. Large open hip-roofed entrance porch with stamped metal balustrade above and supported by red sandstone columns (free-standing under front edge; engaged where porch meets main façade) set on stone piers over single door with large glazed oblong panel surmounted by glazed transom and single large round-arched light. A large tripartite window composed of three oblong lower lights and three shallow upper lights fills east half façade. Red details include coursing above slightly raised basement, under window and above blind, round-arched windows (paired and tripled) with voussoirs in upper quarter of façade. Built 1853; facade remodeled 1892.

*Historic note:* This building housed the Cooperstown Bank founded in 1853. Unlike the Otsego County Bank, which was a circulation bank issuing its own currency, this one was a savings bank. Until it was remodeled in 1892, it featured a one-story Italianate facade. The remodeling followed on the heels of the building of the new First National Bank across the street in 1891.

### **63 Main St**

Three-story, three-bay, flat-roofed brick commercial building; large scrolled bracketed frieze with arcaded lower edge set under deep eaves. Retains regular period fenestration with segmentally arched cast iron window heads on two upper stories; two-over-two wood sash; stair entrance at east end of façade retains wood door with single glazed oblong panel (ca.1900); storefront altered ca.1950 with a single angled display window recessed under block of upper stories. Built 1872.

### **64 Main St**

Two-story, three-bay, flat-roofed brick commercial building with lower back ell occupying most of lot; brick cornice incorporates simple raised coursing. Retains regular period fenestration in upper story with slanted soldiered brick heads; one-over-one wood sash (changed early 1900s). Storefront incorporates doorway in easternmost bay period that matches upstairs openings; large one-light display window fills much of remaining first story façade. Built ca.1843.

### **66 Main St**

Three-story, five-bay, flat-roofed brick commercial building; stamped metal frieze with panels is capped by shallow eaves and terminated at each end with a single bracket. Upper two stories retain regular period fenestration with later (ca.1880) cast iron heads and sills; six-over-six period wood sash in second story openings; later (ca.1880) wood two-over-two sash in third story. Paired storefronts flanking center stair entrance remodeled ca.1995 to match Greek Revival-style center opening with pilasters and flat lintel; retains period wood door with oblong panel; opening flanked by sidelights and capped by transom light. Built 1835. OB One-story, frontal-gable frame building with loading door in peak. Wood clapboard siding with raking frieze; metal roof. Regular period fenestration with six-over-six wood sash except for single door placed at north end of west gable wall. Building at back of lot and opens onto Stagecoach Ln.

*Hist* This building was the home of Judge Samuel Nelson. The storefronts were added later.

### **67 Main St**

Three-story, seven-bay, symmetrical frame, two-unit commercial building composed of two adjoining gable(frontal)-roofed blocks with eaves aligned; back ell projects from back wall of east half of the building. Vinyl siding; raking frieze boards on gable ends facing street. Retains regular period fenestration with vinyl one-over-one vinyl replacement sash in upper two stories. Storefronts flank door to stair hall in center front; door a recent wood stock replacement. Built early 1800s; many subsequent alterations but retains massing and fenestration.

### **73 Main St**

Three-story, four-bay, flat-roofed brick commercial building; stamped metal cornice caps both Main and Pioneer street facades and incorporates deep paneled frieze with single scrolled brackets set under deep eaves. Retains regular period fenestration featuring Renaissance Revival cast iron window heads and sills on upper stories with wood one-over-one sash. Paired storefronts with recessed center entrances flanked by large one-light display windows are supported by brick piers; stamped metal frieze spans both storefronts and wraps to a single display window facing Pioneer Street; stair entrance to upper stories at south end of Pioneer Street facade. Built 1883.

### **74 Main St**

Three-story, four-bay, flat-roofed brick commercial building with dressed limestone details; bracketed frieze cap Main and Pioneer St facades; small pediment with flared ends raised above center front roofline; "1876" in center lozenge. Limestone quoins, lintel and sill blocks in upper story; stone corner piers at corners of storefront. Retains regular period fenestration in upper stories with two-over-two metal-clad replacement sash; single storefront capped by plain cornice has recessed center entrance and large display windows spanning front façade; stair entrance at east end of front façade; basement entrance on Pioneer Street façade. Built 1876. Builder: H.M. Hooker

### **75 Main St**

Three-story, flat-roofed brick commercial building with clipped corner at intersection of Main and Pioneer streets. Shallow brick buttresses are capped by plain abacuses at the base of the brick parapet on both street fronts. Horizontal bands of stone (continuous lintel and sill blocks) and decorative brick details (panels between second and third-story windows and round arches above third-story openings further articulate facade. Regular period fenestration includes round-arched openings (glazed and blind) in third story openings and square-headed openings in second story; all glazed openings have one-over-one aluminum replacement sash. Three street-level storefronts, one on Main St, one facing both Main and Pioneer, and one facing Pioneer St, are set off by brick piers with stone caps. Main Street storefront remodeled mid-1900s with opaque glass panel above plate glass display windows flanking a recessed entrance; corner storefront retains large display windows flanking entrance angled at corner; Pioneer St storefront retains period paired doors with glazed upper panels. Stair entrance with period wood door and glazed transom in easternmost bay of Main Street façade. Built 1880. Architect: H.J. Hardenburgh; Builder: McCabe Brothers.

*Historic note:* The Eagle Tavern occupied this site until it burned in the fire of 1862, which decimated much of Main Street between Pioneer and Chestnut streets. Until the late 1870s, an open park area locally called the "Goose Patch" stretched west from this corner.

### **81 Main St**

Three-story, three-bay, flat-roofed brick commercial building; stamped metal bracketed frieze caps front façade. Regular period fenestration features cast iron window heads and sills and one-over-one wood period sash in square-headed openings. Stamped metal cornice above storefront with recessed center entrance flanked by one-light display windows; cast iron pilasters at each end of storefront façade; stair (at east end of front façade) and store entrances feature single wood doors with one glazed oblong panel (both probably replaced ca.1920). Built 1881. Builder: McCabe Brothers.

### **83 Main St**

Three-story, three-bay, flat-roofed brick commercial building; stamped metal bracketed frieze caps front façade. Regular period fenestration features cast iron window heads and sills and one-over-one wood period sash in square-headed openings. Stamped metal cornice above storefront; storefront remodeled ca.1960 with steel window and door frames set in flat façade clad in vertically ribbed metal paneling. Built 1882.

### **87 Main St**

Three-story, three-bay, flat-roofed brick commercial building; stamped metal bracketed frieze caps front façade. Regular period fenestration features cast iron window heads and sills with one-over-one vinyl sash in square-headed openings. Stamped metal cornice above storefront remodeled ca.1960 with glass and steel storefront recessed on a shallow angle beneath the upper stories; vertically laid plank siding flanks storefront and covers upper section below the cornice. Built ca.1883.

### **88 Main St**

*Historic name:* Iron Clad Building

Three-story, seven-bay, frontal-gable (hidden by front façade) brick commercial building with cast iron façade. Cast iron scheme incorporates a deep-eaved cornice capping the front façade; round-arched windows above balustrades are separated by fluted Corinthian columns set on piers in third story; square-headed openings separated by additional fluted Corinthian columns set on piers on second story; two storefronts with large display windows flanking recessed entrances are set on either side of stair entrance with round-arched entrance centered on street-level facade. East storefront retains cast iron columns at corners of display windows; west storefront display windows have steel frames above recently replaced wood panels. Built 1892. Designed by James Bogardus.

*Historic note:* This cast iron front was reputedly designed for a New York City building, but rejected for that project and so was used in Cooperstown instead.

### **91 Main St**

Three-story, four-bay brick commercial building matches 93 Main Street next door. Articulated polychrome brick façade incorporates low pediment centered at top of front façade; brick corbeling follows contour of cornice; center two bays set off by brick piers; Tudor arch above two centered third-story openings; segmental arch of soldiered bricks above two center second-story openings. Period fenestration features transoms glazed with colored glass squares above second and third-story windows above one-over-one vinyl sash. Storefront with recessed entrance flanked by one-light display windows; stair entrance with large single-light transom and period door with paired glazed upper panels. Built 1886. Builder: Smith and Lasher.

### **93 Main St**

Three-story, four-bay brick commercial building matching 91 Main St next door. Articulated polychrome brick façade incorporates low pediment centered at top of front façade; brick corbeling follows contour of cornice; center two bays set off by brick piers; Tudor arch above two centered third-story openings; segmental arch of soldiered bricks above two center second-story openings. Period fenestration features transoms glazed with colored glass squares above second and third-story windows above one-over-one wood period sash. Storefront features multi-light transoms similar to those in upper stories above one-light display windows that flank center entrance; paired wood doors with glazed upper panels open into earlier recessed entrance; turned posts at corners of storefront and display windows; stair entrance with matching colored block transom and period door with paired upper glazed panels. Built 1886. Builder: Smith and Lasher.

### **96 Main St**

Three-story, three-bay, flat-roofed masonry building with limestone façade composed of smoothly dressed coursed ashlar capped by stone cornice. Retains regular period fenestration featuring segmentally arched windows with paired casements below two-light upper sash. Storefront remodeled ca.2000 reusing surviving corner pilasters; iron beam that carries upper stories of front façade; and fluted cast iron column adjacent to stair entrance at east end of front façade. Remodeled façade incorporates paired recessed doors with glazed upper

panels and a large display window, both with transoms; stone curb preserved. Built ca.1865; remodeled 1890s. Builder: John Wood.

### **99 Main St**

*Historic name:* First National Bank Building

Three-story, flat-roofed brick bank building; primary façade faces Main Street; secondary façade faces Pioneer Alley; northwest corner clipped and later (1909) filled at street level with a one-story brick addition creating a right-angle corner. Building has highly decorative brick and terracotta façade incorporating variety of window configurations and articulated surfaces. Pediments project above main roof parapet on front (north) and west sides, and an oriel window with pointed hexagonal roof projects above northwest corner. Irregular period fenestration features tripled round-arched windows with terracotta surrounds in third story; large square-headed and segmentally arched openings in second story and at street level. Main entrance features paired wood doors with oblong glazed panels at east end of front façade. Built 1890-1891.

*Hist Architect:* Frank Waller; *Builder:* John Smith.

When it was built the bank took the most westerly and the last of the "park" lots left open by the fire of 1862.

### **100 Main St**

One-story masonry commercial building with false wooden storefront incorporated shallow raised pediment centered on front façade; recessed entrance with steel frame glass doors at west end of façade; large display windows set above wood panels with raised invected corner motif. Built 1931; completely remodeled ca.2000.

### **101 Main St**

*Historic name:* Livestock auction building

Frontal-gable, one-story glazed brick building with raking frieze; corner piers of plain brick; poured concrete foundation with curb on eave walls. Paired sawbuck doors with glazed upper panels set asymmetrically in front façade; smaller paired sawbuck doors with four-light upper panels set above main entrance doors. Windows on west eave wall feature soldiered brick sills and six-over-six vinyl sash. Fenestration in barn area retains wood six-light sash. Recently added brick entrance ramp accessed insulated steel door at west end of front façade. Built ca.1920.

Small, flat-roofed brick building (added ca.1930) adjoins east eave wall and is attached to main building by small connecting corridor. This building rests on raised gravel concrete foundation; windows with poured concrete lintels and sills and six-over-six wood sash in north wall; door with six-light glazed upper panel accessed by wooden steps in west wall.

### **Main St (131.06-2-47)**

Frontal-gable one-story frame commercial building with wood clapboard siding and raking frieze; recently replaced steel panel roof. Display windows in front façade. Built ca.1850-1900.

### **103 Main St**

*Historic name:* Crist Building

Four-story, symmetrical masonry commercial building with large later (1928-29) four-story masonry addition spanning rear wall. Front portion has deep eaves with bracketed frieze and parapet above. First story of original building veneered with smoothly dressed pale sandstone; brick second and third stories capped by a stone sill course below the fourth-story windows; continuous stone lintel above fourth-story openings marked with keystones centered over the windows and passing under the brackets supporting the eaves. Regular fenestration features large multi-light steel frame windows stacked above each other throughout: first story has large round-arched windows and center entrance, all with brushed brass casings; dressed stone panels between second and third-story windows lend verticality to midsection of building; third-story windows feature keystones similar to those on fourth story; main entrance features elaborate broken pediment and other Renaissance details. Built 1910; remodeled 1928-1930. Architect: Frank P. Whiting; Builder: Griffiths and Pierce.

*Historic note:* This building occupies the site of the Keyes Hotel, which burned in the late 1860s. The present building housed the Crist Publishing Co. until 1923. It reopened as the Second National Bank in 1930. The upper stories were later occupied by a garment manufacturer into the 1950s.

### **106 Main St**

Three-story, five-bay, flat-roofed frame commercial building; scrolled brackets in frieze capped by modillion blocks under deep eaves. Recently replaced wood clapboards on front façade; vinyl on sides. Regular fenestration with paired four-over-four vinyl sash in second and third stories. Street-level façade remodeled 1995 with recessed center entrance opening to flanking storefronts; tripled display windows in steel frames above battened plywood panels. Built ca.1863; remodeled 1995.

### **110 Main St**

*Name:* Cory Scott Block (east half)

Three-story, nearly flat shed-roofed brick commercial building matching 114 Main next door. Cast iron bracketed cornice caps front facade. Retains regular period fenestration with cast iron segmentally arched heads and plain sills; six-over-six wood sash in third story; one-over-one wood sash in second story. Storefront altered ca.1979 with steel frame display window above brick veneer wall. Stone curb from original design remains. Built 1862.

### **114 Main St**

*Name:* Cory Scott Block (west half)

Three-story flat-roofed brick commercial building matching 114 Main next door. Cast iron bracketed cornice caps front facade. Retains regular period fenestration with cast iron segmentally arched heads and plain sills; six-over-six sash. Center opening on third story retains cast iron cornice with brackets above loading door to former storage area. Storefront retains stone curb and recessed entrances at either end of façade, one to stair hall and one to store on first floor. Fluted cast iron Corinthian column supports storefront. Built 1862.

### **115 Main\* St**

Two-story, square-plan, flat-roofed brick building with chimney on west side; recessed panels and large glass block windows in upper story; one-story two-unit commercial block on west side has wood-shingled pent roof and multi-light display windows above low walls flanking steel framed glass doors. Built ca.1900; one-story section added ca.1960. Doubleday Parking lot

### **118 Main St**

Three-story, yellow brick commercial building; stamped metal cornice caps front façade, which is articulated with rectilinear bas relief panels setting off fenestration featuring pairs of one-over-one wood period sash in upper stories. Storefront with slightly recessed center entrance and large display windows supported by cast iron fluted Tuscan columns; stair entrance retains period wood door with glazed upper panel at east end of front facade. Building retains stone curb at base of front façade. Built 1908.

### **124 Main St**

One-story, brick veneer commercial building with unusually tall mansard roof with slightly projecting center section supported by squared posts; center entrance to storefront has round-arched doorway; large display windows of single large panes set in steel frames span much of front facade. False segmentally arched windows in mansard. Built 1886.

### **127 Main St**

One-story frame commercial building with board-and-batten siding, three-sided bay window in front façade, and wood-shingled mansard roof. Accessed both from Doubleday Field parking lot and via gated walkway from Main Street between 137 and 139 Main Street. Built ca.1985. Doubleday Parking lot

## **Main St**

*Historic name:* Doubleday Field

Steel girder grandstand with hipped roof and glazed brick veneer exterior walls with buttress reinforcements; gabled entrance with partial returns over large round-arched opening with forged iron gates. Regular period fenestration paired multi-light steel casements with transoms above. Built 1939.

OB Two-story frontal gable barn with crossbuck doors and wood siding. Replaced dilapidated barn ca.1995.

*Hist* Decorative iron work done by Norman Calhoun.

## **131 Main St**

*Historic name:* Bowen Block

Two-story, seven-bay, flat-roofed brick commercial building with symmetrical front façade encompassing two storefronts flanking a central stair entrance; slightly raised foundation. Wood bracketed frieze with round arches marking bays containing storefront entrances. Second story has tall narrow windows with arched limestone heads connected by a narrow course of same stone; storefronts retain historic configuration featuring recessed center entrances flanked by nearly full-height display windows composed of two tall narrow lights supported by cast iron posts with narrow paneled pilasters; east entrance reduced, but center stair entrance and west storefront retain large transom light over each door; narrow bracketed frieze spans façade above storefronts. Built 1875-1876.

*Hist* The law firm of Countryman and Bowen built this block. In the early 1900s, #133 housed the ticket office and passenger station of the trolley line. The ticket office later moved to a purpose-built building at 160 Main Street.

## **134 Main St**

Three-story, six-bay, flat-roofed frame commercial block; lower one-story addition spans back wall. Deep-eaved roof projects above heavy bracketed frieze with band of paneled lozenges below; third story added ca.1870. Wood clapboard siding with narrow corner pilasters above brick piers at street level; stone foundation. Regular fenestration dates to 1870 remodel and features Italianate casings with six-over-six vinyl replacement sash; storefront features recessed paired doors and later steel frame display windows above low tapestry brick-paneled walls. Built ca.1840.

*Historic note:* This building was owned by George Washington Smith, Cooperstown's professional photographer from the mid-nineteenth century. The building survived the fire of 1862, and Smith raised the third story and Italianized the facade soon after.

## **137 Main St**

Moderne brick theater with two-story, three-bay front façade; retains lighted marquis and paired center entrance doors; tapestry brick parapet and plain buttresses. Narrow storefronts with display windows form a nearly entirely glazed front facade flank entrance. Upstairs fenestration with paired one-over-one wood period sash in east and west ends; paired one-light openings in center; soldiered brick window heads and stone sills. Retains "Smalley's/THEATRE/Let's Go" in gold letters in three panels above second-story windows. Concrete block fly house at rear of building retains painted sign for Smalley's. Built 1921.

## **138 Main St**

*Name:* Mohican Club

Two-story, three-bay, side-gabled stone house with lower, gable-roofed frame ell spanning most of rear wall. Coursed ashlar masonry of alternating deep and shallow bands; dressed limestone lintel and sill blocks as well as elliptical arch over asymmetrically placed main entrance; standing seam metal roof added ca.2003. Retains regular period fenestration with two-over-two wood sash in upper story and two-over-one wood sash in first story; fanlight and sidelights on recessed main entrance with wide six-panel wood door. Built 1820; large Queen Anne dormer added ca.1895 and removed 2003.

*Hist* This house was built by John Hannay. It became the Mohican Club in 1893.



### **139 Main St**

Two-story, flat-roofed brick Moderne commercial building (built as a car dealership) with large round-arched entrances at each end of front façade; center block spanned by five one-light display windows capped by multi-light transoms in first story; arcade of five round-arched windows above in second-story; large round-arched open entrances in slightly lower wings at each end of face; entrance on west end once accessed garage. Built 1926 as Cook's Garage.

### **Main St - 2 Doubleday Ct (131.06-2-10.00)**

Two-story, gable-roofed frame commercial building with open hip-roofed porch supported by turned posts to front (south) façade; gabled dormer (no window) marks entrance to storefront at west end; one-story, side-gabled wing projects southward and houses two office units. Vinyl siding. Fenestration features domestic-scale vinyl windows and insulated steel doors. Built ca.1960.

### **143 Main St**

Two-story, five-bay, side-gabled frame house (reused as a commercial building) with high false parapet on front façade; one-story gable-roofed ell spans east half of rear wall. Wood clapboard siding; Federal-style partial returns on east gable wall; parged foundation. Second story and west gable wall retain regular period fenestration; twelve-over-twelve and nine-over-six (attic openings) wood period sash in east gable wall; west side has mainly two-over-two wood sash flanked by non-historic louvered shutters; center entrance with Federal transom and sidelights flanked by storefronts built in different historic periods, both accessed by poured concrete steps running most of the length of the building and banked slightly towards the east. East storefront has multi-light display window spanning almost entire façade (added ca.1960); west storefront retains paired wood doors with glazed upper panels glanced by large one-light display windows (appears to date to late 1800s). Built ca.1825.

*Hist* Built as a house, this building was turned into a saloon and barber shop in 1891.

### **149 Main St**

Three-story, three-bay, frame commercial building; two-story, flat-roofed back ell. Deep eaves with bracketed frieze below caps front façade. Wood clapboard siding with corner boards. Regular period fenestration with wood two-over-two period sash flanked by wood louvered period (non-functional in second story; functional in third story) shutters in upper stories; asymmetrically placed recessed entrance and large later one-light display windows under bracketed frieze span first floor front facade. Built ca.1880.

### **157 Main St**

*Historic name:* Schneider Block

Two-story, seven-bay (Main St façade) frame commercial building with third-story mansard roof; corner building with facades facing Main and Chestnut streets. Wood clapboard siding and corner boards; deep eaves and bracketed frieze cap the second story on both street facades. Regular period fenestration with two-over-two wood sash flanked by louvered wood shutters in second story; two-over-two wood sash with late Italianate pedimented casings in mansard story. Two Main St storefronts flank center stair entrance; both storefronts have large display windows recessed under front wall and supported by scrolled braces below; east storefront has paired doors with glazed uppers in recessed entrance; west storefront door flush with front façade; display windows loaded via narrow eight-light casement windows opening into the shop; two Queen Anne parlor windows capped by low pediments offer additional display space on south end of Chestnut Street façade. Built 1888.

### **160 Main St**

One-story, two-bay frontal-gable, frame house (built as a ticket office); open veranda spans on east eave wall. Flushboard (horizontal) siding with blind arcade and fluted pilasters on front facade; wood clapboards on sides; stone chimney projects above west roof face; foundation banked to rear. Regular period fenestration with asymmetrically placed neoclassical door casing in west arch of front; otherwise twelve-over-twelve wood sash flanked by paneled wood shutters. Built 1917.

*Hist* This building was built to house the ticket office and waiting room of the trolley in 1917. The previous building on the site, the Jordan Cottage, was moved east and now stands at 18 Chestnut Street.

### **162 Main St**

Two-story, three-bay, side-gabled frame house on framed English basement; open porch (ca.1888) with squared chamfered posts and scrolled braces over center entrance and reached by flight of five steps from sidewalk; long narrow flat-roofed ell (added 1888) on same grade as basement projects north from northwest corner of main block; small enclosed shed-roofed entrance set in corner where ell meets main block. Wood clapboard siding with corner boards and raking frieze. Regular period fenestration with two-over-two wood sash (late 1800s change) flanked by functional louvered wood shutters; three-sided bay windows on east end of front façade and on west gable wall probably added ca.1888. Built ca.1850.

### **165 Main St**

Three-story, brick commercial building with symmetrical front façade; foundation banked to stand on land rising to west; decorative brick parapet with corbels; shallow brick piers at either end of façade and flanking center stair hall entrance; additional decorative brick work in sections above each of two storefronts. Regular fenestration with single segmentally arched openings in third story; paired openings under double-width segmental arches in second story; storefronts have steel frame display windows and doors (replaced 1960s or later); stair hall door retains period door with nine panels in lower section and single large light in upper half. Built ca.1890.

### **169 Main St**

Two-story, three-bay, frame commercial building with deep eaves and bracketed frieze with paneled detail. Wood novelty siding and corner boards on second story; first story retains recessed entrance between large one-light display windows supported by reproduced posts at corners and stair hall entrance at east end of front facade. Open balcony with recently added stock spindles spans second story; full-height casement windows with transom lights open onto balcony. Built ca.1880.

### **170 Main St**

One-story, hip-roofed frame house on steeply banked concrete foundation; shed-roofed carport projects from east side of house. Wood clapboard siding; corner boards. Regular fenestration with paired one-light vinyl casements. Built 1971.

*Hist* Architect: John Sanford; Builder: Phillips Construction Co.

### **171 Main St**

Two-story, flat-roofed frame commercial building; first-story front façade incorporates two storefronts with stair hall entrance between and a second hall entrance at west end; deep-eaved cornice with bracketed frieze caps roof; Stick-style detailing in section above four paired casement windows capped by one-light transoms in second story. Storefronts retain large display windows (partitions may be period); east storefront retains period paired doors. Built 1886.

*Hist* This was built as a two-unit commercial building by the *Otsego Farmer*, one of the village's two newspapers of the period.

### **175 Main St**

*Historic name:* Susan M. Hughes Block

Two-story, hip-roofed, frame commercial building with gabled Stick-style dormer projecting from front roof face. Wood novelty siding with corner boards; basement banked to accommodate rising land to west.

Storefront with recessed entrance flanked by two-light display windows in east portion of front façade; stair hall entrance in west section. Regular period fenestration with wood two-over-two period sash; period paired doors with glazed upper panels in storefront; single door in stair hall entrance. Built 1886.

*Hist* Built by Susan M. Hughes to house a millinery shop and a bakery.

### **180 Main St**

Two-story, side-gabled, frame house with two-story wing projecting from front wall; open hip-roofed porch with paired Tuscan columns set on low walls clad to match house in corner of L-plan. Cement board siding with corner boards and raking frieze; banked stone basement; exterior parged chimney on east side; soffits replaced recently. Retains period fenestration with paired and single one-over-one wood sash (may date to 1917 move); wood door with glazed oblong panel (added 1917). Built ca.1885; moved to site 1917.

OB Three-bay side-gabled frame garage with board-and-batten siding; block foundation. Built ca.2010.

OB One-bay, frontal-gable frame building with wood novelty siding; doors and sash replaced recently. Appears to be remodeling of a ca.1940 shed.

*Hist* Moved to site in 1917 from the site of the new D & H passenger station built the year before.

### **182 Main St**

Two-story, cross-gabled frame house; one-and-a-half-story gable-roofed back ell; octagonal bay window on southeast corner of front façade; three-sided bay window with hipped roof centered on gable wall of second-story front façade; open shed-roofed entrance porch with turned posts and splat railing; shed-roofed glazed porch on west side; both porches have splat skirting. Wood clapboard siding; fish-scale shingles in gable ends and on alternating faces of bay windows. Irregular period fenestration; single sash with unusual multi-light upper sections; period wood door in center entrance. Built 1885.

OB One-and-a-half-level, frame carriage barn with wood novelty siding and gable dormer centered in front roof face. Built ca.1885.

*Hist* This house was built for J.A.M. Johnston, who lived here until 1900, when he sold the building.

### **183 Main St (part of 115.18-1-19)**

*Historic name:* Sheriff's Residence and County Jail

Two-story, three-bay, square-plan, hip-roofed brick house (now offices) with concave mansard roof and glazed cupola; veranda with squared chamfered columns spans front façade; two-story, hip-roofed jail wing with coursed rusticated stone walls, eaves with small brackets, and a cupola attached at rear; one-story, flat-roofed brick wing (added ca.1980) on east wall features bracketed roofline and round-arched windows. Main block retains deep eaves with alternating large and small brackets on eaves. Regular period fenestration features cast iron window heads in main block with two-over-two wood period sash; windows in mansard have round-arched wood casings; segmentally arched center entrance with paired period wood doors; jail windows retain metal bars. Built 1874-1875; converted to offices 1978.

OB Two-story, three-bay, gable-roofed frame carriage barn with horizontal flushboard siding and cupola; upward sliding doors replace earlier ones. Built ca.1875.

### **184 Main St**

Two-story, hip-roofed frame house capped by flat deck; gabled dormers project from front and side roof faces and over shallow wing on east side adjoining back wall; one-story gable-roofed back ell (added 1976) on high banked brick foundation; open hip-roofed porch with turned posts, fretwork railing, arcaded frieze and splat skirting spans part of front façade and east side. Wood clapboard siding with highly developed Queen Anne decorative scheme with variety of trim, siding, and details including decorative gable ends with shingles, consoles, and floral cutouts; pediments above windows; period articulated brick chimney in main block.

Fenestration generally regular with mainly one-over-one sash (appear to be later replacements); paired period wood doors in asymmetrically placed main entrance; non-historic one-story back ell added 1976. Built 1885. Built by J. Fred Reustle for himself.

OB

### **186 Main St**

One-and-a-half-story, side-gabled frame house entirely remodeled in Craftsman-inspired design 2007. Now has new wood or cement clapboards; center entrance with open gable trimmed with heavy timber chamfered vergeboard; manufactured stone exterior chimney on east gable wall; and new, generally regular fenestration plan featuring shed-roofed dormer windows added in front roof face. Built 1972. Architect: Paragon

Engineering Company; design completely altered by 2007 renovation.  
OB Two-bay, frontal-gable, frame garage with vinyl siding. Built ca.1972.

### **187 Main St**

*Historic name:* Otsego County Courthouse

Two-story, frontal-gable brick courthouse on raised coursed rusticated stone basement. Building retains virtually all of its original Victorian High Gothic decorative scheme including carved sandstone vegetative details. Mainly regular fenestration with one-over-one wood sash; decorative stained glass lancet windows in upstairs front facade; porch with polished gray stone columns flanks front entrance with paired wood period doors. Built 1880.

*Hist Architect:* Archimedes Russell; *Builders:* McCabe Bros. and S.R. Barnes. This courthouse replaced an older stone Greek Revival one near the same site. The Greek Revival courthouse was the third one to serve Otsego County; the current High Victorian one is the fourth. This building was restored inside and out in 1984 after being threatened with demolition.

### **188 Main St**

Two-story, frontal-gable, frame house; open hip-roofed porch with Tuscan columns set on wood piers and connected by spindled railing spans front façade; low pediment on porch roof marks asymmetrically placed main entrance with projecting wood-shingled vestibule; gabled dormers in both side roof faces; hip-roofed carport (added ca.1970) attached to west eave wall. Wood clapboard siding with corner boards; bracketed frieze on main block; full return sets off wood-shingled tympanum with Palladian attic window; dormer tympani have paired windows with latticed upper sash. Regular period fenestration with one-over-one sash (appear to be replacements); louvered wood shutters; paired period wood doors with glazed upper panels. Built 1901.

*Hist Architect:* Ernest Hoffman. Built for Judge A.C. Tennant.

### **190 Main St**

Two-story, hip-roofed, brick house; one-and-a-half-story brick back ell; gabled dormers with overhanging eaves and decorative verge boards in peaks break eave lines of front and east side; one-story glazed porch (added ca.1950) with six-over-six wood sash on east side built on older stone foundation. Stone foundation with dressed stone quoins and water table; stone block lintels and sills throughout; exposed rafter tails under main roof; scrolled braces at corners of gabled dormers in main block. Generally regular period fenestration features dressed stone lintel blocks above first story windows, main entrance, and window above main entrance; one-over-wood period sash flanked by functional louvered wood shutters; paired sash in front façade with set in second story featuring colored glass block perimeters; oriel window on west side with one-over-one wood sash; six-panel wood door with four-light transom in asymmetrically placed entrance. Built 1881. Architect: Charles Newell; Builder: McCabe Brothers.

OB One-and-a-half-story, frame carriage barn with wood novelty siding and vertical board detail in gabled dormer on south eave wall; opens onto Nelson Av. Built ca.1881.

*Hist* This house reuses brick from the old County Clerk's and Surrogate Offices associated with the old Greek Revival courthouse demolished in 1879.

### **192 Main St**

Two-story, hip-roofed frame house (now offices) with prominent gabled dormer windows projecting from front and west side; three-story bay capped by an open porch with decorative Queen Anne trim scheme projects from east side; gable-roofed open entrance porch with decorative verge boards matches details of open hip-roofed porch wrapping southeast corner of house. Wood clapboard siding with corner boards and full returns; period brick chimneys; stone foundation. Generally regular period fenestration with one-over-one and paired one-over-one wood period sash flanked by louvered wood shutters; paired period doors with glazed upper panels. Built 1885. Builder: Barber.

### **194 Main St**

Two-story frontal-gable frame house with two-story wing capped by gabled dormer on west eave wall; three-story bay window with open porch on third floor on east eave wall; open hip-roofed porch with turned posts, spindled frieze, and fretwork railing spans front and part of east side; back porch with shed roof descends below grade; shed-roofed back porch on banked foundation. Aluminum siding; retains modillion block trim at eaves and on partial returns as well as consoles flanking paired attic windows in dormer and main roof; stone foundation banks to the rear; period brick chimney. Regular period fenestration, although openings appear to have been reduced when one-over-one vinyl sash were put in. Built 1885.

### **196 Main St**

One-and-a-half-story, gambrel-roofed, frame house with prominent gambrel-roofed dormers in both side roof faces; open porch recessed under upper story and supported by Tuscan columns spans front facade; enclosed shed-roofed porch on back wall. Wood clapboard first story; wood-shingled tympani; raking frieze; concrete block foundation and porch floor. Regular period fenestration with one-over-one and paired one-over-one wood (some may be recent replacements) sash. Built 1912; moved from Court Street (now gone) in 1967 to make way for parking lot. Built by Luther Robinson, George Decker, and John Wedderspoon.

### **197 Main St**

*Name:* Otsego County Office Building

Two-story, flat-roofed brick office building composed of three wings with different footprints joined by a central hall with stair tower and elevator bays. Preserves coherent decorative scheme with vertical bands of narrow steel frame fixed one-light windows marked by brick buttresses projecting from otherwise plain brick walls; main entrance recessed in north wall with matching doors. Architect: Myron Jordan. Built 1969.

### **200 Main St**

*Historic name:* Apple Hill

Two-story, three-bay, square-plan, pyramidal-roofed frame, two-family house; open flat-roofed porch with squared chamfered posts and square-spindled railing over paired center entrances. Wood clapboard siding with corner boards, deep frieze with modillion blocks under deep eaves; center front has segmental arch trimmed to match roofline details; high stone foundation and period brick chimneys. Regular period fenestration with paired one-over-one wood sash flanked by louvered wood shutters in front façade; single openings on sides; paired entrances with paired wood doors with glazed round-arched panels centered on front facade. Built 1800; moved and remodeled 1866.

*Hist* This house was built by Richard Cooper, son of William Cooper, and stood on River Street overlooking the Susquehanna. Edward Clark bought the property in 1866 and had this house moved to its present location to make way for Fernleigh. In its former location, Apple Hill was home to Judge Samuel Nelson from 1825 to 1828.

### **201 Main St**

Two-story, frontal-gable frame house; slightly lower, side-gabled wing on east side forms L-plan; additional lower two-story gable-roofed back ell; open hip-roofed Queen Anne-style porch with spindled frieze, turned posts, and spindled (recently replaced) railing spans front and curves around northeast corner to east side; enclosed gable-roofed back porch. Vinyl siding with shallow raking frieze; stone foundation. Regular period fenestration with vinyl one-over-one sash flanked by new functional louvered wood shutters; asymmetrically placed main entrance with recently replaced door. Built ca.1898.

OB Two-story, frontal-gable, frame carriage barn with wood clapboards and corner boards; period paired horizontally sliding four-panel doors. Built ca.1898.

### **202 Main St**

Two-story, frame house with asymmetrical main roof (hipped facing street; gabled facing back) with shallow wings capped by gabled dormers facing front (south) and east; gable ends retain decorative trim scheme of

panels, shingles, consoles, and spindles; open porch with turned posts and trim matching the aesthetic of the gable ends wraps front and east side. Wood clapboards with corner boards and raking frieze; stone foundation. Period fenestration uses variety of period sash including one-over-one mainly vinyl replacement sash flanked by louvered non-historic, non-functional shutters; Queen Anne parlor sash in three-sided bay in first floor front; and sash with colored glass block perimeters in smaller openings; paired period wood doors with glazed upper panels in asymmetrically place main entrance. Built 1893. Builder: H.I. Russell, for himself. OB Frame carriage barn with gabled dormer in south eave wall; wood novelty siding; recently added carport on east wall. Built ca.1893; remodeled as a guest house.

### **203 Main St**

Two-story, frontal-gable, frame house (front block added 1902) with earlier, lower two-story, frontal-gable back ell (built 1895); one-story flat-roofed enclosed back porch on poured concrete foundation; open porch with turned posts, corner braces, and spindled railing spans front façade. Vinyl siding; raking frieze; stone foundation. Regular period fenestration with variety of two-over-two wood sash in first-story west side and ell; one-over-one vinyl replacement sash in second story; most openings flanked by functional louvered wood shutters; Queen Anne parlor windows with leaded upper sections flank center entrance. Built 1895. OB Two-level, frontal-gable frame carriage barn with period sliding doors incorporating Celtic cross in both large sliding panels and in mow door above. Built 1902.

### **204 Main St**

*Historic name:* D & H Passenger Railroad Station

One-story stone building composed of two gable-roofed blocks of nearly the same height and nearly aligned, both with flared deep eaves; roof of north block projects over an open porch supported by Tuscan columns; pent roof wraps the south block. Local stone laid in herringbone pattern reminiscent of the Pomeroy House (11 Main St) and soldiered around the round-arched lunettes in peaks of gable walls. Standing seam metal roof on pent roof; slates (or possibly imitation slates) on main roof; large exterior stone chimney centered on north gable wall. Period fenestration plan with large lunette windows in gable ends; eight-over-eight sash (appear to be clad wood replacements); battened wood doors. Built 1916. Architect: Marcus T. Reynolds.

*Historic note:* The Clark family built this passenger station to enhance tourists' entrance to Cooperstown. It ceased being used in 1934.

### **205 Main St**

Two-story, frontal-gable, frame house with slightly lower wing on west eave wall forming an L-plan; open gable-roofed entrance porch with cast resin Tuscan columns and brick steps over asymmetrically placed main entrance; open hip-roofed porch wraps back and side of house; one-bay flat-roofed garage on west eave wall connects this house with 207 Main St; lower back ell. Asbestos shingle siding; stone foundation; exterior brick chimney on east eave wall. Regular period fenestration with one-over-one wood period sash; Queen Anne parlor window with leaded upper panel balances asymmetrically placed main entrance with period wood door with glazed upper panel; small window with colored glass perimeter in front peak. Built 1901.

OB Two-bay, frontal-gable frame garage with wood clapboards, raking frieze and cornerboards. Built ca.1990.

*Hist* Builder: W.F. Wagner.

### **206 Main St**

Bruce Hall Corp.

Property encompassing four buildings including storefront building.

Building #1: Two-story, mostly frame storefront building with numerous additions has a triangular plan with several different flat roofs; constructed on rising land so commercial front is a story lower than egress to the lumberyard on west side of property. Earliest portion built ca.1875; additions made through the mid-1900s. In general, building has wood clapboard siding with corner boards; fenestration varied with fairly recent glass display windows in commercial storefront.

**Yard buildings:**

Building #2: Two-story frame building with barrel-vaulted truss roof, wood novelty siding, and regular fenestration. Built ca.1940.

Building #3: Large gable-roofed pole barn with metal siding; gable end faces Main Street. Built ca.1980.

Building #4: Lumber storage building with concrete block partitions and open walls. Built ca.1960-70.

*Hist* With the arrival of the railroad in Cooperstown, real estate along its length was highly desirable. This property began as a mill built by Edward Clark to provide local employment. In 1894, it was listed as a flour, feed, wood, and coal mill run by John Pank, supervised by James Bunyan. By 1903, it was a flour and feed mill run by W.T. Ashton. In 1922, Bruce Hall bought the property for use as a lumber yard.

### **207 Main St**

Two-story, three-bay, frontal-gable frame house now used as a commercial building; two-story gable-roofed ell adjoins back wall and forms L-plan; hipped pent roof spans front façade and projects over storefront with paired wood doors centered between large one-light display windows. Wood clapboards with corner boards; parged foundation. Regular period fenestration with one-over-one wood sash in sides and second-story front; windows on second-story front flanked by louvered wood shutters. Built 1901.

### **209 Main St**

Two-story, three-bay, frontal-gable frame house with lower two-story gable-roofed back ell slightly offset from main block; open, shed-roofed porch projects from wall of back ell. Vinyl siding; exterior brick chimney (added mid-1900s) on east eave wall of main block. Regular period fenestration with six-over-six wood sash (probably part of 1947 remodel); openings on front façade flanked by non-functional louvered shutters; asymmetrically placed main entrance retains Greek Revival style casing with extended architraves and sidelights; six-panel wood door (probably 1947). Built ca.1860; remodeled 1947.

OB Two-story, frontal-gable frame carriage barn with flush board siding connected to house by breezeway; entrance remodeled with door flanked by 15-light windows. Built ca.1900; converted to office space.

### **211 Main St**

One-story, three-bay, hip-roofed, concrete block house on parged foundation; open shed-roofed porch with Tuscan columns and recently replaced square-spindled railing spans most of front facade. Regular period fenestration with double-hung eight-over-one sash in openings with poured concrete sills; center entrance with recently replaced door. Once was identical to 213 Main Street. Built 1923.

### **213 Main St**

One-story, three-bay, hip-roofed, house (concrete blocks now covered with asbestos shingles) on parged foundation; shed-roofed glazed porch with beadboard paneled railings spans front façade; one-story shed-roofed back addition; later-added shed-roofed dormer projects from west roof face. Regular period fenestration with one-over-one metal clad sash; paired eight-light doors on center entrance to porch; paired eight-light casements in porch openings. Once was identical to 211 Main Street. Built 1923.

OB One-bay concrete block garage opens onto Railroad Ave. Built mid-1900s.

### **216 Main St**

Two-story, frontal-gable, frame house (now partly commercial) with lower two-story shed-roofed back ell slightly offset from main block; enclosed shed-roofed back porch added to ell; open porch with Tuscan columns set on low wood-shingled walls spans front façade. Wood shingle siding with corner boards and raking frieze. Regular fenestration with later (ca.1890) two-over-two wood sash in paired openings in first floor front; otherwise retains six-over-six wood period sash; asymmetrically placed main entrance with Queen Anne period wood door with glazed upper panel. Built ca.1860.

### **217 Main St**

Industrial/commercial masonry building constructed in phases alongside the railroad right-of-way. Oldest section is a gable-roofed brick building with corbeled eave line turned 90 degrees to right-of-way; lower

enclosed frame entrance porch (built late 1900s) attached to north eave wall; slightly lower gable-roofed masonry block addition (probably built ca.1900) with clapboards on the west eave wall is attached to south eave wall and parallels the right-of-way; a second concrete block addition (probably ca.1930) with a braced pent roof on the east eave wall projects farther south to create a long narrow footprint. Building has many alterations; fenestration generally regular with some altered openings and mainly non-period windows and doors. Built ca.1878.

*Historic note:* This building was once part of a much larger complex called Pioneer Mills, which included a large three-story frame flour mill and an office at the southwest corner of Main and Grove streets. It became the Dairymen's League's cheese factory and fluid milk depot about 1900. In 1901, it housed the Empire Cheese Factory; two years later it was the International Cheese Co. Borden's was using it ca.1930.

### **218 Main St**

Two-story, six-bay, side-gabled, frame building designed as symmetrical multi-family dwelling; recessed upper-story entrance accessed via open staircase on south gable wall. Vinyl siding; stone foundation. Generally regular period fenestration with one-over-one vinyl replacement sash; non-historic, non-functional battened wood shutters; center entrance has small pent roof (added ca.1990). Built ca.1875.

### **222 Main St**

Two-story, gable-roofed L-plan frame house; gabled ell nearly centered on north eave wall; two-story shed-roofed additions include southeast facing porch (added early 1900s) and incorporates open porch on first story with glazed porch above and a northeast porch with fixed eight-light windows above flared wood-shingled railing. Asbestos shingle siding with raking friezes throughout. Fenestration retains paired openings with two-over-two and one-over-one wood sash flanked by non-functional louvered wood shutters in original L-plan building and small peaked openings in both peaks. Built 1884.

OB Gable-roofed frame carriage barn on steeply banked foundation; wood novelty siding; metal roof; sliding door faces Rock Street; shed-roofed addition on north gable wall. Built ca.1884.

*Hist* Built for Alfred Jackson.

### **Main St (115.17-1-50.00)**

Small square brick building on banked poured concrete foundation with I-beam reinforcements belong to this property. Built ca.1915.

### **245 Main St**

Two-story, three-bay, frontal-gable frame house with same-height, gable-roofed wing on west eave wall forming L-plan; shed-roofed glazed porch spans wing and projects beyond front wall of main block to overhang asymmetrically placed main entrance. Wood clapboard siding with corner boards and raking frieze; stone foundation. Regular period fenestration with two-over-two vinyl replacement sash; recently replaced wood door. Built ca.1900.

OB Frame barn composed of two gable-roofed sections, one very tall; board-and-batten siding; horizontally sliding doors in north gable wall of taller section. Building retains characteristic form of a hop house built 1880-1900.

### **270 Main St**

Two-story, three-bay, side-gabled frame house; open deck wraps front and east side; one-story, shed-roofed ell at rear; two shed-roofed dormers in front face of roof. Vinyl siding. Fenestration generally regular with one-over-one vinyl replacement sash except for tripled and paired casements flanking entrance in first floor front; upper story front openings flanked by non-historic, non-functional louvered vinyl shutters. Built ca.1900.

OB Two-bay, side-gabled frame garage with T-111 siding and corrugated metal roof. Built ca.1970.

### **274 Main St**

Two-story, side-gabled frame house with gabled dormer centered on front roof face and breaking eaveline; one-



and-a-half-story gable-roofed back ell; enclosed shed-roofed entrance porch centered on front façade; one-story shed-roofed entrance porch (added mid-1900s) on west side of ell. Wood shingle siding; stone foundation partially parged; gabled dormer centered on front roof face; deep eaves and raking frieze; large exterior concrete block chimney on west gable wall. Regular period fenestration with mainly one-over-one vinyl replacement sash. Built ca.1900.

### **277 Main St**

One-story, side-gabled frame house; shed-roofed porch with squared posts and square-spindled railing over center entrance. Vinyl siding; steeply banked concrete block foundation. Regular period fenestration with vinyl one-over-one sash; louvered vinyl shutters on front facade. Built 1951. Appears to have matched 279 Main St when built.

OB Frontal-gable frame garage matches house. Built ca.1951.

### **278 Main St**

Two-story, three-bay, pyramidal-roofed frame house; one-and-a-half-story hip-roofed wing on southeast facing wall. Asbestos shingle siding. Main block retains center entrance flanked by three-sided bay windows on coursed ashlar foundations; deep eaves and friezes at rooflines; two-over-two wood period sash in three-sided bay window flanking entrance; other windows have one-over-one replacement sash. Built ca.1870.

### **279 Main St**

One-story, side-gabled frame house; enclosed, shed-roofed entrance porch (added ca.1970) projects from center front. Vinyl siding; steeply banked block foundation. Regular fenestration with one-over-one vinyl replacement sash. Built 1951. Appears to have matched 277 Main St when built.

### **2 Maple St**

Two-story, side-gabled frame two-family house; open hip-roofed porch with turned posts and square-spindled railing spans center third of façade. Vinyl siding; stone foundation. Regular period fenestration with mainly single openings except for two sets of paired ones under porch roof flanking two center entrances feature one-over-one vinyl replacement sash; front facade openings flanked by non-functional louvered aluminum shutters. Built ca.1870 as a hop kiln; converted to two-family house ca.1900. Conversion done by George Flynn.

### **6 Maple St**

Frontal-gable frame American Four-square house; open hip-roofed porch with paired Tuscan columns set on low wood-shingled wall wraps front facade and north side; small one-story hip-roofed enclosed back porch. Vinyl siding and full returns; decorative wood shingles in gable ends; stone foundation. Regular period fenestration with one-over-one vinyl sash flanked by non-historic louvered shutters; square Palladian window in attic; Queen Anne parlor sash with stained glass upper light in first floor front balances main entrance featuring period wood door with glazed oblong panel. Built ca.1909-1915.

### **8 Maple St**

American Four-square frame house with pyramidal roof; open hip-roofed porch with Tuscan columns and square-spindled railing spans front façade; gabled dormer projects from front roof face; one-story, gable-roofed back ell with wood clapboards. Wood clapboard first story with corner boards; wood-shingled second story; scored parged foundation. Regular period fenestration with one-over-one vinyl replacement sash; asymmetrically placed main entrance with period wood door featuring glazed upper panel. Built ca.1909. OB Shed-roofed frame garage with wood clapboard siding. Built 1993.

### **10 Maple St**

Two-story, frame house with steeply pitched gambrel roof; prominent dormers with similarly pitched gambrel peaks on both side roof faces; open hip-roofed porch featuring glazed side walls and paired Tuscan columns (tripled at corners) set on low perimeter wall spans front façade; one-story hip-roofed enclosed back porch. Aluminum siding; stone foundation. Period fenestration incorporates paired windows with one-over-one sash in

gambrel ends; three-sided bay window on south side; otherwise single openings with one-over-one wood period sash; all openings flanked by louvered non-historic shutters; Queen Anne parlor sash with stained glass upper panel balances asymmetrically placed main entrance period wood door featuring glazed oblong panel. Built ca.1913.

OB Frontal-gable frame garage with wood clapboard siding. Built ca.1960.

## **12 Maple St**

Frontal-gable American Four-Square house with rusticated concrete block walls; open hip-roofed porch with resin Tuscan columns and square-spindle railing spans front façade and curves around southeast corner; two-story, hip-roofed porch glazed on first story and closed on second. Regular period fenestration with one over-one period wood sash; Queen Anne parlor sash with stained glass upper panel in first floor front balances asymmetrically placed main entrance with wood door with single oblong light. Built ca.1909-1915.

OB One-bay, frontal-gable frame garage with T-111 siding. Built ca.1960.

## **14 Maple St**

Two-story, frontal-gable frame house with gable-roofed wing on south eave wall forming L-plan; open porch with squared posts and squared spindled railing spans front façade and curves around to south side; glazed hip-roofed porch projects from upper story front façade over open porch; small hip-roofed back porch. Wood shingle siding; full returns; rusticated concrete block foundation. Retains regular period fenestration with one-over-one vinyl replacement sash in most openings; paired windows in front peak; six-light casements in upstairs porch; Queen Anne parlor sash replicated in vinyl in front facade. Built 1911. Builder: George Flynn.

OB Frontal-gable one-bay frame garage with wood novelty siding. Built ca.1920.

## **16 Maple St**

American Four-square frame house with hipped roof; open hip-roofed porch with squared posts resting on low wood-shingled wall spans north half of front façade and is slightly recessed under main block of house; hip-roofed dormer window projects from front roof face; enclosed hip-roofed back porch. Wood clapboards with corner boards on first story; wood shingle siding on second story; stone foundation. Retains regular period fenestration with one-over-one sash, some period wood and others vinyl replacements; shallow hip-roofed oriel window on south side; Queen Anne parlor window in first-story front façade balances main entrance with wood door featuring 12-light oblong panel. Built ca.1910.

OB Frontal-gable concrete block garage with frame peak. Built ca.1930; recently renovated.

## **18 Maple St**

Frontal-gable frame American Four-square house; open hip-roofed porch with Tuscan columns and square-spindled railing spans front façade; enclosed back entrance porch. Wood shingle siding; full returns; parged foundation. Regular period fenestration with one-over-one vinyl sash flanked by louvered wood shutters in most openings; Queen Anne parlor sash with stained glass upper panel in first floor front balances main entrance featuring wood period door with glazed oblong panel. Built ca.1900.

OB Frontal-gable, one-bay frame garage with wood novelty siding. Built ca.1930.

## **20 Maple St**

Frontal-gable American Four-square-type frame house; open hip-roofed porch with squared posts set on low wood-shingled wall spans front facade. Wood clapboard siding with corner boards and plain full returns; wood shingles in tympanum; parged foundation. Regular period fenestration with one-over-one wood period sash; Queen Anne parlor sash in first floor front balances main entrance with what period wood door with glazed upper panel. Built ca.1915.

OB Frontal-gable frame shed with novelty siding. Built ca.1940.

## **22 Maple St**

One-and-a-half-story, three-bay, side-gabled, frame bungalow with screened porch set under extended front roof and spanning front facade; large gabled dormer centered on roof face above. Wood clapboard siding on

main story; wood shingles in gable ends and on dormer window. Regular period fenestration with paired (in dormer) and single windows with one-over-one wood period sash; Queen Anne parlor windows with leaded glass upper lights flank center entrance with wood door featuring multi-light upper panel. Built ca.1910. OB Frame garage with wood novelty siding and corner boards. Built ca.1930.

#### **24 Maple St**

Two-story, side-gabled frame house; open hip-roofed porch with squared posts and square-spindled railing over asymmetrically placed main entrance; hip-roofed screened porch (added ca.1950) with clapboard knee walls on south gable wall; enclosed shed-roofed back porch. Wood clapboard siding with corner boards and full returns; concrete block foundation. Regular period fenestration with one-over-one vinyl sash; wood period door with glazed upper panel. Built ca.1928.

#### **26 Maple St**

One-and-a-half-story, three-bay, side-gabled frame house; two gabled dormers in front roof face; shed-roofed dormer spans most of back roof face; gable-roofed hood supported by wrought iron supports set on stone veneer side walls caps recessed center entrance; one-story shed-roof back porch. Aluminum siding; rusticated concrete block foundation, lower section parged. Regular fenestration, possibly altered, uses vinyl six-over-one sash throughout; first floor front openings flanked by non-functional louvered shutters. Built ca.1900; moved to site. OB Two-bay frontal-gable frame garage with battered side walls; siding matches house. Built ca.1940.

#### **28 Maple St**

Frame American Four-square house with pyramidal roof; gabled dormer projects from south half of front roof face; glazed hip-roofed porch spans front facade; hip-roofed back ell added ca.1960. Wood clapboards with corner boards on first story; wood shingles with flared lower edge on second story; parged foundation. Regular period fenestration with mainly period six-over-one wood sash except for replaced triple six-light casements in first floor front; front door replaced ca.1960; basement entrance on south side retains pedimented hood with scrolled braces. Built ca.1915.

#### **30 Maple St**

Frontal-gable American Four-square frame house; open hip-roofed porch with glazed end walls and squared posts set on low wood-shingled walls spans front façade; gable-roofed hood over basement entrance has later wrought iron supports. Vinyl siding on first story; wood-shingled second story; full returns; parged basement. Regular period fenestration with one-over-one wood period sash; six-light casement in front peak; Queen Anne parlor sash in first floor front balances main entrance with period wood door featuring glazed upper panel. Built ca.1915.

OB Frontal-gable frame garage: with wood novelty siding. Built ca.1930.

#### **34 Maple St**

One-and-a-half-story, hip-roofed frame bungalow; hip-roofed dormer window on front roof face; later-added shed-roofed dormer on south side roof face; open porch supported by massive squared posts and fronted by railings clad in wood clapboards matching main house; ends of porch are glazed; one-bay garage with tripled horizontally sliding period doors recessed under porch. Clapboard siding with lapped corners. Regular period fenestration with mainly wood six-over-one period sash and casements; asymmetrically placed main entrance. Built ca.1925.

#### **Mill St**

*Name:* Cooperstown Water Department

One-story, L-plan group of connected, mainly gable-roofed masonry buildings constructed over period of more than 100 years. Oldest section is brick building with segmental arched window frames; pumphouse addition perpendicular to main block added 1896 as boiler house; entire building parged. Regular fenestration with one-over-one replacement sash on first story and six-over-six wood period sash in peak facing Mill St. Oldest section constructed 1879.

### **12 Mill St**

Two-story, five-bay, side-gabled, frame house; lower two-story gable-roofed back ell (added ca.1870); gable-roofed glazed center entrance porch with fixed eight-light sash; one-story, side-gabled wing added to east eave wall of ell; two-bay, side-gabled frame garage (built ca.1980-2000) with T-111 siding attached to east gable wall of wing. Asbestos shingle siding; partial returns on main block and back ell; exterior brick chimney (added mid-1900s) on east gable wall of main block; parged foundation. Regular period fenestration with two-over-two vinyl replacement sash throughout; three-sided bay window on west gable wall of main block. Built ca.1840.

### **14 Mill St**

One-story, five-bay, gambrel-roofed frame house; below grade gambrel-roofed garage (added 1984) attached to west gable wall. Vinyl siding. Regular fenestration with one-over-one clad replacement sash; center entrance with recently replaced door; skylights in front roof face of main block and wing. Built 1971.

### **16 Mill St**

One-and-a-half-story, side-gabled frame house; slightly lower gable-roofed wing projects from west half of front façade to form L-plan; shed-roofed back porch. Wood clapboards with lapped corners. Generally regular fenestration with six-over-one clad replacement sash. Built 1960.

OB One-bay, frontal-gable frame garage with wood clapboards, corner boards, and raking frieze. Built 1960.

### **18 Mill St**

One-and-a-half-story, side-gabled frame house with enclosed gable-roofed entrance porch projecting from center front. Vinyl siding. Regular period fenestration with eight-over-one wood period sash in front façade; six-over-one wood period sash in sides; non-functional louvered shutters; stock neoclassical door casing on center entrance. Built ca.1950.

OB Two-bay, frontal-gable frame garage with wood novelty siding, corner boards, and exposed rafter tails. Built ca.1950.

### **22 Mill St**

Two-story, frontal-gable frame house; two-story, wing capped by gabled dormer projects from east eave wall and forms an L-plan; open porch with Ionic columns and square-spindled railing. Wood clapboard siding with wood shingle detail in tympani; stone foundation. Regular period fenestration with variety of sash including one-over-one wood period and vinyl-clad replacement sash flanked by functional louvered wood shutters; Queen Anne parlor windows in first floor front; asymmetrically placed entrance with sidelights. Built ca.1900.

OB Two-story, side-gabled frame carriage barn with wood novelty siding and period sliding beadboard doors. Built ca.1900.

### **24 Mill St**

One-and-a-half-story frame house composed of frontal-gable main block and same-height side-gabled wing forming L-plan; large two-story frontal-gable open porch (added ca.1910) with Tuscan columns and square-spindled railings on both stories spans wing and projects beyond front façade of frontal-gable block; one-story frame ell with low-pitched gable roof projects from rear wall. Aluminum siding; stone foundation. Regular period fenestration with one-over-one vinyl replacement sash flanked by non-functional louvered shutters. Built ca.1860.

OB Two-story, two-bay side-gabled frame garage; wood clapboards or cement board siding. Built ca.1900; appears recently renovated.

### **25 Mill St**

Two-story, five-bay, side-gabled frame house with one-story, side-gabled wing incorporating garage on south gable wall. Vinyl siding; concrete foundation. Regular fenestration features six-over-six vinyl sash; center entrance flanked by sidelights. Built ca.1980.

## **28 Mill St**

Two-story, side-gabled frame house on banked foundation; open pedimented porch over asymmetrically placed entrance porch with squared, tapered columns; one-story, shed-roofed ell off rear on raised basement; open deck wraps west eave wall and part of back façade. Wood clapboard siding with corner boards and partial returns. Regular fenestration with wood six-over-six sash flanked by non-functional louvered shutters; wood doors with nine-light upper panels replace earlier doors. Built ca.1900.

OB One-story, frontal-gable garage with chimney and paired sawbuck doors. Built ca.1930.

OB One-story, gable-roofed, frame shed. Built ca.1900-50.

## **Otesaga Service Bldg (115.14-1-34)**

One-story frame building composed of two side-gabled blocks placed end to end; gable-roofed entrance with paired cast resin Tuscan columns located near join between two blocks; each block features three elongated shed-roofed dormers set on front roof faces. Board-and-batten siding with wood clapboard tympani; stone veneer interior chimney at south end; stone veneer foundation. Limited fenestration includes eight-over-eight light sash in dormers, four-over-four light sash in first story windows. Loading dock at south end of building has refurbished Victorian-era paired doors with chamfered rails and stiles and beadboard panels. Built ca.2004.

## **20 Nelson Ave**

Two-story, three-bay, side-gabled frame house with gabled dormer spanning entire width of front façade; two-story gable-roofed back ell with simpler, but similar, details spans back wall of main block; open, hip-roofed porch with turned posts and fretwork railing spans asymmetrically placed main entrance and wraps part of north eave wall. Wood clapboards with corner boards on first story; lower edge of upper story slightly flared and clad in wood shingles; braces at corners of roof cornice; Stick-style detailing in tympani; stone foundation. Retains regular period fenestration with one-over-one wood period sash and functional louvered wood shutters; three-sided bay window on south side has windows with perimeters of colored glass lights; period wood door with glazed upper panel. Built 1886. For William Crisler by Smith and Lasher, masons; Peleg Smith, carpenter. OB Frontal-gable, one-and-a-half-story, one-bay frame carriage barn with wood clapboard siding, raking frieze, and cornerboards. Built ca.1886.

## **22 Nelson Ave**

*Historic name:* Westerly

Two-story, four-bay, side-gabled frame house; one-story, side-gabled stone wing flush with front façade projects from south gable wall; two-story, side-gabled wing with full-height gable-roofed ell spans back wall of main block; a one-story shed-roofed block with paired elliptically arched openings (south one enters house; north one is a garage) projects from front wall of the wing; north half of the front roof face of the wing extends in a single bay above the garage. Wood clapboard siding with corner boards and partial returns. Regular period fenestration with wood six-over-six period sash flanked by functional louvered wood shutters; small bay window (may be recent change) on north eave wall first story; center entrance retains Colonial Revival casing with flat lintel, pilasters, side and transom lights.

*Hist* Built 1932. Architect: Frank P. Whiting.

## **23 Nelson Ave**

One-and-a-half-story, three-bay, side-gabled, frame house; one-bay side-gabled garage set back from front façade attached to south gable end; two gable dormers project from front roof face. Wood clapboards with lapped corners; exterior fieldstone chimney centered on north gable wall. Regular period fenestration with six-over-six (dormers and sides) and eight-over-eight (first-story front; flanked by wood period shutters) wood sash; center entrance with plain neoclassical casing; period wood door features ribbon of lights in top quarter. Built 1939.

*Hist* Builder: Wilbur Parker for G. Lippitt.

## **24 Nelson Ave**

Two-story, side-gabled frame house (built 1993) with front façade turned 90 degrees to street; attached to

earlier (built ca.1950) one-story house; Wood clapboard siding with corner boards; exterior chimney centered on eave wall of older part of house. Regular fenestration with wood six-over-six sash; center entrance with classically inspired casing with pediments and pilasters and five-light transom. OB Side-gabled two-bay garage with paired elliptically arched entrances located south of original house. *Historic note:* This house and #26 occupy the site of the Templeton Lodge, a frame resort hotel, named for the village in *The Pioneers*.

### **25 Nelson Ave**

Two-story, hip-roofed frame house; open hip-roofed porch with paired (tripled at corners) Tuscan columns and square-spindled railing spans front facade; open porch on north side matches front porch details; shed-roofed dormers on front and back roof faces; hip-roofed dormers on side faces; rear porch has latticed wall facing Prospect St. Wood clapboards with lapped corners; narrower boards on upper story; vertically laid up bead board frieze below deep eaves; parged foundation. Period fenestration generally regular; most openings use eight-over-eight wood period sash flanked by functional louvered wood shutters; period wood door with glazed upper panel flanked by eight-light casements; opening in second story above door has paired eight-light casements flanked by single eight-light casements. Built 1910.

OB Hip-roofed, frame, two-bay garage with wood clapboards and lapped corners; vertically sliding doors. Built ca.1910.

*Hist* Built for Eugene Stocker.

### **26 Nelson Ave**

One-story, side-gabled, frame house; southern two thirds of front roof face extended over glazed porch centered on façade and asymmetrically placed main entrance; square post supports southeast corner of roof; one-story addition (built 2008) to rear. Wood clapboards with corner boards; concrete block foundation. Generally regular fenestration with one-over-one vinyl sash; period wood door with glazed upper panel. Built 1942.

*Historic note:* This house and #24 occupy the site of the Templeton Lodge, a frame resort hotel, named for Cooper's village in *The Pioneers*.

### **27 Nelson Ave**

Two-story, frontal-gable, frame house on banked stone foundation; gabled dormers on both roof faces break eave line; open pedimented porch with squared columns over asymmetrically placed main entrance; hip-roofed car port (added ca.1950) with squared tapered posts on south eave wall; screened porch (added ca.1930) with squared tapered posts on banked foundation on north eave wall. Asbestos shingle siding; raking frieze; stone foundation. Generally regular period fenestration features single and paired openings in body of house with wood two-over-two sash flanked by louvered wood shutters; tripled openings in oriel window set under projecting pediment of front façade features sash with clear glass block perimeters; entrance flanked by 30-light sidelights set off by pilasters; period wood door with glazed upper panel. Built 1891.

OB One-and-a-half-story frame carriage barn with enclosed frontal-gable porch on north side (front façade); asbestos shingle siding. Built ca.1891; remodeled with house in 1950s.

*Hist* Built by C.L. Root for E.F. Beadle.

### **28 Nelson Ave**

One-and-a-half-story, side-gabled frame bungalow; glazed front porch with shed roof extended at a shallower pitch from main roof face supported by heavy stone piers; shed-roofed dormer spans most of front roof face; hip-roofed enclosed porch projects from south gable wall. Wood shingle siding; plain triangle braces under gable eaves and exposed rafter tails; stone foundation; stone chimney. Generally regular period fenestration with six-over-one replacement sash in most openings; eight-light casements in porch; twelve-light door. Built 1913.

OB Two-bay, frame garage matches house in style and detailing set at back of property. Built 1929.

*Hist* Builder D.H. Willsey.

### **29 Nelson Ave**

Two-story, frontal-gable, frame house; open porch with turned posts over center entrance and south half of facade; entrance protected by vestibule projecting beyond facade; large gabled dormers project from both north and south roof faces spanning nearly entire depth of house; two-story, three-sided bay window on north side adjoins northwest corner of house. Vinyl siding; full returns; stone foundation; large brick chimney on ridge. Regular period fenestration with twelve-over-one sash in upper story; first-story windows feature upper sash with perimeters of clear glass blocks. Built ca.1891.

OB One-story side-gabled frame shed with shed-roofed back ell spanning length of building; high banked foundation; wood novelty siding; sliding doors. Built ca.1920.

*Hist* Built by C.L. Root for E.F. Beadle.

### **30 Nelson Ave**

Two-story, three-bay, hip-roofed, symmetrical-plan, stuccoed house; hip-roofed dormer centered on front roof face; glazed porch on north side; large full-height, hip-roofed back ell with details designed to match earlier building (built 2010-12) forms L-plan and nearly doubles footprint of original house. Stuccoed walls on main block with plain wood coursing; deep eaves; stuccoed foundation. Regular period fenestration with tripled windows in first-story front (six-over-one flanked by four-over-one); paired windows upstairs with nine-over-one and six-over-one sash; otherwise mainly single openings with nine-over-one sash; center entrance with pedimented neoclassical casing flanked by fluted Ionic columns; round-arched door with six-light upper panel. Built 1910.

OB Frontal-gable, hip-roofed frame garage with wood novelty siding. Built ca.2014.

*Hist* Built on speculation for Eugene Stocker.

### **31 Nelson Ave**

Two-story, hip-roofed frame house with prominent frontal-gable dormer centered on front roof; matching dormers on side roof faces; north wing with unfenestrated mansard roof added 1911 to make a two-family house; open porch with paired (tripled at corners) Tuscan columns spans front and part of north side; porte-cochere with single Tuscan columns set on stone wall on south side. Generally period fenestration with paired and single one-over-one wood sash. South wing built 1886.

*Hist* Builder: H.K Bowdish as his home and business location; north wing added 1911 by Ambrose Shipman to make a two-generation house.

### **32 Nelson Ave**

Two-story, hip-roofed frame house; gabled dormers project from both side roof faces over shallow wings; gabled dormer also projects above shallow wing projecting from south half of front facade; open hip-roofed porch with square-spindled railing and paired (tripled at corners) Tuscan columns set on broad wood-shingled piers spans front facade. Vinyl siding; full returns; stone foundation; large brick interior chimney. Regular period fenestration with one-over-one wood period sash throughout except for Queen Anne parlor window with leaded glass upper and Palladian windows in front dormer peak; asymmetrically placed main entrance with projecting vestibule; wood period door with glazed upper panel. Built 1911.

OB Frontal-gable, one-bay frame garage with open shed-roofed bay on north eave wall. Built ca.1940.

### **33 Nelson Ave**

Two-story, hip-roofed frame house; dormer windows cross-gabled into ridge on sides and front; open pedimented porch with turned posts and spindled railing over asymmetrically placed main entrance; large gabled ell spans most of back wall; one-story, side-gabled, one-bay frame garage (added mid-1900s) on south side. Wood clapboards with corner boards on first story; decorative wood shingles on upper story with flared lower edge; stone foundation; articulated Queen Anne chimney. Regular period fenestration with mainly period wood sash (first story has upper sash with multi-light section in top quarter); first story front windows have non-historic, non-functional shutters; doorway features sidelights and transom. Built 1886.

*Hist* Built for E.F. Beadle.

### 34 Nelson Ave

Two-story, three-bay, frame house with hip-on-gable roof; two-story flat-roofed enclosed porch spans south gable wall; two-story, gable-roofed back ell. Aluminum siding; parged foundation. Fenestration features latticed casements of different sizes and in various configurations throughout main block (small tripled above front door; quadrupled in hip-roofed bay windows at south end of first-story front; paired in second story; center entrance marked by gabled hood with side braces and braces in open peak; wood period door with eight lights in top section; balcony on upper story north front reached by narrow paired doors. Built 1920.

OB Frame shed. Built ca.1940.

*Hist* This is reputedly the first pre-fabricated house built in Cooperstown. It was built by Thomas Chapman and the Geiger-Crist Co. for Mrs. Della Thompson, editor of *Today's Housewife*, as a laboratory to test modern appliances, devices, and recipes.

### 35 Nelson Ave

Two-story, three-bay, side-gabled frame house; open gable-roofed porch over center entrance features paired squared columns set on low clapboarded walls; flat-roofed screened porch with posts matching front entrance porch projects from north gable wall; two hip-roofed (low-pitched) dormer windows project from front roof face; a single dormer is centered on back roof face. Wood clapboards with lapped corners on first story; stuccoed second story and foundation. Symmetrical period fenestration with tripled windows (eight-over-one flanked by four-over-ones) in first-story front; slightly projecting oriel windows above with same configuration; single windows in side openings; wood period door. Built 1913. Built for W.W. Hovey.

OB One-bay frame garage matches house in style and form; wood clapboard siding; stuccoed peak above full return; paired sawbuck doors. Built ca.1930.

### 36 Nelson Ave

Two-story, three-bay, side-gabled frame house; open shed-roofed porch with elaborately turned posts, large corner braces, and spindled railing; pediment centered on roof marks main entrance; slightly lower two-story gable-roofed back ell (added 2004) forms T-plan; one-story addition projects off north eave wall of ell. Wood clapboard siding with corner boards; full returns and small brackets under the eaves; stone foundation. Regular period symmetrical fenestration with mainly single openings featuring one-over-one replacement sash in all openings except for Queen Anne parlor windows that flank entrance on first floor; paired windows flanked by louvered wood shutters above main entrance; wood period door with glazed upper panel. Built 1899.

OB Two-story side-gabled carriage barn with three sets of paired sawbuck doors; wood clapboards with corner boards. Building appears to be recently built and designed to resemble a period outbuilding.

*Hist* Builder: Fayette Houck.

### 37 Nelson Ave

Two-story, frontal-gable frame house; shallow two-story wings capped by gabled dormers centered on both north and south eave walls; flat-roofed glazed porch (ca.1920) at west end of south side and flush with front facade; small shed-roofed porch (ca.1930) over entrance in northwest corner; two-story flat-roofed back ell has glazed porch (added ca.1930) in upper story. Wood shingle siding; raking frieze; stone foundation; exterior brick chimney (added ca.1950). Regular period fenestration with paired one-over-one vinyl replacement sash in first-story openings; wood one-over-one and two-over-two sash in upper-story windows; casings have paired pediments; six-light panel in upper third of wood front door (may be a ca.1900 replacement). Built ca.1883.

### 38 Nelson Ave

Two-story, hip-roofed (axis perpendicular to street), frame house; shallow wings capped by gabled dormers centered on north and south roof faces; a third gabled dormer projects from front above asymmetrically placed main entrance; open frontal-gable porch with fluted Tuscan columns, baluster railing, and dentil course in frieze over entrance; hip-roofed porch on south side matches front porch; gable-roofed ell projects from northwest corner of rear wall. Wood clapboards with corner boards and full returns; stone foundation. Generally regular period fenestration with mainly single windows with one-over-one sash; paired openings above main entrance; tripled windows in upstairs wings; Palladian windows in dormer tympani. Built 1894.



OB Pyramidal-roofed frame garage with wood clapboards; attached to one-story rear porch by a gable-roofed breezeway. Built ca.1930.

*Hist* Builder: Grant Burns for F.W. Spraker.

#### **40 Nelson Ave**

Two-story, frontal-gable frame house; prominent dormer windows over full-height three-sided bay windows are cross-gabled into north and south roof faces; lower two-story gable-roofed ell projects from rear wall; pedimented open porch with glazed sides over asymmetrically placed main entrance. Wood clapboard siding with corner boards and full returns; wood-shingled gable ends; stone foundation. Regular period fenestration with wood one-over-one sash flanked by non-functional louvered wood shutters; dentilated window casings; enclosed shed-roofed entrance with open ramp on south side of rear ell. Built 1887.

*Hist* Built for George Gould.

#### **41 Nelson Ave**

*Historic name:* Forest View

Two-story, hip-roofed frame house with gabled roof rising above the main roof to create irregular profile; three-story octagonal tower at southwest corner of main block; open shed-roofed porch with turned posts, spindled railing, and standing seam metal roof with pediment marking entrance spans front and wraps most of the south side (part of that section is enclosed); lower two-story, gable-roofed back ell; side entrance set under porte-cochere matches front porch decorative scheme. Wood clapboards with corner boards on first story; scalloped wood shingles on second story; Stick style details in gable ends of dormers; period multi-flue brick chimney. Generally regular period fenestration with one-over-one sash in most openings; one-over-one curved wood period sash in all three stories of the tower; paired period doors with glazed upper panels. Built 1892.

OB Two-story, side-gabled frame carriage barn matches house; retains one set of period paired doors with glazed upper panels; two other openings have recent upward sliding garage doors; wood novelty siding, raking frieze, and corner boards. Built ca.1892.

*Historic note:* Nicknamed the Hamburger or Beefsteak Castle by villagers, this house was built for a William H. Michaels, Sr., who worked in the meatpacking industry. He saw plans for the house in the 1891 Architects and Builders Edition of *Scientific American*, and purchased them from the designer, Joseph W. Northrup of Bridgeport, Connecticut.

#### **42 Nelson Ave**

Two-story, square-plan, side-gabled frame house with large gabled dormer cross-gabled into main roof and spanning entire front roof face; shallow two-story wing capped by gabled dormer aligned with southwest corner of house; open shed-roofed porch with squared posts, corner braces, and square-spindled railing spans front façade. Siding with corner boards; full returns; wood-shingled tympanum in main block; lattice detail in front dormer tympanum. Regular period fenestration using mainly single openings with one-over-one wood period sash; asymmetrically placed main entrance with colored glass block perimeter surrounding glazed upper panel in front door. Built 1886.

OB One-bay, frontal-gable frame garage with wood novelty siding. Built ca.1930.

*Hist* Built for Allen Gallup, who bought land from E.F. Beadle.

#### **43 Nelson Ave**

Two-story, frontal-gable, frame carriage barn converted to dwelling; remodeling in 2003 replaced all finishes and added numerous architectural details including corner pilasters, new window casings (on front façade, these incorporate window boxes with bracket supports), recessed center entrance with sidelights, pedimented hood supported by curved braces over side entrance, and doors with multi-light upper panels. Asbestos shingle siding retained. Symmetrical fenestration on front façade uses six-over-six wood sash flanking entrance; paired openings with three-light (vertically oriented) sash over one-light sash; functional louvered wood shutters flank most openings. Built ca.1900.

## **44 Nelson Ave**

*Historic name:* Cherry Hall

Two-story, hip-roofed, frame house; gabled dormers project from south end of front roof face and center of north roof face; open porch with unusual turned posts and fret work detail in both frieze and railings spans north half of front façade over asymmetrically placed main entrance. Large oriel window with decorative sash and flared, pyramidal-roofed projects from northeast corner of the upper story; shed-roofed porch on north wall to service area of house. Generally regular period fenestration uses one-over-one wood period sash. Built 1885. OB One-bay, frontal-gable frame garage with wood novelty siding. Built ca.1940.

*Hist Architect:* E.P. Brink, Denver, Colorado. This house was built for Erastus F. Beadle, developer of Nelson Avenue, and the originator of the dime novel.

## **46 Nelson Ave**

Two-story, three-bay, side-gabled frame house; gabled dormer projects above center bay; hip-roofed porch (glazed mid-1900s) with Tuscan columns over center entrance. Wood shingle siding; stone foundation. Regular period fenestration with single openings using six-over-six vinyl replacement sash in upper story; otherwise eight-over-eight sash except for center front upper story, which features a Palladian window; all openings have non-functional louvered wood shutters. Built 1902.

OB One-bay frontal-gable frame garage with clapboard siding. Built 1967.

*Historic note:* Builder: Fayette Houck. This building was first designed as a carriage house and coachman's quarters for #44 Nelson Avenue. It was later turned into a house.

## **1 Old School Ct**

One-story, frame house composed of frontal-gable section and later-added cross-gabled wing projecting beyond front wall to incorporate an enclosed brick veneer entrance. Cement board siding with corner boards; concrete foundation. Fenestration uses paired and single openings with six-over-six vinyl replacement sash flanked by battened plain board shutters; asymmetrically placed entrance with wood door featuring four lights spanning upper section; window with eight-over-eight sash balances door. Built 1939.

## **2 Old School Ct**

One-story, side-gabled, three-bay frame house with lower, one-bay wings (later additions) flush with front face projecting from each gable wall; pedimented vestibule projects over center entrance. Wood shingle siding (replaced earlier finish, 2013); large exterior brick chimney on west half of front façade. Generally regular, mainly period fenestration with mainly six-over-six and eight-over-eight clad replacement sash; wood door with twelve-light upper panel. Built 1939.

## **3 Old School Ct**

One-story, three-bay, side-gabled frame house; center portion of front roof face extended over enclosed entrance porch. Vinyl siding; concrete foundation. Regular period fenestration with six-over-six vinyl replacement sash; battened plain board shutters with diamond cutouts. Built 1939.

## **4 Old School Ct**

One-story, three-bay, side-gabled frame house with one-bay, side-gabled wing (added mid-1900s) aligned with front façade and projecting from east gable wall; enclosed pedimented entrance porch projects from center bay of main block. Vinyl siding; concrete foundation. Regular period fenestration with vinyl six-over-six replacement sash flanked by battened board shutters with shamrock cutouts; paired one-light casements in wing feature shutters matching those in main block. Built 1939.

## **5 Old School Ct**

One-story, side-gabled frame house with slightly lower side-gabled wing (added ca.1960-80) aligned with front façade on east gable end; pedimented vestibule projects over center entrance in main block. Wood shingle siding; concrete foundation. Regular period fenestration with six-over-six clad replacement sash; tripled window on front of wing. Built 1939.

## **6 Old School Ct**

One-story, frontal-gable frame house with enclosed frontal-gable brick entrance porch aligned with north eave wall of main block. Wood clapboards; concrete foundation; exterior brick chimney centered on rear wall. Regular fenestration with eight-over-eight wood period sash flanked by battened plain board shutters featuring diamond cutouts; paired vinyl casements adjacent to main entrance. Built 1939.

## **7 Old School Ct**

One-story, side-gabled, frame house with enclosed frontal-gable brick entrance porch aligned with north gable end of front façade. Vinyl siding; concrete foundation. Regular period fenestration with six-over-six wood period sash in main block; tripled six-light wood period casements next to entrance with paneled wood period door featuring four small lights in upper fifth. Built 1939.

## **8 Old School Ct**

One-story, frontal-gable, frame house; enclosed entrance porch asymmetrically placed on front façade; side-gabled wing projects from eave wall near back of house. Exterior finishes replaced 2006 with vertical board siding and flush partial returns and frieze boards. Fenestration altered with paired vinyl casements in irregular plan; single casements on south eave wall; entrance centered in porch has door with single large glazed panel. Built 1939.

## **Old School Ct**

Frame, L-plan, side-gabled, eight-bay, community garage with wood clapboards. Built 1939. Garage built within the right-of-way.

## **9 Orchard Ln**

Single-story, U-plan gable-roofed frame house with two-bay garage in southern leg of the plan; open deck with railing spans front of recessed portion of the plan. Regular fenestration with mainly paired windows with one-over-one sash. Built 2005.

## **2 Pine Blvd**

Two-story, side-gabled frame house; large three-story octagonal tower set at northeast corner of front façade; two-story, gable-roofed ell projects from rear wall; open hip-roofed porches with turned posts and spindled railings (these replaced earlier posts and railings in 1995) span most of front and also north gable wall. Wood clapboards with corner boards on first story; wood-shingled upper story; tympani, which project slightly from wall of main block, feature Stick-style panels as does the second story of the tower. Regular period fenestration features single and double windows with one-over-one vinyl sash except for third-story glazed porch; hip-roofed dormer in front roof face; single sash with perimeters of clear glass blocks paired in third story of tower; center entrance. Built 1888. Built by C.L. Root for Erastus Beadle.

## **4 Pine Blvd**

Frame house built in two sections. Older two-story north wing (built 1885) has hipped roof with gabled dormers at corners of front façade and north eave wall; later three-story, gambrel-roofed wing (added 1906) with two hip-roofed dormers in south roof face is slightly offset and abuts south wall of older house. Open hip-roofed porch with Tuscan (cast resin) columns and squared spindled railing spans most of front of both blocks and part of north side; back ell added to main block 1890. Vinyl siding; stone foundation, coursed under the gambrel-roofed block; period chimneys. Regular period fenestration with mainly one-over-one wood period sash. Built 1885.

OB Two-bay frontal-gable frame garage with wood clapboards and sliding sawbuck doors. Built ca.1920.

*Hist* Built by C.L. Root.

## **5 Pine Blvd**

Two-story, three-bay, side-gabled frame house with second story projecting slightly over first story on eave walls; open gable-roofed porch with squared posts over center entrance; hip-roofed garage attached and set back

from front façade on north gable wall. Wood clapboards with lapped corners; parged foundation; exterior brick chimney centered on south gable wall. Retains regular period fenestration with paired six-over-one wood sash flanking main entrance; otherwise single windows with six-over-six wood period sash; non-functional paneled wood shutters; center entrance has sidelights and six-panel wood door. Built 1953.

## **6 Pine Blvd**

Two-story, square-plan frame house with mansard roof ending in a flat deck; prominent gabled dormer at southeast corner of front façade projects over shallow two-story wing with main entrance in first story; clipped gable dormer over north half of front façade; open hip-roofed porch with squared chamfered posts and angled corner braces spans main entrance and wraps part of south side. Wood clapboard siding with corner boards and raking frieze. Fenestration features three-sided bay window in north half of first floor front; paired round-arched windows above; round-arched window above main entrance; one-over-one wood period sash in all openings; main entrance has side and transom lights. Built 1883.

OB One-and-a-half-story, frontal-gable frame carriage barn; wood clapboards. Built ca.1900.

## **7 Pine Blvd**

One-and-a-half-story, three-bay, side-gabled frame house; full-height cross-gabled ell on back wall forms L-plan; one-bay, frontal-gable frame garage with elliptically arched opening; garage connected to house by breezeway with matching arch; glazed storm porch with multi-light glazed panels over center entrance; two gabled dormers in front roof face. Wood clapboards; dentilated frieze on front facade. Regular period fenestration with six-over-six and eight-over-eight wood sash; six-panel wood door with sidelights. Built 1951. *Hist* Architect: Paul Allen; Builder: Gilbert Cummings.

## **8 Pine Blvd**

*Historic name:* The Overlook

Frame house composed of two-story, side-gabled north wing and lower two-story, side-gable south wing; three-story octagonal tower centered on front façade where two blocks meet; open porches, the south one with Tuscan columns and the north one with squared, tapered columns, span the front façade; center entrance capped by a segmentally arched opening located in first story of tower; porte-cochère on south side. Wood clapboards with corner boards; stone foundation. Varied fenestration with mainly single windows and wood period sash throughout, mostly flanked by louvered wood shutters; many openings doubled and tripled in south wing. Built 1888; remodeled and enlarged in 1917 with many neoclassical features.

OB Two-bay, frontal-gable frame garage with wood clapboards and partial returns; paired doors with six-light upper panels. Built 1929.

*Hist* Architect for remodeling: Linn Kinne.

## **9 Pine Blvd**

One-story, hip-roofed, frame house; small enclosed hip-roofed porch at north end of west side; enclosed shed-roofed entrance flanked by sidelights in corner where porch meets main block; hip-roofed, one-bay garage (added ca.1950) on south end of main block. Asbestos shingle siding; deep frieze and corner pilasters; stone foundation; large brick interior chimney. Generally regular period fenestration with six-over-one wood period sash; second entrance with shed-roofed hood in eave wall near garage. Built 1901-1903.

*Historic note:* This house was once the kitchen for The Orchards, a house built by the Clark family ca.1900 and later demolished.

## **10 Pine Blvd**

Two-story, side-gabled frame house with nearly symmetrical facade; two-story, frontal-gable open porch (ca.1889) with turned posts and spindled railings centered on front façade; full-height three-sided bay windows flush with front façade, each with gabled dormer above, project from north and south gable walls; one-and-a-half-story shed-roofed ell (added 2004) spans rear wall of main block; shed-roofed ell with enclosed back entry behind main block. Wood novelty siding with corner boards, full returns, and decorative braces on main block;

wood shingles in tympani; stone foundation. Regular period fenestration with two-over-two sash in most openings, second-story windows mainly have replacement sash; six-light casements in attic windows; sixteen-over-one sash in front center section; period wood door with glazed upper panel. Built 1880.

OB Two-bay, frame garage with wood siding and classical details. Built ca.1960; recently remodeled.

*Historic note:* This house was built for George Coburn, an Otsego Lake steamer pilot. Erastus Beadle bought it from Coburn in 1889 and enlarged. Beadle named it Manhattan Villa.

### **11 Pine Blvd**

One-and-a-half-story, side-gabled frame house; attached one-bay garage on south gable wall opens to driveway accessed from rear of house. Wood clapboards with corner boards; parged foundation; interior brick chimney. Regular period fenestration with six-over-six wood period sash flanked by louvered non-functional shutters; wood period door. Built 1958.

### **12 Pine Blvd**

Two-story, square-plan, frame house with low pyramidal roof capped by low cupola; lower two-story, hip-roofed back ell formed of two offset blocks; open porch (altered or added ca.1900) with turned posts, corner braces, and square-spindled railing spans front facade and south side; one-bay, flat-roofed garage attached to north side of house (added 2005). Wood clapboards with corner boards; deep eaves with bracketed frieze on main block and ell. Regular period fenestration with two-over-two wood sash flanked by louvered wood shutters in main block; one-over-one sash in three-sided bay window on front façade; smaller openings in ell; recently replaced six-panel wood door. Built 1881. Built by Smith and Lasher.

### **14 Pine Blvd**

Two-story frame house with hipped front roof face; shallow wings with three-sided bay window on first story front and also north and south sides, all capped by prominent gabled dormers; dormer and window on front located in south half of façade; open porch with turned posts, spindled frieze, and splat skirting over asymmetrically placed entrance spans north half of front façade and wraps north side. Wood clapboards with corner boards and scrolled braces at corners above bay windows; Stick-style bas-relief arches and lattice work in tympani; stone foundation. Regular period fenestration with mainly one-over-one wood period sash flanked by non-functional louvered wood shutters; Queen Anne parlor window in first floor front with stained glassed upper panel. Built 1895.

OB One-and-a-half-story, frontal-gable carriage barn designed to resemble house; gabled dormers on side roof faces. Built ca.1980.

### **15 Pine Blvd**

One-story, hip-roofed frame house with open porch recessed under main roof and spanning front facade; pyramidal-roofed garage attached to southwest corner of main block. Wood board-and-batten siding; exposed rafter tails; exterior brick chimney on north long wall. Regular fenestration with paired and single openings, some with casements and some with one-over-one double-hung sash. Built 1958.

*Hist Architect:* Formica; *Builder:* Ward Rathbun.

### **16 Pine Blvd**

Two-story, frame house with hip-roofed front façade; shallow wing capped by gabled dormer projects from south eave wall and forms L-plan; open porch with Tuscan columns resting on wood piers connected by spindled railing spans front façade; three-sided bay window with hipped roof in south half of second-story front façade; open porch in north half; one-story back ell (added ca.1980). Wood clapboards with corner boards on first story; wood shingles in upper story; stone foundation. Generally regular period fenestration with mainly single openings featuring six-over-one wood period sash; bay windows have ten-over-one sash flanked by six-over-ones. Built 1903.

OB Hip-roofed, two-bay frame garage with wood novelty siding and corner boards. Built ca.1930.

*Hist Builder:* Martin H. Bronner.

## **18 Pine Blvd**

Two-story, hip-roofed frame house; gable-roofed full-height rear ell; gabled dormers project from corners of front and side roof faces of main block; open porch with turned posts, fretwork railing, and later glazed end walls spans front façade; recent one-story, flat-roofed wing projects from south wall; open porch on second story south side projects over first story. Aluminum siding; exposed decorative rafter tails; stone foundation. Fenestration with mainly single openings features one-over-one wood sash flanked by functional louvered wood shutters in main block; asymmetrically placed main entrance with side and transom lights. Built 1893. Builder: M.H. Bronner.

OB Two-bay, hip-roofed frame garage with wood novelty siding and corner boards. Built ca.1920.

## **19 Pine Blvd**

One-and-a-half-story, frontal-gable frame house; slightly taller frontal-gable back ell slightly offset from main block; open shed-roofed porch with squared posts and concrete floor spans front façade. Aluminum siding; raking frieze; steeply banked stone foundation. Regular period fenestration with two-over-two wood period sash; shed-roofed dormer windows on both main block and back ell; asymmetrically placed main entrance with wood period door with glazed upper panel. Built ca.1880.

OB Frontal-gable, two-bay frame garage. Built ca.1930.

## **21 Pine Blvd**

Hip-roofed American Four-square, frame house; open hip-roofed porch with squared posts and square-spindled railing spans front façade. Vinyl siding; steeply banked stone foundation. Retains period fenestration with one-over-one wood period sash in upper story; Queen Anne parlor sash in first story front balances entrance with period wood door with glazed upper panel; openings in first story south side are tripled with four-light sash in upper panel of center window flanked by two-over-one (horizontally oriented) double-hung windows; non-functional louvered shutters. Built 1910.

OB One-bay, frontal gable, frame garage with vinyl siding. Built ca.1930.

## **2 Pioneer St**

Two-story, side-gabled frame house set 90 degrees from street; one-story side-gabled wings set back slightly from front façade; center entrance set under open hip-roofed porch with paired Tuscan columns on south gable wall; large gabled dormer centered on roof face above entrance and breaks eave line. Wood clapboards with corner boards and full returns; scalloped wood shingle panels in tympani of main block and in front façade of dormer window; stone veneer interior chimney projects through center of main block. Symmetrical fenestration with four-over-four vinyl sash; flanked by non-functional shutters. Built 1985.

OB Two-bay, frontal-gable frame garage with finishes matching house. Built 1985.

## **4 Pioneer St**

One-and-a-half-story, side-gabled, frame house; large gabled dormers centered on front and back roof faces and break eave line; smaller gabled dormers flank the central ones (6 dormers altogether) and do not break eave line; open porch with fluted Tuscan columns and square-spindled parapet over center entrance. Clapboard siding; large brick interior chimney centered on main block. Symmetrical fenestration with mainly eight-over-eight sash (vinyl muntin inserts) flanked by non-functional louvered shutters. Built 1985.

OB Two-bay side-gabled frame garage set back from front façade. Built ca.1985.

## **5 Pioneer St**

One-and-a-half-story, five-bay, side-gabled frame house; side-gabled frame two-bay garage attached to south gable wall and set back from front facade. Wood (possibly cement board) clapboards with corner boards; concrete block foundation. Symmetrical fenestration features single windows with six-over-six vinyl sash in all openings except half-windows under eaves on front façade; center entrance with six-panel wood door. Built 1992.

### **9 Pioneer St**

One-and-a-half-story, side-gabled frame house; slightly off-center enclosed frontal-gable-roofed entrance porch on front façade flanked by shallow projecting bay window capped by gabled dormer; second smaller gabled dormer projects from north part of front roof face; shed-roofed dormer spans most of back roof face; glazed shed-roofed back porch; two-bay, side-gabled frame garage attached to south gable wall and set back from front facade. Wood clapboards with corner boards and raking frieze; stone veneer foundation. Irregular fenestration features variety of sash types and configurations: ribbons of four-over-four and eight-over-eight sash. Built 1960; with many later updates.

### **11 Pioneer St**

One-and-a-half-story, side-gabled, frame house on banked foundation; two-story flat-roofed wing one-story below grade of main block spans much of north gable wall and incorporates a one-bay garage in lower story, a glazed porch on the main story, and an open rooftop deck porch with square-spindled railing above; gabled dormer (added late 1900s) projects from north half of front roof face. Cement board siding with corner boards; concrete foundation. Varied fenestration with eight-over-eight wood sash (clad in vinyl or aluminum) in first floor front of main block; one-over-one one-over-one sash in dormer; horizontal sliding one-light sash in north porch. Built 1957; many subsequent alterations.

### **14 Pioneer St**

Two-story, five-bay, side-gabled frame house; two-bay, side-gabled frame garage set back from front façade and attached to house by breezeway features elliptically arched doorways. Wood clapboard or cement board siding; large brick interior chimney centered on ridge. Regular symmetrical fenestration with nine-over-nine sash with vinyl muntin insets flanked by non-functional louvered shutters; center entrance with transom light; paneled door. Built 1985.

### **16 Pioneer St**

Two-story, square-plan, frame house with pyramidal roof. First story clad in vertically laid boards; second story clad in wood clapboards with lapped corners. Hip-roofed dormer window in front roof face; barrel-vaulted dormer in north face. Ribbons of casements and asymmetrically placed entrance with glazed door. Built 1980.

OB Square-plan, pyramidal-roofed two-bay frame garage; finishes match house. Built 2007.

### **20 Pioneer St**

Two-story, side-gabled, frame house (built ca.1840) oriented to Lake Street with cross-gabled (on north roof face) back ell on steeply banked foundation; large, two-story, gable-roofed (taller than ell) addition to north side of ell reorients house to Pioneer Street frontage and nearly doubles footprint. Wood shingle siding; raking frieze; large brick exterior chimney on west gable wall of oldest part of house. Historic section has mainly regular period fenestration with single six-over-six vinyl replacement sash; new ell has varied sash configurations on first story; glazed entrance porch faces Pioneer St. Built ca.1840; many recent alterations.

### **21 Pioneer St**

Two-story, side-gabled frame, two-family house; one-story shed-roofed enclosed ell spans back wall. Wood novelty siding; stone foundation; two brick interior chimneys on ridgeline suggest a narrow three-bay unit in north part of house adjoining symmetrical five-bay house, both with center entrances. Regular fenestration; two-over-two wood sash (ca.1900 replacements); six-panel wood doors. Built ca.1796.

### **22 Pioneer St**

Two-story, five-bay side-gabled frame house; two-story, gable-roofed back ell forms L-plan; open hip-roofed porch with Tuscan columns over center entrance; side porch with squared posts and square-spindled railing enters ell on north side; side-gabled enclosed porch enters south side. Wood clapboard siding; later-added Greek Revival cornice with partial returns; stone foundation. Regular period fenestration with six-over-six wood period sash; center entrance flanked by sidelights; four-panel wood door in casing with slightly extended

architraves. Built ca.1810.

#### **24 Pioneer St**

Two-story, four-bay, side-gabled stone house with end chimneys incorporated into side walls; one-story gable-roofed frame ell spans rear wall; open porch recessed under ell roof; recently added (ca.2010) entrance porch on front with cast resin Tuscan columns replicates early 1900s entrance porch. Stone foundation and dressed watertable, lintels, and sills on main block; wood balustrade with blind arcade caps front façade. Regular fenestration with six-over-six wood period sash; period paneled door in second bay from south end surmounted by transom with neoclassical cast metal tracery. Cast iron fence encloses shallow front door yard. Built 1820. Built for Ellery Cory.

#### **25 Pioneer St**

One-and-a-half-story, five-bay, side-gabled frame house. During review period house was stripped of all fabric and sash replaced with one-over-one vinyl ones. Built ca.1790; preserves massing and form only.

#### **27 Pioneer St**

Two-story, three-bay, flat-roofed, frame house with lower two-story flat-roofed back ell; open flat-roofed porch with Tuscan columns and paneled railing spans center entrance and north bay of front façade; three-sided bay window in south bay of front façade. Aluminum siding; deep eaves with paired brackets in frieze; stone foundation. Regular period fenestration with paired openings in front façade with one-over-one vinyl replacement sash (reduced openings) flanked by non-functional louvered shutters; center entrance with wood door (replaced ca.1920) with single oblong light. House replaced an earlier building. Built 1884-1887. OB One-story, frontal-gable, two-bay frame garage with T-111 siding. Opens onto Hoffman Ln. Built 1988.

#### **28 Pioneer St**

Two-story, five-bay square-plan frame house (now a funeral home) with polychrome slate mansard roof; open hip-roofed porch (added ca.1920) with Tuscan columns set on field stone piers connected by railing with large turned balusters spans front façade; porte-cochere with cast resin Tuscan columns and piers matching those on front porch projects from south side; two-story flat-roofed ell spans rear wall; one-story gable-roofed ell (added early-mid 1900s) on raised basement projects from northwest corner of older ell. Wood clapboard siding; deep eaves with paired brackets in frieze; stone foundation. Fenestration varies: front façade retains single openings with segmentally arched heads, two-over-two wood sash, and louvered wood shutters; south side of main block has later ribbons of six-light casements; center entrance has paired wood doors (replaced early 1900s) with single oblong lights. Built 1872.

#### **29 Pioneer St**

Two-story, four-bay, side-gabled frame commercial building with two-story, cross-gabled ell spanning entire back wall; open shed-roofed porch with stock turned posts and spindled railing over paired entrances centered on first story. Wood clapboards with corner boards and partial returns; stone foundation. Regular symmetrical fenestration with six-over-six wood sash; display windows with 28-light fixed sash flank paired center doorways. Built ca.1835; only frame remains following renovation 2002.

#### **Pioneer St (115.18-3-48.01)**

Frontal-gable, one-bay frame garage with shallow shed-roofed addition to east eave wall; paired plank doors in main bay; horizontally sliding plank door in shed-roofed bay. Battened siding. On north side of Stage Coach Ln and opens south. Built ca.1900.

**31 Pioneer St** Two-story, four-bay, frontal-gable frame commercial building; two-story, gable-roofed back ell; open ramp porch with stock turned railing accesses paired entrances in center front. Wood clapboard siding and partial returns replicated in 1994 renovation; parged stone foundation. Regular symmetrical fenestration with six-over-six wood sash flanked by non-functional louvered shutters except for 30-light fixed display windows



flanking center entrances and in first bay one each eave wall; wood doors with single large oblong lights. Built 1791; completely renovated in 1994.

Office: One-story, frontal-gable frame office on stone foundation; finishes match 1994 renovation of main building.

### **32 Pioneer St**

*Name:* Tunncliffe Inn. Two-story, five-bay, side-gabled frame house on raised brick basement; narrow full-height flat-roofed ell spans back wall of house; open stone stairs with wrought iron railing rise to center entrance at 90 degrees to house. Wood clapboards with corner boards; plain bracketed frieze; stone foundation. Regular period fenestration features single windows with two-over-two vinyl replacement sash; center entrance with paired Italianate doors with oblong lights upper panels. Built ca.1850.

Three-story, six-bay, side-gabled brick house (used as hotel and restaurant) with step-gabled chimneys; basement entrance with barrel-vaulted roof at south end of front façade; bluestone steps to first-story entrance in north half of building; one-story shed-roofed porch added to rear wall. Deep eaves with shallow bracketed frieze (added ca.1870); stone foundation. Upper stories retain regular period fenestration with one-over-one vinyl sash; first story openings altered with large one-light display windows flanking first story entrance; two bowed oriel windows in first-story south façade; non-historic, non-functional louvered wood shutters on upper-store openings; slightly recessed center entrance with round-arched fan light and recently replaced glazed door. Built 1802.

*Hist* Built by Lawrence McNamee, who came from Burlington, New Jersey.

### **43 Pioneer St**

*Historic name:* Phinney Block

Three-story, seven-bay, flat-roofed stone commercial building; two street-level storefronts (both remodeled to reproduce historic appearance with recessed entrances flanked by display windows) flank center entrance to stair hall. Front façade clad in smoothly dressed coursed ashlar masonry; exposed south side built using roughly laid fieldstone. Second- and third-story openings reduced to accommodate one-over-one vinyl sash. Built 1850.

*Historic note:* Builder: McCabe Bros. The Phinney Publishing Company built this stone block as a branch bookstore, replacing a building destroyed by fire in 1849. At roughly the same time, the main office moved to Buffalo.

### **45 Pioneer St**

Two-story, three-bay, frontal-gable frame commercial building; three-bay, shed-roofed wing attached to south eave wall features a second storefront; open shed-roofed porch (added ca.2000; replaces earlier porch) with squared posts and square-spindled railing spans most of front façade; two-story, shed-roofed addition with metal siding attached to rear wall. Vinyl siding. Generally regular period fenestration with six-over-six vinyl sash; storefront entrances in main block and wing; stair entrance to second story centered on front facade. Built 1850-1851.

### **46 Pioneer St**

Three-story, four-bay, brick commercial building; one-story brick addition with open deck facing north onto Pioneer Alley projects from rear wall. Deep cast iron cornice with bracketed frieze caps front façade; stone foundation and water table. Regular period fenestration with cast iron window heads and sills on front façade including first story with six-over-six wood period sash; second and third stories feature vinyl replacement sash; all openings capped by cast iron heads; main entrance in second bay of front façade has side and transom lights; period stone steps. Built 1862.

*Hist* Architect: L.M. Bolles.

### **47 Pioneer St**

Two-story, side-gabled, stone commercial building with one-story shed-roofed back ell; two-story, open shed-roofed frame porch (added ca.1900) spans two-thirds of front façade and features squared chamfered posts;

glazed section of porch projects from center of first-story storefront. Retains regular period fenestration with dressed stone lintels and sills in front façade and soldiers tone with shallow stone sills on exposed south side wall; second-story openings have one-over-one vinyl replacement sash; two entrances with later steel and glass doors at street level. Built 1839.

Building lot is L-shaped and wraps behind 45 Pioneer; a long narrow frame building abuts back wall of stone building and wraps behind 45 Pioneer.

### **50 Pioneer St**

*Name:* Pratt Hotel

Three-story, seven-bay, flat-roofed, L-plan frame hotel on raised stone basement; open porch with square-spindled railing spans front façade; balcony spanning center five bays on second story features cast iron balustrade; Greek Revival door casings with pilasters and fairly plain entablatures over large main entrance in third bay from north end, in sixth bay, and in second story above main entrance. Wood clapboard siding with plain corner pilasters; front façade capped by frieze with scrolled brackets and deep eaves; vinyl siding on back and sides. Regular period fenestration with six-over-six wood sash in second- and third-story openings; north storefront on first floor has recent one-light sash. Built 1867.

*Historic note:* Architect: Daniel Wheeler. This hotel replaced earlier hotels that stood on this spot.

### **51 Pioneer St**

North half of symmetrical two family townhouse. Two-story, three-bay, side-gabled, stone house (now commercial first story) on English basement; open hip-roofed porch with square columns spans front facade; decorative stone medallion with Masonic symbols in upper story over party wall adjoining 53 Pioneer. Deep frieze with modillion blocks and bracketed frieze caps front facade. Regular period fenestration with wood lintels and sills; twelve-over-twelve wood sash in first-story openings; twelve-over-eight sash upstairs; asymmetrically placed main entrance has six-panel wood door. Built 1826.

*Hist* This house was built using stone that had been used first for James Fenimore Cooper's house, Fenimore, which burned in 1823.

### **52 Pioneer St**

Two-story, frontal-gable, frame commercial building with raised, pedimented false front; shed-roofed porch with glazed upper story and open at street level (added ca.1900) supported by fluted squared columns spans front façade. Wood clapboard siding with corner boards and raking frieze; parged foundation. Regular period fenestration with eight-over-eight wood sash in second story of front porch; two-over-two sash in first story and paired six-over-six vinyl replacement sash on sides; storefront entrance centered between windows with wood two-over-two sash; stair entrance at south end of front façade. Built ca.1860.

OB Frontal-gable two-bay frame carriage barn with wood novelty siding, cornerboards, and metal roof; sliding doors. Built ca.1900.

*Hist* Building moved to site in 1864, and used as a blacksmith's shop.

### **53 Pioneer St**

South half of symmetrical two-family stone house. Two-story, three-bay, side-gabled, stone house on English basement; open hip-roofed porch with square columns spans front facade; decorative stone medallion with Masonic symbols in upper story over party wall adjoining 51 Pioneer. Deep frieze with modillion blocks and bracketed frieze caps front facade. Regular period fenestration with wood lintels and sills; six-over-six wood (19<sup>th</sup> century) sash in first-story openings; twelve-over-eight wood period sash upstairs; all windows flanked by functional louvered wood shutters; basement windows on front façade face onto a shallow, partially below-grade paved yard; asymmetrically placed slightly recessed main entrance with sidelights; wood door with later-added glazed panel. Built 1826.

### **55 Pioneer St**

*Name:* The Smithy-Pioneer Gallery

Three-story, frontal-gable commercial building built in three vertical phases: stone storehouse converted to a

blacksmith's shop; brick carriage shop with loading door in south wall added to make second story; frame third story (reputedly a Masonic meeting hall); two-story, shed-roofed open porch (replaced ca.2008) spans front façade and provides stair access to second story. Wood clapboards on south façade and rear of building; stone foundation; two tall brick chimneys project above south roof face. Regular period fenestration with twelve-over-twelve wood sash (replaced with similar examples ca.2011) in second and third stories; retains doors in original openings. Built 1786; 2nd story added ca.1810; 3rd story added ca.1840.

*Historic note:* Reputedly the oldest building in Cooperstown, it housed a blacksmith's shop in its ground floor until 1922. The wagon shop above, opened ca.1840, continued operations into the late nineteenth century. When the last smith closed shop, James Fenimore Cooper II bought the building. Here Dr. Marguerite Cockett set up her summer studio and apartment in the second story and opened an antiques shop in the ground floor. This allowed her and Cooper to indulge their taste for antiques hunting. The third floor was first used as a gallery when she showed an exhibit of her own work in 1924. After Cockett's death in 1954, Dr. Henry S.F. Cooper guided the Smithy's development into a local arts center with a summer exhibit schedule of local art and history.

### **59 Pioneer St**

Two-story, frontal-gable, frame commercial building (built as a firehouse); two sets of large paired doors with six-light upper panels span first floor front; open wood stair ascends north eave wall to upper story. Wood clapboard siding with corner boards and narrow partial returns; glazed demi-lunette in tympanum clad with horizontal flush board siding. Regular fenestration features windows with six-over-six wood sash flanking door with paired glazed doors in second-story center front. Built 1824.

*Historic note:* This was built as Cooperstown's first firehouse.

### **60 Pioneer St**

One-story, flat-roofed brick commercial building with slightly raised back section; gable-roofed, metal-clad garage projects from back wall of main block. Northeast corner of front façade has ribbon of vertically oriented single-light fixed windows above low wall; recessed entrance at south end of this feature. Otherwise fenestration features three-light (horizontal orientation) steel sash. Built 1959.

### **61 Pioneer St**

Two-story, three-bay, flat-roofed, frame house with lower flat-roofed back ell; open porch (added ca.1900) supported by turned posts and featuring spindled frieze and railing spans front façade; pediment marks asymmetrically placed main entrance. Wood clapboard siding with corner boards; deep eaves and frieze with paired brackets caps front façade. Regular period fenestration with one-over-one wood sash; wood door with glazed upper panel (replaced ca.1900). Built ca.1870.

### **62 Pioneer St**

*Historic name:* Closet Hall

Two-story, square-plan brick house (used as a bank) with hipped roof terminating in a flat deck; gabled dormer with chamfered vergeboard in peak breaks eave line and projects over asymmetrically placed main entrance with open period porch; smaller dormer with clipped peak projects from north half of front façade; drive-up window with hipped roof for bank (added ca.1985) to south side. Varied fenestration with round-arched window in upper story above entrance; paired arched windows in smaller dormer; three-sided bay window in first floor front; most retain period wood sash and all have louvered wood shutters. Built 1867.

*Hist* This was named Closet Hall by James Fenimore Cooper's granddaughter in 1928 for the house Cooper and his wife occupied in Westchester County, New York, in the early 1800s.

### **63 Pioneer St**

*Historic name:* Universalist Church

Frontal-gable frame church on raised stone basement; differing square towers (possibly later additions, ca.1860) at northwest and southwest (front façade) corners; stone steps to center entrance featuring Greek Revival entablature and pilasters. Wood clapboard siding with corner boards. Fenestration includes large square-

headed windows featuring six-over-six wood sash on south eave wall; fenestration in front façade varies on two corner towers; blind circular panel mimicking a rose window located in second stage of southwest tower. Recently replaced paired glazed doors. Small gable-roofed entrance to basement at base of northwest tower on front façade; ramp parallels south eave wall. Built 1833.

*Hist* Spires above towers were removed 1960.

#### **64 Pioneer St**

Multiple dwelling complex with irregular plan of connected buildings. One-and-a-half-story, five-bay, side-gabled frame house faces Pioneer Street; gable-roofed two-story ell spans most of back wall of front section; one-story gable-roofed section with cross-gabled addition and open shed-roofed porch on south gable wall is attached to southwest corner of ell; gable-roofed garage attached at northwest corner of group. Three open porches: those on middle and rear sections on south wall have slender splat supports and square posts respectively; large three-sided porch on north side of complex. Recently replaced clapboard siding with partial returns. Regular period fenestration throughout, mainly with six-over-six wood sash. Buildings used to create complex date to mid-1800s; assembled in current configuration early 1900s.

*Historic note:* This building was the Beasley School for boys from 1929 to 1949.

#### **65 Pioneer St**

*Historic name:* First Presbyterian Church

Frontal-gable, symmetrical plan, frame church with three-stage tower capped by slender octagonal spire centered on front façade; enclosed frontal-gable porch projects from front wall; gable-roofed passage connects church to smaller frontal-gable parish hall with small enclosed frontal-gable porch centered on its front facade. Church and parish hall clad in flushboard siding; church has small partial returns, and hall has raking frieze. Fenestration with round-arched openings throughout—louvered blinds in front gable walls and geometric stained glass windows in eave walls. Built 1805-1807. Built by Cyrus and Cyrenus Clark.

#### **71 Pioneer St**

Two-story, three-bay side-gabled frame house; gabled dormer spans entire front roof face and nearly intersects ridge line; narrow two-story gable-roofed ell projects from back wall of main block forming L-plan; a second rear addition has modern soffit. Cement board siding with corner boards and raking frieze; parged foundation. Generally regular period fenestration with six-over-one sash clad with aluminum or vinyl in front façade; asymmetrically placed main entrance with stock neoclassical casing and wood period door. Built ca.1860. OB One-bay, gable-roofed frame garage. Built ca.1960.

#### **73 Pioneer St**

One-and-a-half-story, three-bay, frontal-gable, frame house; enclosed center entrance porch with square Doric columns, dentil course in frieze, and small balcony above over center entrance; ell adjoins back wall and projects south forming an L-plan. Wood clapboard siding with well-developed Greek Revival decorative scheme including corner pilasters, partial returns, and deep plain frieze; stone foundation. Generally regular period fenestration features mainly single openings with six-over-six wood sash; three-sided bay window on north eave wall; six-light casements in upper story front flank door to balcony on entrance porch. Built 1844. OB Two-story, side-gabled, frame building with twelve-over-twelve sash. Built later 1800s.

*Hist* Built by Thomas Clarke for himself.

#### **75 Pioneer St T**

wo-story, five-bay, side-gabled frame house; open gable-roofed porch (added early 1900s) with Tuscan columns flanking center entrance; full-height rear ell (added or modified 2001) gabled into back roof face to form L-plan features recessed open porch on south eave wall. Wood clapboard siding with corner boards and simple raking frieze; brick chimneys at either end of ridge; stone foundation. Symmetrical fenestration with six-over-six wood replacement sash in main block; two-over-one sash in ell; all flanked by functional louvered wood shutters; six-panel wood door (recent replacement). Built 1830.

OB Frontal-gable, novelty-sided, frame garage. Built ca.1990.

### **77 Pioneer St**

Two-story, cross-gabled, frame house; open hip-roofed porch with squared tapered columns and square-spindled railing set in corner of L-plan; recently added one-story enclosed porch projects from back ell. Wood clapboards with corner boards and raking frieze. Regular period fenestration with six-over-one period wood sash in mainly single openings; tripled window in first floor front with four-over-one sash flanking six-over-one; four-panel wood door. Built ca.1915.

### **78 Pioneer St**

One-and-a-half-story, side-gabled three-bay, frame house; open shed-roofed porch supported by pierced board splats over center entrance; one-story shed-roofed back ell. Clapboard siding (possibly cement board) with corner boards and partial returns; partially parged stone foundation. Regular fenestration with two-over-two wood sash. Built ca.1830.

### **80 Pioneer St**

Two-story, side-gabled, two-family frame house; open gable-roofed porch with square posts over paired center entrances on front façade; one-story enclosed shed-roofed porches project from each end of rear wall. Aluminum siding; raking frieze. Regular period fenestration with six-over-one wood sash (appear to be ca.1900) in first-story front and vinyl replacements elsewhere; wood doors (changed ca.1870) feature paired round-arched lights in upper panels. Built 1833.

### **83 Pioneer St**

Two-story, three-bay, frontal-gable frame house; open shed-roofed porch (added 2006) with squared posts spans front façade; slightly lower two-story gabled ell (added ca.2003) with shallow wing capped by gabled dormer on north eave wall. Wood clapboard siding with corner boards and raking frieze; stone veneer foundation. Regular period fenestration with wood two-over-two replacement sash; asymmetrically placed main entrance with four-light transom and wood paneled door. Built 1906.  
OB Frontal-gable, frame garage with paired, battened doors. Built ca.1930.

### **84 Pioneer St**

One-story, ranch-style frame house; side-gabled one-bay garage at north end of front façade. Aluminum siding; parged foundation. Varied fenestration with mainly one-light casements; bow window in front façade north of main entrance; one-light window flanked by narrow casements in south end of front facade. Built 1968.

### **85 Pioneer St**

Two-story, frontal-gable frame house; gable-roofed entrance porch over asymmetrically placed main entrance; three-sided bay window on north half of front façade; recent addition (ca.2008) to back wall. Wood clapboards with corner boards and raking frieze; stone foundation. Regular period fenestration with six-over-six vinyl replacement sash; small round-arched window with four-over-four vinyl sash over entrance porch. Built ca.1890.

### **87 Pioneer St**

One-and-a-half-story, four-bay, side-gabled frame house; gable-roofed ell spans rear wall; main entrance turned 90 degrees to street; one-story, shed-roofed enclosed porch on north wall set on concrete block foundation. Aluminum siding with partial returns; brick exterior chimney (added mid-1900s) centered on south gable wall. Regular period fenestration features twelve-over-twelve wood replacement sash in front façade; eight-over-eight replacements elsewhere; Georgian Revival door casing. Built 1826.  
OB One-story, side-gabled two-bay frame garage with wood clapboards. Built ca.1960. **Non-Contributing**

### **88 Pioneer St**

Two-story, five-bay, side-gabled, frame house on stone basement banked across front facade; small, open, gable-roofed porch over below-grade entrance to basement in north bay of front façade; open shed-roofed porch

with square posts and square-spindled railing spans center entrance and adjacent bay of front façade; two-story, gable-roofed wing (added mid-1900s) on north gable wall set back from front facade. Vinyl siding; partial returns; stone foundation. Regular period fenestration with six-over-six wood period sash flanked by non-functional louvered shutters; center entrance. Built ca.1840.

### **89 Pioneer St**

Two-story, three-bay, side-gabled stuccoed house; open shed-roofed porch supported by heavy stuccoed columns spans front facade; one-and-a-half-story side-gabled back ell (added ca.2008); enclosed one-story hip-roofed porch wraps front and south side. Parged foundation; Craftsman-influenced details including heavy braces under roof; roof imitates slate. Symmetrical period fenestration with variety of openings and sash configurations including eight-over-one wood period sash flanking center entrance with stained glass sidelights; wide, shed-roofed, three-light bay windows with eight-over-eight wood sash in first and third bays of second-story front façade; first-story windows have eight-over-one wood sash; period wood door with stained glass upper panels and four narrow vertical panels below. Built 1915.

OB One-bay, frontal-gable stuccoed garage matches house. Built ca.1915.

### **92 Pioneer St**

One-and-a-half-story, frontal-gable frame house with one-story side-gabled wing forming L-plan; open porch with square-spindled railing spans front façade of wing; open gabled entrance porch with heavy Gothic braces in open pediment and splat railings over asymmetrically placed main entrance; gable-roofed ell (added ca.2004) projects from back of wing. Wood clapboards with corner boards, raking frieze and curvilinear vergeboards; stone foundation; standing seam metal roof. Regular period fenestration features single and paired windows with six-over-six wood replacement sash flanked by louvered wood shutters; pediments with scrolled detail over second-story front windows in main block; four-panel wood door flanked by sidelights. Built 1856.

OB Frame garage composed of one-and-a-half-story section with board-and-batten siding and lower addition with wood novelty siding. Built 2006 to replace older garage.

*Hist* Builder: Cornelius Devoe.

### **93 Pioneer St**

Hip-roofed, frame American Four-square house with deep eaves; hip-roofed dormer projects from front roof face; pedimented porch with squared tapered columns on asymmetrically placed main entrance; hip-roofed one-story enclosed porch on north side. Rusticated concrete block foundation. Regular period fenestration with one-over-one wood period sash flanked by non-historic, non-functional louvered shutters; Queen Anne parlor window with leaded glass upper section balances asymmetrically placed entrance featuring period wood door with glazed upper panel. Built 1913.

OB One-bay, frontal-gable, frame garage with wood novelty siding. Built ca.1930.

OB Small, frame gable-roofed frame outbuilding near back line of parcel allegedly once part of the fairgrounds property that encompassed the larger neighborhood.

### **94 Pioneer St**

Two-story, three-bay, side-gabled frame house with second story projecting slightly over first story; open gable-roofed porch with cast resin Tuscan columns over center entrance flanked with pilasters; one-story gable-roofed back ell. Vinyl siding; brick exterior chimney centered on south gable wall; concrete block foundation. Regular period fenestration with six-over-six wood period sash flanked by louvered non-historic, non-functional louvered shutters; insulated steel door. Built 1939.

OB Three-bay, side-gabled frame garage. Built mid-1900s.

*Hist* Builder: Wilbert Parker. The owner, Charles Wick, got the idea for the design of the house from a paint advertisement in a Montgomery-Ward catalog.

### **95 Pioneer St**

Two-story, side-gabled frame house with two-story cross-gabled ell spanning back wall; open hip-roofed porch with diamond latticed supports and square latticed railing spans front façade; shed-roofed dormer with four

four-light casements centered on front roof face. Aluminum siding; random stone ashlar foundation; braces under eaves on gable walls boxed in aluminum; brick exterior chimney asymmetrically placed on north gable wall. Regular period fenestration features mainly six-over-one wood period sash in single openings on sides and paired openings with eight-over-eight sash on front; main entrance with period wood door asymmetrically placed at south end of front façade; shed-roofed bay window with multi-light sash on first story of north gable wall. Built 1913-1914.

OB Two-bay, frontal-gable frame garage with wood novelty siding and six-over-six wood sash. Built ca.1930. IBUILDER: Wilbert Parker.

### **96 Pioneer St**

Two-story, four-bay, frontal-gable frame house; two-story open porch with squared posts and splat railings recessed under main roof spans front facade; two-story gable-roofed back ell. Vinyl siding with corner boards and raking frieze; stone foundation. Regular period fenestration with six-over-six wood period sash in tympanum; two-over-two wood sash flanked by functional louvered wood period shutters. Built 1841.

OB One-bay, frontal-gable frame garage. Built mid-1900s.

### **97 Pioneer St**

Frame house with gambrel roof; open hip-roofed porch with squared posts resting on low walls clad in aluminum siding spans front façade; large gambrel dormers centered on north and south eave walls; two-story gambrel-roofed back ell. Aluminum siding; stone foundation. Generally regular period fenestration with six-over-one and eight-over-one replacement sash; paired openings in south half of first-story front and second-story center front; three-sided bay window on first-story north wall; non-functional louvered shutters; period wood door with glazed upper panel. Built 1910.

OB Two-bay, frame garage with vinyl siding. Built ca.1985.

*Hist* Builder: Wilbert Parker.

### **99 Pioneer St**

Two-story, side-gabled frame house; large asymmetrically placed gabled dormer with partial returns breaks eave line of south half of front façade; one-story back addition (built ca.2006) has finishes matching main house; open semi-circular porch with Tuscan columns projects over recessed asymmetrically placed entrance; smaller gabled dormer with full return centered over porch; one-story enclosed back porch. Wood clapboards on first story; wood shingles on second story with full returns; stone foundation. Varied fenestration incorporates slightly projecting oriel windows stacked and centered on north gable wall; one-over-one wood sash in first-story front with round-arched stained glass section above one-light opening in large dormer; latticed sash in small dormer; wood period door with glazed upper panel. Built 1908.

OB One-story, frontal-gable frame garage wood novelty siding and period horizontally sliding three-panel wood doors. Built ca.1930.

### **100 Pioneer St**

Two-story, five-bay side-gabled frame house (built 2007) with older house turned into full-height ell cross-gabled into back wall; one-story side-gabled enclosed porch projects from north eave wall of ell; side-gabled frame garage on south eave wall of ell; open hip-roofed porch with squared posts spans center three bays of front facade. Wood clapboards with corner boards and partial returns; stone veneer foundation. Regular fenestration with one-over-one sash throughout; center entrance with side and transom lights.

### **101 Pioneer St**

Frame house with gambrel roof; large gambrel-roofed dormers project from north and south roof faces; open porch with Tuscan columns spans front facade; recently added gambrel-roofed back ell nearly doubles footprint of house (built ca.2008). Wood (may be cement board) clapboard first story with corner boards; wood shingles in gambrel ends; stone foundation. Varied fenestration features one-over-one wood period sash in mainly single openings in main block; front gambrel peak has windows flanking a panel with latticed upper section and lunette in peak; Queen Anne parlor window in south half of front façade; center entrance with wood period door

with glazed upper panel; three-sided vestibule projects onto porch. Built 1911.  
OB Gambrel-roofed, frame garage matches finishes of house. Built ca.1911.

### **102 Pioneer St**

Two-story, three-bay, frontal gable, frame house with center entrance; two-story, gable-roofed back ell (added ca.2007) with enclosed entrance porch on north side; porch with turned posts, corner braces, and square-spindled railing spans front façade. Wood clapboards with corner boards and raking frieze. Regular fenestration plan with two-over-two wood period sash; door recently replaced. Built ca.1915.

OB One-and-a-half-story, frontal-gable frame garage with cement board siding. Built ca.2000.

### **103 Pioneer St**

Two-story, three-bay, side-gabled, frame house with large gabled dormer spanning much of front roof face; full-height hip-roofed ell spans back wall of house; one-story, partially enclosed back entrance porch. Wood clapboards with corner boards on first story; wood-shingled upper story with flared lower edge; stone foundation. Generally regular period fenestration features mainly single windows with one-over-one wood period sash; large multi-light "picture" window (altered ca.1960) in south half of first-story front façade; entrance with broken pediment (added ca.1960) in north half. Built 1915.

OB One-bay, frontal-gable, frame garage with paired doors and wood novelty siding. Built ca.1930.

### **104 Pioneer St**

Temple-form frame house with two-story frontal-gable main block flanked by one-story, side-gabled wings projecting beyond front façade and joined by a shed roof to form an open recessed porch; two-story gable-roofed back ell offset from roof axis of main block. Wood clapboards with corner pilasters and partial returns on wings adjoining recessed center entrance porch; stone foundation. Regular period fenestration with two-over-two vinyl replacement sash; six-panel wood door. Built ca.1840.

OB Two-bay, frontal-gable, frame garage with paired plank doors, wood clapboards, and raking frieze. Built ca.1940.

### **105 Pioneer St**

Hip-roofed American Four-square frame house; open hip-roofed porch with Tuscan columns set on stuccoed piers and square-spindled railing spans front façade; hip-roofed dormer in front roof face; two-story hip-roofed back ell spans most of rear wall; glazed rear entrance porch. Stuccoed first story; wood-shingled upper story. Generally regular period fenestration with paired six-over-one period wood sash in upstairs front; three-sided bay window in south half of front façade with Queen Anne parlor sash in center opening; other openings single with six-over-one sash except for tripled six-light casements in attic dormer. Built 1913.

OB Two-bay, frontal-gable frame garage. Built ca.1960.

*Hist* Builder: Nelson Houck, for Gerald Ellsworth.

### **106 Pioneer St**

One-and-a-half-story, gambrel-roofed frame house; open gable-roofed porch over center entrance is supported by Tuscan columns set on wood piers, which are joined by low wood-shingled wall; gabled dormers with pediments matching porch in front roof face; recently added one-story, gable-roofed back ell. Wood clapboards with corner boards and partial returns; stone foundation. Regular fenestration features mainly single openings with wood period sash; Queen Anne parlor windows flank entrance in first-story front; paired one-over-one wood period sash in dormers. Built ca.1845-1850; roof changed to gambrel in 1903 and front fenestration altered.

OB One-bay, frontal-gable, frame garage with wood clapboards. Built ca.1940.

*Hist* Builder: J.J. Cory.

### **107 Pioneer St**

Two-story, pyramidal-roofed, square-plan, frame house; open hip-roofed porch (renovated ca.2000) with resin Tuscan columns and square-spindled vinyl railings spans front facade; gable-roofed dormers with wood eight-



light period transoms in front and side roof faces; pyramidal-roofed back ell nearly doubles footprint of original building. Aluminum siding and parged foundation on main block; addition appears to have cement board siding. Regular period fenestration with vinyl replacement sash flanked by non-functional louvered shutters in upstairs front and sides; Queen Anne parlor sash (also replaced with vinyl) flank center entrance with plain casing, wood period door with glazed oblong panel; and small hall window adjoining. Built 1911. OB Frontal-gable, two-bay frame garage with cement board siding. Built ca.2005.

### **108 Pioneer St**

Frame house made of a two-story, three-bay, side-gabled block adjoining a one-and-a-half-story side-gabled block (gable ends meet); two-and-a-half-story square tower (restored 2003) aligns with lower side-gabled block and projects slightly from two-story, side-gabled block and provides vestibule for center entrance; shed-roofed open porch (added 2003 to restore earlier appearance) with Tuscan columns spans north half of front façade and entrance; two-story gable-roofed back ell forms T-plan; shed-roofed glazed porch spans south eave wall of ell. Wood clapboards with corner pilasters and partial returns on two front sections of house; stone foundation. Generally regular fenestration plan with all sash and doors replaced; plan features mainly single windows with six-over-six sash; two-over-two sash with segmentally arched heads in three-sided bay window projecting from two-story wing of south façade; recently replaced door and sidelights in Greek Revival casing. Built ca.1850. OB One-and-a-half-story gambrel-roofed frame garage with living space in west end; regular fenestration; attached by breezeway to house. Built 2006.  
*Hist Builder:* Luther I. Burditt.

### **109 Pioneer St**

Two-story, hip-roofed, frame house; open hip-roofed porch with square posts set on wood piers and joined by square-spindled balustrade spans front façade; hip-roofed dormer in front roof face. Wood clapboard siding with corner boards on first story; wood-shingled second story; brick exterior chimney (possibly a later addition) on north side; parged foundation. Regular period fenestration with paired and single openings with one-over-one sash; slightly asymmetrically placed main entrance. Built 1913. OB One-bay, frontal-gable frame garage with wood clapboards, corner boards, and raking frieze. Built ca.1980.  
*Hist Builder:* David Willsey.

### **110 Pioneer St**

Two-story, five-bay, square plan, frame house with pyramidal roof capped by low, square cupola; open hip-roofed porch with cast resin Tuscan columns (replaced earlier square Doric ones, 2000) spans center three bays; gable-roofed one-and-a-half-story ell (replaced earlier one, ca.2004) spans most of back wall; open porch with matching details on south side of ell. Wood clapboards with corner boards and deep eaves; stone foundation. Symmetrical period fenestration with plain Greek Revival center entrance; six-over-one sash (first story period wood; second story vinyl replacement) flanked by louvered non-functional louvered shutters. Built ca.1840. OB Pyramidal-roofed frame garage with wood clapboards. Built 2004.

### **111 Pioneer St**

One-and-a-half-story gambrel-roofed, frame house; large gambrel-roofed dormers in both side roof faces in main block; lower gambrel-roofed ell (added late 1900s) carries main roof axis and footprint to rear of house and matches historic character; open hip-roofed porch with Tuscan columns and square-spindled railing spans front façade. Wood clapboard first story; wood-shingled upper story; parged stone foundation. Varied fenestration features Queen Anne parlor windows flanking center entrance in first-story front façade; otherwise single openings with one-over-one vinyl replacement sash mainly in period openings; period wood door with glazed upper panel. Built 1915. OB Frontal-gable concrete block garage with frame peak. Built ca.1960.

### **112 Pioneer St**

Two-story, three-bay, hip-roofed frame house; open porch over center entrance has segmentally-arched roof supported by cast resin Tuscan columns; enclosed back porch (expanded ca.2003); dormer centered on front

roof face mimics arch of porch roof below; screened porch with Tuscan columns on south side. Wood clapboard siding; stone foundation. Varied period fenestration with vinyl replacement sash in all openings except for tripled windows in attic. Front façade and upper story windows flanked by louvered wood shutters. Six-panel wood door flanked by sidelights. Built 1921.

OB One-bay, hip-roofed, frame garage on banked foundation at slight angle to house. Built ca.1921.

OB Two-bay, hip-roofed frame garage with finishes similar to house. Built 2004.

*Hist* Builder: David Willsey.

### **113 Pioneer St**

Side-gabled frame bungalow with open porch recessed under front roof face and supported by Tuscan columns with square-spindled railing; wide shed-roofed dormer with wells cut out for two windows spans most of front roof face; two-story ell (added ca.1995) spans back wall and matches character of original house. Wood clapboards with lapped corners; rusticated concrete block foundation under original house; full returns. Regular period fenestration with eight-over-one and six-over-one wood period sash; asymmetrically placed entrance with Craftsman-era wood door with eight small lights in upper section. Built ca.1912.

OB Frame two-bay side-gabled frame garage with wood novelty siding and six-over-six sash in side walls. Built ca.1960.

### **114 Pioneer St**

One-story, ranch-style, frame house with brick veneer on south wing and front of attached one-bay garage at north end of house; open porch (altered ca.2014) with stock turned posts and square-spindled railing spans center block. Varied fenestration with center entrance flanked by windows with single, large fixed lights flanked by vinyl four-light double-hung sash; otherwise six-over-six vinyl sash. Built 1962.

### **116 Pioneer St**

One-story ranch-style, frame house; small frontal-gable enclosed porch projects from north end of front façade; a second gabled addition projects from back wall of house over banked foundation; exterior brick chimney asymmetrically placed on south gable wall. Vinyl siding; concrete block foundation. Varied period fenestration includes bow window south of center entrance with sidelights; paired and single six-over-six vinyl replacement sash in most other openings; eight-panel wood door with sidelights. Built 1961.

OB Frontal-gable one-bay frame garage with vinyl siding opens onto Beaver St.

## **3 Prospect Pl**

One-and-a-half-story, frontal-gable frame house with later (added ca.1900) two-story, side-gabled wing on west side; three-sided bay window projects from main block front façade balances asymmetrically placed main entrance; small enclosed hip-roofed entrance to wing features blind elliptical arch over door. Wood novelty siding with corner boards and raking frieze; stone foundation. Varied period fenestration features six-over-six, four-over-four, and one-over-one wood sash; non-functional wood louvered shutters. Built ca.1889.

OB Two-bay, frontal-gable frame garage with wood clapboards and partial returns. Built 1984.

## **4 Prospect Pl**

Three-bay, gambrel-roofed, frame house with lower, later gambrel-roofed wing on east side; shed-roofed dormer spans center of main block roof face; gable-roofed ell spans back wall of main block and has small hip-roofed rear entrance porch; one-bay, gambrel-roofed, frame garage (added ca.1920) with wood novelty siding attached to northwest corner of back ell. Wood clapboard siding; concrete block foundation. Period fenestration with six-over-six wood period sash in main block; paired casement windows; front openings flanked by louvered wood shutters. Built 1912.

*Hist* Builder: Eugene Stocker.

## **1 Railroad Ave**

Gable-roofed frame railroad depot building; square-plan, pyramidal-roofed section at north end raised to two

stories; deep pent roof with large plain braces wraps north end and west wall (former platform). Board-and-batten siding; deep-eaved roof with bracketed frieze. Regular period fenestration in south half features shallow six-over-six vinyl sash stacked above and below a plain wood panel; north block has six-over-six vinyl replacements in first story and six-over-six wood sash in second story. Built 1869.

### **5 Railroad Ave**

Large two-story, flat-roofed, frame commercial building on basement partially above grade; front façade angled to parallel street frontage creating an un-squared footprint. Cement board siding (recently replaced) with corner boards; shallow eaves; stone foundation. Regular period fenestration with recently replaced one-over-one vinyl sash; recessed entrance at north end of front façade has paired period doors with glazed upper panels and angled beadboard lower panels. Built 1895.

*Hist* Built for hops storage for S. And F. Uhlmann.

### **9 Railroad Ave**

Two-story, shed-roofed frame commercial building with oblique footprint; wood canopy supported by braces spans front façade above paired storefronts; bracketed frieze under eaves caps front façade. Wood clapboard siding on front façade; vinyl siding on sides and rear; stone foundation. Period fenestration with large nine-light display windows flanking slightly recessed entrances: north one features paired doors with oblong eight-light panels and south one features single door with glazed upper panel; four windows with six-over-six wood sash in upstairs front. Built ca.1878.

OB Multi-bay, frame shed-roofed storage building with vertical board siding and both paired and period sliding doors. Built ca.1900.

### **13 Railroad Ave**

Side-gabled pole barn set on banked foundation. Two-thirds of front roof face extended over grade-level open porch with poured concrete floor; square posts support roof; decorative arcade detail connects posts at eave line; T-111 siding. Built ca.1990.

### **21 Railroad Ave**

Two-story, three-bay, shed-roofed frame commercial building on banked stone foundation; deep eave with bracketed frieze caps front facade; single-story flat-roofed cinder block addition (built ca.1930) on south side; southeast corner of building accessed one story below grade. Entrance porches on north and south sides added during renovations done in 2003. Wood novelty siding with corner boards and variety of trim details include rope moldings on door casings and Stick-style inspired panels create eclectic facades; stone foundation. Fenestration features two remodeled storefronts with multi-light wood display windows spanning front façade and wrapping to north side; two-over-two wood sash in upper story front; one-over-one vinyl sash in most other openings. Built 1902; exterior remodeled to resemble but not restore historic appearance 2003.

OB One-story shed-roofed garage with non-historic siding at southeast corner of lot. May be part of older shed or a replacement.

*Hist* Charles Francis built this as a carriage factory. It later became a car dealership and repair shop.

### **25 Railroad Ave**

Two-story, three-bay, frame house with low-pitched hipped roof capped by small cupola; open hip-roofed porch with squared chamfered posts and scrolled braces spans front façade; two-story, hip-roofed back ell set one story below grade; two-story wood deck added to back of building, ca.1980. Wood clapboards (replaced late 1900s) with corner boards; flushboard siding below porch roof on front façade; deep eaves with paired brackets alternating with paneled lozenges in frieze; steeply banked stone foundation. Regular period fenestration with segmentally arched window casings and two-over-two wood period sash flanked by functional louvered wood shutters; asymmetrically placed recessed entrance with paired doors with glazed round-arched upper panels. Built ca.1880.

## **27 Railroad Ave**

Two-story frame house with low-pitched hipped roof and small cupola; flat-roofed porch (added ca.1920 and recently enclosed) on south side; enclosed back porch on concrete block foundation. Wood clapboard siding with corner boards; deep eaves with paired brackets in frieze; stone foundation; brick exterior chimney (added mid-1900s). Regular period fenestration with pedimented casings flanked by louvered wood shutters on front façade; two-over-two wood sash; three-sided bay window (added ca.1920) with six-over-six and four-over-four wood sash in north wall; all other sash replaced with vinyl snap-in muntins; wood door replaced ca.1960. Built ca.1878.

OB Two-story, two-bay, frontal-gable frame garage built to resemble carriage barn of same period as house; recently renovated with cement board siding and new sash. Built 1990.

## **28 Railroad Ave**

Two-story, gable-roofed frame feed mill with west eave wall facing railroad right-of-way; three small gable-roofed louvered structures on ridgeline, two for ventilation and center one to house hoist; single-story, side-gabled addition adjoins north end forming hyphen connector to two more single-story, side-gabled additions extending northwards. Additions all date to mid-1900s or later. Feed mill retains wood novelty siding with corner boards; stone foundation; deep pent roof with plain braces runs length of west wall facing former railroad. Generally regular period fenestration with six-over-six wood (may be replacements or restorations) sash flanked by functional wood paneled shutters with battens; interior sliding loading bay doors in main block at both ends of eave walls; hyphen and first of the northern additions have board-and-batten siding; northernmost section has wood novelty siding. Built 1890; renovated and partially restored 2010.

## **11 River St**

One-and-a-half-story, cross-gabled, frame house with two-story shed-roofed addition spanning rear wall of wing and accessed one story below grade; glazed, flat-roofed storm porch with squared posts and ten-light windows over asymmetrically placed entrance on frontal gable section of main block. Wood clapboard siding with corner boards and raking frieze; brick exterior chimney centered on north gable wall. Regular period fenestration with six-over-six vinyl replacement sash flanked by functional louvered wood shutters; main entrance features four-panel wood door flanked by sidelights. Built ca.1870.

## **13 River St**

Two-story, shed-roofed, frame house with shed-roofed back ell one story below grade; partially open shed-roofed porch spans center entrance and north half of front façade. Wood clapboard siding with corner boards; stone foundation. Regular period fenestration with two-over-two wood sash flanked by louvered wood shutters in main block; variety of other later sash in porch and ell. Built ca.1840.

## **15 River St**

Two-story, five-bay, side-gabled frame house with prominent gable dormer over center three bays; glazed storm porch with elaborate scrolled frieze, octagonal columns, and ten-light fixed windows over main entrance centered on front façade. Wood clapboards with corner boards and partial returns; stone foundation; steel panel roof (early 1900s). Regular period fenestration with six-over-six wood period sash flanked by louvered wood shutters. South gable wall abuts 17 River St. Built ca.1840.

## **17 River St**

One-and-a-half-story, three-bay, frontal-gable frame house; open shed-roofed porch (replaced 2008) with squared tapered posts spans front façade; lower hip-roofed ell spans back of main block one story below grade; two-story open porch (added 2008) with square Doric columns on back wall. Cement board siding with corner boards and partial returns; recent standing seam metal roof; louvered fan in front peak; Greek Revival details include panels under parlor windows and door casing with sidelights. Regular period fenestration with six-over-six wood wood sash flanked by functional louvered wood shutters; six-panel wood door in asymmetrically placed main entrance. Built ca.1840.

OB Single-bay, frontal-gable frame garage with partial returns; roof matches house; replaces earlier garage.

Built ca.2010.

### **19 River St**

Two-story, five-bay, side-gabled frame house with hip-roofed open porch spanning three central bays; enclosed shed-roofed entrance porch on north gable wall. Clapboards (may be cement board siding) with corner boards and partial returns; poured concrete foundation. Regular period fenestration with metal or vinyl clad six-over-six sash; center entrance with six-panel wood door and sidelights. Built 1991; remodeled to present appearance ca.2005.

### **30 River St**

*Historic name:* Greencrest

Two-story frame house composed of frontal-gable two-story main block and slightly lower block on south eave wall forming L-plan; both blocks featured clipped ends on roofs; three-story, mansard-roofed tower set in southeast corner of L-plan; open porch with square posts over main entrance adjoining tower; open porches with splat railings adjoin the tower and span part of north eave wall of taller block; one-and-a-half-story kitchen ell (added ca.2000) projects from back wall. Wood shingled siding with corner boards; decorative verge board; banked stone foundation. Varied fenestration features paired one-over-one wood sash in a segmentally arched window in first story of tower; three-sided bay windows on front and south side; paired round-arched openings with two-over-two wood sash above bay on front façade; single windows with two-over-two wood sash flanked by functional louvered wood period shutters; period paired wood doors with rounded oblong panels in main entrance at base of tower. Built 1872-1873.

OB One-story gable-roofed garage; built mid-1900s and appears to have been attached when new kitchen ell was built.

### **31 River St**

*Historic name:* Byberry Cottage

Brick house composed of a frontal-gable block with wing cross-gabled into north face to create a nearly square footprint; many Gothic Revival details including two-story, three-sided bay window with Gothic tracery; millwork trim at roofline of building and gabled dormer in north half of front facade; and main entrance. Two-story gable-roofed frame addition (added ca.1903) built on banked foundation mimics dormered roofline and forms an L-plan. Flushboard siding on wing; large brick chimneys on ridgeline of main block and brick wing; stone foundation. Varied fenestration features two-story, three-sided bay with former entrance in first story and bay window in upper story of frontal-gable section; gothic-arched window in peak of dormer above a second bay window in brick wing; rows of casements in first story of later frame wing and single openings with six-over-six sash in upper story; four-over-four wood sash in paired openings. Built 1853-1854.

OB Two-bay shed-roofed frame garage with wood novelty siding and period sliding doors. Built ca.1940.

*Historic note:* This house was built for Susan Fenimore Cooper and her sister Charlotte after Otsego Hall, by then a hotel, burned to the ground in 1853. Built from brick salvaged from the Hall, it was the sisters' home until their deaths in the 1890s. Its plan nearly matches Plan V in Downing's *Architecture of Country Houses* (1850).

### **41 River St**

*Historic name:* Fernleigh

Two-story, mansard-roofed, stone house with single-story gable-roofed wing off north wall; open porch recessed under roof of wing. Ashlar masonry with contrasting quoins; high foundation with prominent water table; raking frieze on wing. Regular period fenestration with segmentally arched windows; paired openings with six-over-six casements in first story; single openings with eight-over-eight double-hung sash in upper story; asymmetrically placed main entrance with paired period wood doors. Built 1869. Architect: James Van Dyke of New Jersey.

Servants' quarter: One-and-a-half-story, fieldstone rectangular plan, gable-roofed building with dormer windows; Downing influenced. (not visible from street)

Turkish bath house: Built 1874. Single-story, stone bath house and billiards room on high stone foundation.

Architect: H.J. Hardenburgh. (not visible from street)

*Hist* When Edward Clark bought the Apple Hill property (that house built by Richard Cooper in the early 1800s) in 1854, he arranged to have the house moved to Main Street (198-200) and built Fernleigh as his summer home in 1869. Clark bought additional contiguous properties to the south on the same side of River Street. James Van Dyke, the architect of Fernleigh house, also designed the Fenimore Hotel, which Clark opened at the northeast corner of Main and Chestnut streets in 1874. The remains of Fernleigh house is but a small portion of the original building.

#### **47 River St**

*Historic name:* Fernleigh Cottage

Two-story, three-bay, side-gable-roofed, frame house; two-story gable-roofed back ell; open porch with octagonal columns over center entrance; open porch with details matching entrance porch spans north gable wall of main block; enclosed one-story porch with large brick chimney (appears to be mid-1900s addition) on south gable wall. Wood clapboard siding with corner boards and elaborate Gothic taste millwork trims rooflines (all exterior finishes replicated and replaced ca.2005). Regular period fenestration with paired six-over-six sash (middle lights wider than side ones) flanked by functional louvered wood shutters on all openings in front façade; single openings on sides and in ell; six-panel wood door flanked by double-hung sidelights. Built ca.1850.

*Hist* This house was built by Philip Root between the time he bought the land in 1842 from James Fenimore Cooper and 1856.

#### **48 River St**

Two-story, five-bay, side-gabled frame house with two-story gable-roofed back ell forming L-plan; one-bay, side-gabled frame garage wing on south eave wall of back ell; open porch with octagonal columns and splat balustrade above over center entrance. Wood clapboard siding with corner boards and partial returns; stone foundation. Regular period fenestration with twelve-over-twelve wood period sash flanked by paneled wood shutters; main entrance retains Federal-style fanlight and sidelights; six-panel wood door flanked by six-over-four double-hung sidelights. Built 1814.

Landscape: Property enclosed by wood fence, reproduced in 1996.

#### **53 River St**

*Historic name:* Foote Cottage

One-and-a-half-story, cross-gabled, L-plan frame cottage on slightly banked stone foundation; two-story, square tower with low pyramidal roof set in corner of plan; open porch with Tuscan columns wraps tower; two-story, gable-roofed back ell with one story below grade on parged foundation. Wood clapboards with corner boards and raking frieze (finishes renewed with traditional materials, ca.2001); brackets with acorn drops set under deep eaves; two brick period chimneys. Regular period fenestration with paired windows with four-over-four period wood sash on front façade and in upper story of tower; six-over-six wood sash in single openings; main entrance in tower with wood door (ca.1900) with glazed upper panel. Built 1852.

*Hist* Builders: Thomas Clarke and Luzerne M. Bolles. This cottage closely follows Design VI for an irregular villa in the Italian style, bracketed, in Andrew Jackson Downing's *Cottage Residences*, 1844.

OB One-story, gable-roofed frame outbuilding with same-height cross-gabled wing forming T-plan; main block has battered walls and prominent curved braces supporting a large gabled dormer. A large steel-framed gable-roofed greenhouse resting on a wall clad in clapboards is attached to the wing and continues its roof axis.

OB One-and-a-half-story, frontal-gable frame carriage barn with board-and-batten siding and decorative eave trim; later four-bay, side-gabled single-story frame garage attached to east eave wall.

#### **56 River St**

One-and-a-half-story, frontal-gable brick carriage barn redesigned as a house in mid-1900s; brick building retains segmentally arched windows with stone sills and keystones in first story; round-arched window in peak; gabled dormer (period) centered on north roof face; deep eaves and raking frieze. Six-over-six wood sash. Frontal-gable, one-bay frame garage (built ca.1970)

attached to north eave wall by a breezeway has wood clapboard siding with lapped corners. Built 1870.

*Hist* This was the carriage shed for 1 Elk Street built for Elizabeth Scriven Clark.

### **58 River St**

One-and-a-half-story, side-gabled frame Tudor Revival cottage; enclosed entrance porch with half-timbered gabled dormer projects from north half of front roof face; lower narrower additional enclosed porch projects from the main block flush with north gable wall and creates a stepped appearance; small gabled dormer in south half of roof face also has half-timbered tympanum. Wood shingle siding; rusticated concrete block foundation; brick chimney centered on ridgeline. Generally regular period fenestration with mostly six-over-six wood (appear to be period) sash; main entrance centered on front façade has wood plank door with small leaded window and hung on large strap hinges. Built ca.1939.

### **60 River St**

**Clinic** Three-story masonry (clad in cast concrete panels with rough pebble finish) hospital building on steeply banked foundation with two additional stories below grade on back or east side; footprint squared on River and Mill street facades and angled on northeast over banked stories; third story recessed and smaller than first and second stories; both sections capped by parapets; main entrance recessed under north half of west (River St) façade. Regular fenestration with fixed nine-light steel frame windows; glass doors in steel frames. Built 1993.

### **1 Riverside Dr**

Frame ranch-style house composed of two slightly offset side-gabled blocks, the west one slightly lower than east one; corner of roof of east block is braced and projects over main entrance; single-bay garage attached to gable wall. Aluminum siding; parged foundation. Regular period fenestration with vinyl six-over-six replacement sash in paired openings except for picture window in front façade and two-light hopper windows in basement. Built 1968.

### **2 Riverside Dr**

Frame ranch-style house with single-bay garage at west end; front roof face extended over slightly recessed façade in east half of house; porch with square posts connected by slightly elliptically arched arcade spans center entrance and two windows on west half of front. Aluminum siding; concrete block foundation. Regular period fenestration with six-over-six vinyl sash; door with six-light upper panel. Built 1965.

### **3 Riverside Dr**

Four-bay, side-gabled, split-level frame house on slightly raised brick veneer foundation; grade-level single-bay garage on south end of house. Aluminum siding; concrete foundation. Regular period fenestration features single openings with six-over-six vinyl replacement sash; recessed entrance with brick veneer wall and stock classical casing. Built 1965.

### **16 Rock St**

Two-story, gable-roofed frame house composed of north gable-roofed block with a lower gable-roofed wing forming an L-plan; additional two-story gable-roofed block fills the corner of the plan and its ridgeline parallels ridgeline of north block; small flat-roofed open entrance porch with scrolled braces on east end of north block. Flushboard wood siding with corner boards, flared eaves and deep raking frieze; stone foundation partially parged or replaced; standing seam metal roof. Regular period fenestration with wood sash in variety of period configurations including two-over-two, six-over-six and paired one-over-ones. Built ca.1870.

### **2 South Av**

One-story, side-gabled ranch-style house on raised concrete block basement; one-bay garage below grade under west end; shed-roofed ell one story below grade spans part of rear wall. Aluminum siding. Regular fenestration with one-over-one replacement sash flanked by non-functional louvered shutters. Built ca.1960.

### **3 South Av**

One-and-a-half-story, three-bay, side-gabled frame house; shed-roofed dormer spans entire back roof; open gable-roofed porch over asymmetrically placed main entrance; enclosed shed-roofed porch projects from east gable wall; one-story, flat-roofed enclosed back porch. Wood clapboards with corner boards and partial returns; concrete block foundation; brick exterior chimney asymmetrically placed on west gable wall. Regular period fenestration with mainly six-over-six wood period sash; front openings flanked by battened board shutters. Built 1948.

OB One-bay, frontal-gable frame garage with wood novelty siding. Built ca.1948.

### **4 South Av**

Two-story, three-bay, side-gabled frame house; open deck porch spans back wall. Vinyl siding; concrete foundation; brick interior chimney near east end. Regular period fenestration with six-over-six replacement sash flanked by non-functional paneled shutters; asymmetrically placed main entrance flanked by sidelights. Built 1989.

OB One-bay frontal-gable frame garage with finishes matching house. Built ca.1990.

### **5 South Av**

Two-story, cross-gabled, L-plan frame house; one-story flat-roofed kitchen ell spans back wall; open porch with squared posts set in corner of L-plan. Vinyl siding; parged foundation. Regular period fenestration features paired one-over-one vinyl sash in casings with scroll-sawn friezes set under wood-shingled pent roofs centered in front façade; single openings with one-over-one vinyl replacement sash otherwise; all openings flanked by non-functional louvered shutters; insulated steel door. Built ca.1885.

OB Two-story, frontal-gable frame carriage barn with vinyl siding; upward sliding garage doors, tripled windows with paired one-over-one non-period sash in peak; shed-roofed wing on east eave wall. Built ca.1870.

### **6 South Av**

Two-story, side-gabled frame house; open porch with shed roof extended from front roof face and supported by two-story-high squared wood posts spans front (east) façade; one-story, gable-roofed ell on back wall. Vinyl siding. Regular fenestration with two-over-two wood period sash in pedimented casings. Built ca.1870.

OB Frontal-gable frame garage. Built 1990.

### **7 South Av**

Two-story, two-bay, cross-gabled, L-plan frame house with a two-story rear ell cross-gabled into back wall of main block flush with its west side wall; main entrance with small stock neoclassical pediment asymmetrically placed in front façade; open gable-roofed porch (added mid-1900s) over side entrance; one-story shed-roofed enclosed back porch (possibly old wood shed) attached to northeast corner of house. Aluminum; raking cornice and recently added flared eaves; stone foundation. Fenestration features paired windows with one-over-one wood period sash in first and second story; single openings with two-over-two wood period sash otherwise. Built ca.1885.

OB One-and-a-half-story cross-gabled frame barn with board-and-batten siding; one-story side-gabled wing added to gable wall of main block. Built ca.1870.

### **8 South Av**

Two-story, three-bay, frontal-gable frame house with later-added (mid-1900s) one-and-a-half-story side-gabled wing set forward from front façade and projecting from west gable wall; enclosed shed-roofed porch over asymmetrically placed main entrance; below-grade garage on west eave wall at rear of main block. Vinyl siding; stone under main block; poured concrete under wing; brick exterior chimney centered of gable wall of wing. Fenestration features six-over-six vinyl replacement sash. Built ca.1860 or earlier. Building greatly altered through later renovations.

### **9 South Av**

Two-story, frontal-gable frame house; one-story shed-roofed ell spans rear wall. Vinyl siding with full returns;



rusticated block foundation; brick exterior chimney on east side of ell. Fenestration features tripled windows in first floor front balancing asymmetrically placed entrance with recently added stock broken pediment casing; mainly single openings in rest of house, all featuring six-over-one vinyl replacement sash and flanked by non-functional paneled shutters; insulated steel door. Built ca.1945.

OB One-bay frame garage with vinyl siding. Built ca.1960.

### **11 South Av**

Two-story, frontal-gable, frame house with second story eave walls projecting over first story; gable-roofed hood supported by angled braces over center entrance; one-bay shed-roofed garage projects from east side of main block. Aluminum siding with remodeled soffit. Fenestration features mainly single openings with one-over-one wood period sash flanked by non-functional louvered shutters; oriel window (added 1980 or later) with multi-light sash in east end of first floor front. Built ca.1930; substantially altered ca.1965.

### **13 South Av**

Two-story, frontal-gable frame house with cross-gabled wing on east eave wall; open shed-roofed porch supported with square posts (replaced late 1900s) and square-spindled railing set in corner of plan. Wood clapboards; corner boards and raking frieze; parged foundation. Generally regular period fenestration with one-over-one wood sash in first story (appear to be ca.1900 replacements; two-over-two wood period sash in some second-story openings; main entrance in wing has later door. Built ca.1885.

### **13.5 South Av**

One-and-a-half-story side-gabled frame house; enclosed frontal-gable porch projects from east half of front façade; enclosed one-story, side-gabled breezeway asymmetrically placed on west gable wall connects frontal-gable two-bay garage. Cement board siding; partial returns. Generally regular fenestration with six-over-six sash flanked by non-functional paneled shutters throughout; three gabled dormers evenly spaced on back roof face; insulated steel door with round-arched glazed panel and sidelights. Built 2005. (131.10-1-16.21)

### **15 South Av**

Two-story, five-bay, side-gabled frame house; one-story side-gabled wing set back from front façade projects from north gable wall; enclosed breezeway flush with front wall projects from south gable wall and connects one-bay, side-gabled garage to house; one-story gabled addition projects from rear wall to make an L-plan. Manufactured composite clapboards with lapped corners. Regular period fenestration with six-over-nine wood period sash in first story; six-over-six in upper story, paired above center entrance. Built ca.1970.  
OB Two-bay frontal-gable frame garage. Built ca.1975.

### **108 Spring St**

*Historic name:* Westhill

Two-story, five-bay side-gabled stone house with center entrance and end chimneys; lower side-gabled wing with one-story gable-roofed porch projecting from southwest eave wall attached to northwest gable wall. Highly developed Georgian Revival decorative scheme with multi-light double hung sash, classical door casing with broken pediment, and louvered wood shutters. Set on circular drive. Built ca.1935.

OB One-and-a-half-story side-gabled frame caretakers cottage with lower side-gabled wing set back from front façade on west gable wall. Built ca.1950.

OB Two-bay side-gabled frame garage with shed-roofed addition to north eave wall matches finishes of house. Built ca.1950-60.

### **143 Spring St**

One-story frame house composed of low gable-roofed stable block (built ca.1935); two-story gable-roofed addition above grade of older stables added ca.1975. Driveway in Village of Cooperstown; house stands

outside village boundary in Town of Otsego.

### **1 Susquehanna Av**

Frame house with irregular plan composed of one-and-a-half-story, frontal-gable block with one-story wing forming L-plan; later-added one-and-a-half-story gable-roofed block paralleling roof axis of first block of same height spans most of back wall of wing; one-story closed gable-roofed porch projects west from eave wall of later block; open, L-plan shed-roofed porch with squared posts and square-spindled railings spans south side of wing and west side of earlier main block. Aluminum siding; partial returns; parged foundation. Generally regular fenestration features variety of vinyl replacement sash; three-sided bay window centered on gable wall of wing. Built ca.1850.

OB One-and-a-half-story, side-gabled frame barn with plywood siding and partial returns on gable walls; three garage bays in eave wall. Built ca.1850 with later changes.

### **3 Susquehanna Av**

One-and-a-half-story, three-bay, side-gabled frame house; shed-roofed dormer spans most of back roof face; one-story gable-roofed back ell; open shed-roofed porch (added ca.1920) with Tuscan columns over center entrance; open porch with turned posts and square-spindled railing over side entrance on north gable wall. Wood shingle siding; corner boards and partial returns; parged stone foundation. Regular period fenestration with two-over-two vinyl replacement sash in first-story front; half windows with under eaves; one-over-one wood sash in second story; one-over-one replacement sash in ell; Greek Revival entrance with extended architraves and later (ca.1920) wood door with lights in upper half. Built ca.1860.

OB One-bay, frontal-gable, frame garage with wood novelty siding. Built ca.1940.

### **5 Susquehanna Av**

Two-story, three-bay, frontal-gable, frame house; later, one-story, flat-roofed wing (added or altered ca.1880) on south eave wall forms L-plan; open hip-roofed porch with Tuscan columns spans wing. Wood clapboard siding with corner boards and partial returns; parged foundation. Regular period fenestration with two-over-two wood sash in first story; six-over-six wood period sash upstairs; windows flanked by non-functional louvered shutters; asymmetrically placed main entrance with Greek Revival entablature and sidelights; wood door (replaced ca.1900) with glazed upper panel. Built ca.1860. OB One-and-a-half-story frontal-gable, frame carriage barn with wood novelty siding; six-over-six wood sash (reused older sash). Built ca.1860-80; converted to guesthouse mid-to-late 1900s.

OB One-bay, frontal-gable frame garage with wood clapboards; hip-roofed carport projects from front wall. Built ca.1930-50.

### **6 Susquehanna Av**

Frontal-gable American Four-square frame house; enclosed (probably conceals open porch) hip-roofed porch with shed-roofed hood over asymmetrically placed entrance spans front façade; shed-roofed porch spans rear wall. Aluminum siding; full returns; stone foundation. Window openings reduced and sash replaced with paired casements; front porch has three-part window with one-light panels flanked by non-functional louvered shutters. Built 1913.

OB One-bay, pyramidal-roofed frame garage with wood novelty siding; two-over-two wood sash. This garage nearly touches one-bay garage attached to southwest corner of the house.

*Hist* Built by John Pank, reusing lumber from house standing on site previously.

### **7 Susquehanna Av**

Two-story, three-bay, frontal-gable frame house with one-story side-gabled wing set back from front façade on north eave wall; flat-roofed addition on rear wall of wing; partially enclosed flat-roofed porch over asymmetrically placed entrance in main block; three-sided bay window on front of wing. Wood

clapboards with corner boards and partial returns; coursed stone foundation. Regular period fenestration with two-over-two sash; sidelights flank entrance. Built ca.1860.

### **8 Susquehanna Av**

Two-story, three-bay, square plan, frame house with low pyramidal roof; low pediment centered over entrance on front roof face; open hip-roofed porch with paired squared posts and square-spindled railing spans front façade; lower hip-roofed ell spans part of back wall; shed-roofed porch on ell connected to long narrow three-bay side-gabled frame garage (built 2009) with finishes matching house and built at back of property. Wood clapboards with corner boards and deep frieze; coursed stone foundation. Regular period fenestration features paired windows with two-over-two clad replacement sash; most windows have louvered wood shutters; center entrance has paired wood period doors with six-light upper panels. Built 1886.

### **9 Susquehanna Av**

One-and-a-half-story, frontal-gable frame house with four-bay, one-story wing on south eave wall; open shed-roofed porch (may be ca.1920 remodeling of earlier porch) with Tuscan columns spans front of wing; one-bay shed-roofed garage (built ca.1990) at northeast corner of main block. Vinyl siding; partial returns on main block; parged foundation. Regular period fenestration with six-over-six wood period sash flanked by non-functional louvered wood shutters; main entrance in wing has four-panel wood door flanked by sidelights. Built ca.1860.

### **10 Susquehanna Av**

Two-story, frame house with irregular plan and hipped roof capped by a flat deck; wings project from front (southeast corner) and northwest corner; open hip-roofed porch with squared posts and splat railing spans much of front façade and wraps north side to wing; main entrance located in two-story frontal-gable wing projecting from south end of front façade; open balcony with details matching front porch is supported by large scrolled braces flanking entrance; lower two-story gable-roofed back ell with enclosed shed-roofed back porch. Wood clapboards with corner boards and raking frieze; stone foundation. Generally regular fenestration features two-over-two wood period sash; decorative transoms with perimeters of glass blocks over French doors opening onto sitting porch; similar colored glass detail in upper sash of windows in first story on south south; paired wood period doors with glazed upper panels and single large transom light. Built 1872.

OB Two-bay, side-gabled frame garage with wood clapboards. Built ca.1980.

### **11 Susquehanna Av**

Two-story, three-bay, frontal-gable, frame house with taller two-story wing (added ca.1900) added to back wall and projecting south to create an L-plan; open hip-roofed porch with Tuscan columns and square-spindled railing over asymmetrically placed recessed main entrance featuring extended architraves and sidelights; glazed porch (added ca.1900) with Tuscan columns spans eave wall of back ell south of main block. Wood shingle siding with partial returns; stone foundation. Regular period fenestration with two-over-two vinyl replacement sash in main block. Built ca.1860.

### **12 Susquehanna Av**

Two-story, side-gabled frame two-family house; gabled dormer centered on front roof face above shed-roofed open porch with turned posts centered on second-story front; gable-roofed open porch over entrance at south end of front façade; second entrance at north end in clipped corner covered by a shed-roofed porch open on front façade and glazed on the north side; lower back ell added ca.1900. Wood clapboard siding and variety of trim details including paneling, decorative shingles, and curved braces; stone foundation. Regular period fenestration with mainly single windows one-over-one wood period sash; three-sided bay window in upper story north side; two Queen Anne parlor sash flank paneled section in center front façade; period wood door with glazed upper panel. Built ca.1892.

OB Two-story, frontal-gable, frame carriage barn with same-height cross-gabled wing; wood shingled gable ends; round windows in peaks. Built ca.1892.

### **13 Susquehanna Av**

Two-story, frontal-gable, frame house with slightly lower two-story back ell on same roof axis; open gable-roofed porch (added early 1900s) with Tuscan columns and square-spindled railing over asymmetrically placed main entrance; enclosed hip-roofed porch with similar details on north eave wall of ell. Wood clapboards with corner boards and raking frieze; clipped corner of first story northwest corner of main block features decorative braces under the overhanging second story; stone foundation. Regular period fenestration with one-over-one wood period sash; wood period door with tripled glazed panels. Built ca.1892.

OB One-and-a-half-story, frontal-gable frame carriage barn with wood novelty siding, corner boards, and raking frieze; doors replaced with upward sliding garage door. Built ca.1892.

### **14 Susquehanna Av**

Two-story, three-bay, frontal-gable, frame house; side-gabled back ell with shed-roofed enclosed back porch; open gable-roofed porch with squared posts and square-spindled railing over asymmetrically placed entrance. Vinyl siding; stone foundation. Regular period fenestration with vinyl one-over-one replacement sash flanked by non-functional louvered shutters; wood door with glazed upper panel replaces earlier one. Built ca.1880.

OB One-bay, wood novelty-sided, frontal-gable frame garage. Built ca.1940.

### **15 Susquehanna Av**

Two-story, hip-roofed, frame house; prominent gabled dormer with sunburst motif projects from north half of front façade; open hip-roofed porch with squared posts over asymmetrically placed entrance and centered under dormer; octagonal tower with glazed walls projects above the southwest corner of main block; side-gabled wing with sunburst detail in tympanum on south wall; lower gable-roofed ell projects from back wall. Wood clapboards with corner boards and Stick-style paneling on southwest corner of main block below tower; slate roof; stone foundation. Generally regular period fenestration with one-over-one vinyl replacement sash; paired period wood doors. Built 1887.

OB One-and-a-half-story, frontal-gable, frame carriage barn with wood vertical board siding; paired period doors; sunburst in peak matches detail on house. Built ca.1887.

### **16 Susquehanna Av**

Two-story, cross-gabled, L-plan frame house; one-story gable-roofed back ell with two enclosed shed-roofed back porches of descending heights; open porch with squared posts and recent spindled railing set in corner of L-plan. Wood clapboard siding with corner boards and raking frieze; stone foundation. Regular period fenestration with one-over-one wood sash; paired Italianate doors with round-arched lights in upper panels. Built ca.1880.

### **17 Susquehanna Av**

Two-story, three-bay, frontal-gable, frame house with shallow gable-roofed wing on south eave wall forming an L-plan; two-story gable-roofed back ell; open hip-roofed porch (restored 2010 except for front steps, which were turned 90 degrees) with turned posts and spindled railing and frieze spans front façade and part of south side; slightly lower gable-roofed ell on same axis as main block spans most of rear wall. Wood clapboard siding with corner boards and full returns; wood shingles in tympani; stone foundation. Regular period fenestration with one-over-one wood period sash; attic windows have colored glass block perimeters; period wood doors with glazed upper panels in both porch entrances. Built 1906.

OB Two-bay, frontal-gable frame garage with wood clapboard siding; sliding sawbuck doors. Built ca.1940.

*Hist* Builder: Peleg Smith.

## **22 Susquehanna Av**

Two-story, flat-roofed frame apartment house; lower shed-roofed addition on south side; false front with shallow cornice on Susquehanna and Elm street facades; open hip-roofed porch (added ca.1900) with square posts set on low walls spans paired entrances; Elm Street façade follows acute angle of intersection and is clipped at the corner. Wood novelty siding with corner boards; stone foundation. Regular period fenestration with four-over-four vinyl replacement sash; insulated steel doors. Built 1887.

*Hist* Built as electric light station, and used until 1901, when Dr. H.A. Harrison turned it into a two-family house.

## **23 Susquehanna Av**

One-and-a-half-story, frontal-gable, frame house with shed-roofed ell spanning back wall; three-sided bay window in front façade balances asymmetrically placed main entrance flanked by scrolled braces supporting hood over door. Vinyl siding; parged stone foundation. Regular period fenestration with one-over-one vinyl replacement sash throughout; second-story front windows paired; period wood door with glazed upper panel. Built ca.1885.

*Hist* Builder: Luther I. or William Dean Burditt. Matched # 25, 27, 29 when built.

## **25 Susquehanna Av**

One-and-a-half-story, frontal-gable, frame house with shed-roofed ell spanning back wall; hip-roofed glazed porch attached to south end of ell; three-sided bay window in front façade balances asymmetrically placed main entrance under hip-roofed hood supported by scrolled braces. Cement board siding; parged stone foundation. Regular period fenestration with one-over-one vinyl replacement sash; recently replaced front door with faux stained glass. Built ca.1885.

*Hist* Builder: Luther I. or William Dean Burditt. Matched # 23, 27, 29 when built.

## **26 Susquehanna Av**

Two-story, five-bay, side-gabled, frame apartment building. Wood clapboards with corner boards and partial returns; stone foundation. Symmetrical fenestration with twelve-over-twelve wood period sash; center entrance with plain Federal-style door casing with wide period wood paneled door; demi-lunette windows in peaks. Built ca.1840.

*Hist* This was an academy building. It was reputedly moved from its site where the Roman Catholic Church now stands on Elm Street. It appears in early pictures of the church.

## **27 Susquehanna Av**

One-and-a-half-story, frontal-gable, frame house with shed-roofed back ell; three-sided bay window in front façade balances asymmetrically placed main entrance under hip-roofed hood supported by scrolled braces. Wood shingle siding with corner boards and raking frieze; parged foundation. Regular period fenestration features paired windows with vinyl replacement sash on second-story front facade; other openings have single openings; new wood door mimicking Craftsman taste. Built ca.1885.

*Hist* Builder: Luther I. or William Dean Burditt). Matched #23, 25, 29 when built.

## **29 Susquehanna Av**

One-and-a-half-story, cross-gabled, L-plan frame house; glazed hip-roofed porch set in corner of L-plan; three-sided bay window in front façade balances asymmetrically placed main entrance under hip-roofed hood supported by scrolled braces; glazed hip-roofed porch (added ca.1920-40) set in corner of L-plan. Wood shingle siding; parged foundation. Mainly regular fenestration features paired windows with one-over-one wood sash and later replacement sash in second-story front; otherwise single openings; wood door with glazed upper panel. Built ca.1885.

*Hist* Builder: Luther I. or William Dean Burditt. Matched #23, 25, 27 when built.

### **32 Susquehanna Av**

One-and-a-half-story, three-family, side-gabled, frame house; open hip-roofed porch (added ca.1990; may replace similar porch) with square posts and simple baluster splat railing spans front façade. Wood clapboards with corner boards and raking frieze; eave boards feature trim edged with trefoils; stone foundation. Regular period fenestration with six-over-six wood period sash; shallow double-hung windows under eaves on front façade; insulated steel doors with plain casings and fixed transom lights. Built ca.1850.

### **34 Susquehanna Av**

Two-story, three-bay, frontal-gable, frame house with shallow wings capped by gabled dormers on north and south eave walls; open stoop with steps and wrought iron railings to asymmetrically placed main entrance. Aluminum siding; full returns; wood shingles in tympani; stone foundation. Regular period fenestration with one-over-one wood period sash; paired attic windows with decorative sash in front peak; lunettes in dormers; wood period door with glazed upper panel. Built 1902.

### **36 Susquehanna Av**

Two-story, L-plan, flat-roofed, frame house; one-story enclosed back porch with standing seam metal roof; open porch with Tuscan columns (replace earlier posts) on wood piers and square-spindled railings spans most of front façade; three-sided bay window in southernmost bay of first-story front. Wood clapboard siding with corner boards, deep eaves, and frieze with paired brackets; random ashlar stone foundation. Regular period fenestration features segmentally arched windows with two-over-two wood period sash in first story; square-headed sash in second story; main entrance centered on overall front façade has paired period doors with glazed upper panels set in segmentally arched casing. Built 1879. OB Gambrel-roofed tractor shed with T-111 siding. Built ca.1980.

### **37 Susquehanna Av**

Two-story, frontal-gable, frame house with large gabled dormers centered on north and south eave walls; open hip-roofed porch with squared posts and square-spindled railing spans front façade; one-story back ell with glazed porch on south side. Wood clapboards with corner boards and full returns; wood shingled tympani and round windows in peaks; stone foundation. Period fenestration features paired windows with one-over-one wood sash except for Queen Anne parlor window with latticed transom in front façade that balances asymmetrically placed main entrance with wood with glazed upper panel. Built 1910. OB One-story, frame garage with wood clapboard siding. Built 2007 to replace earlier one. *Hist* Builders: Luther Robinson and David Willsey.

### **38 Susquehanna Av**

Two-story, frontal-gable frame house with shallow wing capped by gabled dormer on south eave wall; slightly lower gable-roofed back ell on same roof axis as main block features gabled dormer in its south face; open hip-roofed porch with turned posts and spindled frieze and railing spans front and most of south side. Wood clapboards with corner boards, decorative wood shingles in tympanum, and brackets at corners under eaves. Regular period fenestration with one-over-one wood period sash in most openings; paired wood doors with glazed upper panels in asymmetrically placed main entrance. Built ca.1882 by Peter McCabe. OB One-bay, side-gabled frame garage attached to rear wall of house. Built ca.1970.

### **39 Susquehanna Av**

One-and-a-half-story, frontal-gable, frame house with taller side-gabled back ell; one-story, shed-roofed addition to south eave wall; open-hip-roofed porch with squared posts, curvilinear braces, and splat railing spans center bay and asymmetrically placed main entrance; one-story, shed-roofed wing projects

from south eave wall. Wood clapboards with corner boards and raking frieze; brick exterior chimney on north eave wall of main block; parged foundation. Regular period fenestration with six-over-six wood period sash; wood door (replaced ca.1900) with glazed upper panel. Built ca.1880.  
OB Two-story, frontal-gable frame carriage barn with wood clapboards; prominent gabled dormer projects from north roof face; carport (added ca.1980) attached. Built ca.1880.

#### **41 Susquehanna Av**

One-and-a-half-story, cross-gabled, L-plan frame house with taller two-story, flat-roofed ell spanning back wall of main block; open hip-roofed porch in corner of L-plan; lower two-story hip-roofed addition on back ell. Wood clapboards with raking frieze; parged foundation. Generally regular period fenestration with paired windows on gable walls and single openings otherwise; all feature one-over-one wood period sash flanked by non-functional louvered shutters; wood door (replaced ca.1900) with glazed upper panel. Built ca.1880. Once matched 45 Susquehanna.

#### **42 Susquehanna Av**

Two-story, L-plan flat-roofed, frame house composed of square-plan main block with two-story enclosed porch projecting from second bay; same-height, nearly square-plan back ell offset from main block; gable-roofed open porch (added ca.1900) with turned posts over entrance to back on north side. Flushboard siding with deep eaves and paired scrolled brackets in frieze; coursed ashlar stone foundation. Regular period fenestration featuring pedimented window casings with two-over-two wood period sash in segmentally arched casings and flanked by non-functional period louvered wood shutters; recessed main entrance features paired wood doors with glazed upper panels set under a segmentally arched hood supported by elaborate scrolled brackets. Built ca.1870; remodeled 1882.

#### **43 Susquehanna Av**

Two-story, three-bay, frontal-gable, frame house with lower two-story, gable-roofed back ell on same axis; lower one-and-a-half-story, gable-roofed back ell; two-bay shed-roofed garage attached to ell. Wood clapboards with corner boards and partial returns; coursed stone foundation; exterior brick chimney (added mid-1900s) on north eave wall. Regular period fenestration features pedimented casings on front façade and first-story side windows and square-headed casings otherwise, all with one-over-one vinyl replacement sash; round-arched window in peak; asymmetrically placed main entrance has wood door (ca.1900) with glazed upper panel and open poured concrete stoop. Built ca.1880.

#### **44 Susquehanna Av**

Two-story, three-bay, flat-roofed frame house with lower two-story back ell slightly offset from main block; hip-roofed storm porch with squared columns encloses asymmetrically placed main entrance; glazed porch added to north side of ell ca.2007. Cement board siding with corner boards, deep eaves, and paired brackets in frieze; stone foundation. Regular period fenestration with two-over-two wood period sash; main entrance with side and transom lights; three-sided bay windows on south side. Built ca.1875.

OB Two-bay, frontal-gable frame garage with wood clapboards. Built 1975.

#### **45 Susquehanna Av**

Two-story, cross-gabled, L-plan frame house with two-story, flat-roofed, back ell; open porch with scrolled braces and splat posts over main entrance in corner of L-plan; shed-roofed back ell with one-story addition on rear. Vinyl siding; corner boards and raking frieze; stone foundation. Regular period fenestration features paired windows with one-over-one sash in pedimented window casings. Once matched 43 Susquehanna. Built ca.1880.

OB Side-gabled frame two-bay garage with vinyl siding. Built ca.1970.

OB One-story gable-roofed frame building; possibly guesthouse or studio.

#### **46 Susquehanna Av**

Two-story, three-bay, L-plan frame house with flared eaves and boxed gutters; open steps with square-spindled railings to asymmetrically placed main entrance; . Wood clapboards with corner boards and raking frieze; simple brackets under eaves; stone foundation. Regular period fenestration with two-over-two wood period sash flanked by louvered wood shutters; main entrance remodeled with sidelights, recently placed decorative panel above new door with faux leaded glass panel. Built ca.1880.

OB Large frontal-gable, frame garage at back of property. Built ca.1985.

*Hist* This house was used as the Baptist Parsonage from 1882 until 1917. This property was traded for the one next to the church at 19 Elm Street.

#### **47 Susquehanna Av (SBL 131.06-4-24)**

Two-story, frontal-gable frame house; shallow gabled wing on south eave wall forms T-plan; open hip-roofed frame porch with turned posts and square-spindled railing spans front and part of side; one-story, gable-roofed enclosed back porch adjoins side of house. Vinyl siding; raking cornice; parged foundation. Regular fenestration with six-over-six vinyl replacement sash; wood door with glazed panels. Built ca.1873.

OB One-bay, frontal-gable, frame garage with steeply pitched roof and cement board siding. Built ca.2009.

*Hist* Builder: Luther I. Burditt.

#### **47 Susquehanna Av (SBL 131.06-4-25)**

Frontal-gable American Four-square frame dwelling with later (ca.1980) gable-roofed back ell on same axis as main block; open hip-roofed porch with cast resin Tuscan columns spans most of front façade; open shed-roofed porch with turned posts and spindle railing on north side of back ell; small gable-roofed enclosed porch off rear of ell. Cement board siding with partial returns and shingled tympanum. Regular period fenestration with six-over-six clad replacement sash; asymmetrically placed main entrance with recently added Craftsman-taste wood door. Built ca.1920.

OB Two-story, frontal-gable frame garage with upward sliding doors mimicking paired historic doors; cement board siding. Designed to resemble carriage barn. Built 2006.

*Hist* Builder: Jim Barnes.

#### **48 Susquehanna Av**

Two-story, three-bay, square-plan frame house with low pyramidal roof and cupola; lower back ell offset from main block also features a low hipped roof; open hip-roofed veranda with squared chamfered posts spans north wall of main block. Flushboard siding with corner boards; deep eaves and paired, scrolled brackets in frieze; coursed stone foundation. Regular period fenestration with segmentally arched window and door casings; two-over-two wood period sash flanked by wood louvered shutters; asymmetrically placed main entrance slightly recessed and flanked by sidelights (probably a later change); doorway retains segmentally arched casing; single six-panel wood door. Built 1870.

OB Frontal-gable, one-and-a-half-story frame carriage barn with flushboard siding and raking cornice; shed-roofed garage addition to north eave wall. Built ca.1870.

*Historic note:* This house was built for James A. Lynes, an attorney and the son-in-law of Luther I. Burditt. The latter was also an attorney and an active real estate developer of the period. At the time the house was built, the lot to the north was occupied by McCabe's stoneyard, owned by Cooperstown's most prominent masonry firm of the period. Later, Lynes bought the stoneyard lot, providing the house with an unusually large parcel in the village.

#### **49 Susquehanna Av**

Two-story, three-bay, frontal-gable, frame house; open hip-roofed porch with squared columns on low wall clad in clapboards spans front facade; small open shed-roofed porch with turned posts in corner formed by flat-roofed back ell with north eave wall. Wood clapboards with corner boards and full



returns; shingled gable ends with decorative vergeboard with open curves, punched detailing, and chamfered framing in peak; stone foundation. Regular period fenestration with two-over-two vinyl replacement sash; asymmetrically placed main entrance with period wood door with glazed upper panel. Built ca.1895.

OB One-bay frontal-gable, frame garage with sliding battened doors. Built ca.1920.

*Hist* Built on same plan as #51, 53, 55, and 57 Susquehanna Avenue. Builder: Cory.

### **51 Susquehanna Av**

Two-story, three-bay, frontal-gable, frame house; open shed-roofed porch with turned posts and spindle railing over asymmetrically placed main entrance; small open shed-roofed porch with turned posts in corner formed by flat-roofed back ell with north eave wall; back porch set in corner between flat-roofed section and one-story back ell features similar details to front porch. Aluminum siding; decorative vergeboard with open curves in peak; stone foundation. Regular period fenestration with two-over-two wood period sash flanked by non-functional louvered shutters; window with perimeter of glass blocks in peak; asymmetrically placed main entrance features period wood door with glazed upper panel. Built ca.1895.

OB Shed-roofed, one-bay frame garage with wood novelty siding and paired plank doors. Built ca.1930.

*Hist* Built on same plan as #49, 53, 55, and 57 Susquehanna Avenue, but vergeboards differ on each one. Builder: Cory.

### **52 Susquehanna Av**

Two-story, L-plan frame house with, three-bay, frontal-gable (roof may have been flat or lower pitched when built) main block and slightly lower back ell; enclosed flat-roofed porch with block foundation on south side; hood supported by elaborate scrolled bracket over asymmetrically placed main entrance; three-sided bay window on north eave wall. Aluminum siding; stone foundation. Regular period fenestration with two-over-two wood period sash flanked by functional louvered period shutters in front façade and side first-story windows of main block; one-over-one vinyl replacement sash in ell and second-story sides of main block; ribbon of four windows in north eave wall of back ell; paired period wood doors with glazed upper panels in slightly recessed main entrance. Built ca.1870; remodeled ca.1895.

OB Large two-story, side-gabled board-and-batten frame carriage barn. Built ca.1895.

*Hist* Builder: Cory.

### **53 Susquehanna Av**

Two-story, three-bay, frontal-gable, frame house; open pedimented porch with Tuscan columns (added ca.1920) over asymmetrically placed main entrance; small, screened, hip-roofed porch with turned posts in corner formed by flat-roofed back ell with north eave wall. Wood shingle siding; full returns; decorative shingles in tympanum and decorative vergeboard in peak. Regular period fenestration with two-over-two vinyl replacement sash flanked by functional louvered wood shutters; simple fan light (altered ca.1920) over door casing; wood paneled door. Built ca.1895.

*Hist* Built on same plan as #49, 51, 55, and 57 Susquehanna Avenue. Builder: Cory.

### **55 Susquehanna Av**

Two-story, three-bay, frontal-gable, frame house; open shed-roofed porch with turned posts and spindled railing over asymmetrically placed main entrance; small matching open shed-roofed porch with turned posts in corner formed by flat-roofed addition, which was enlarged ca.2009. Wood clapboards with corner boards; sawtooth wood shingles in tympanum and decorative vergeboard in peak; random ashlar stone foundation. Regular period fenestration with two-over-two wood sash flanked by functional louvered wood shutters; period wood door with glazed upper panel. Built ca.1895.

*Hist* Builder: Cory. Built on same plan as #49, 51, 53, and 57 Susquehanna Avenue.

### **56 Susquehanna Av**

Two-story, three-bay, frame house with low gable roof (changed from earlier flat roof); two-story block offset from main block forms L-plan; open porch with Tuscan columns and square-spindled railing spans front and part of south eave wall; open shed-roofed porch spans back wall. Regular period fenestration with variety (some vinyl replacements and some period wood) of two-over-two sash flanked by functional louvered wood shutters; single wood door with paired round-arched lights. Built ca.1870; remodeled ca.1895.

OB Two-story, frontal-gable, frame carriage barn with board-and-batten siding and raking frieze; upward sliding garage door. Built ca.1895.

*Hist* Builder: Cory.

### **57 Susquehanna Av**

Two-story, three-bay, frontal-gable frame house; open hip-roofed porch with squared columns and splat railing featuring maple leaf motif spans front façade; flat-roofed, one-story back ell; small open shed-roofed porch with turned posts in corner formed by flat-roofed back ell with north eave wall. Wood clapboards with corner boards, full return; wood-shingled tympanum and decorative vergeboard in peak. Regular period fenestration with one-over-one vinyl replacement sash; functional louvered wood shutters; insulated steel door in asymmetrically placed main entrance. Built ca.1895.

OB Frontal-gable frame garage with vinyl novelty siding and schematized version of the vergeboard on house. Built ca.1930-50.

*Hist* Builder: Cory. Built on same plan as #49, 51, 53, and 55 Susquehanna Avenue.

### **58 Susquehanna Av**

Two-story, three-bay, frontal-gable (roofline altered from flat roof, ca.1920), frame house; open hip-roofed porch with turned columns and square-spindled railing spans front facade. Asbestos shingle siding; partial returns; stone foundation. Regular period fenestration with pedimented window casings, two-over-two wood period sash, and non-functional louvered wood shutters; center entrance with paired Italianate doors with paired lights forming a single segmental arch. Built ca.1875.

OB One-and-a-half-story frontal-gable frame garage with partial returns matching those on house. Built ca.1900.

### **59 Susquehanna Av**

Two-story, frontal-gable, frame house; open porch with turned posts and square-spindled railing spans front façade; two-story, flat-roofed back ell offset from main block; side-gabled one-bay, frame garage flush with front façade on south eave wall. Wood clapboards with corner boards and raking frieze; decorative wood shingles and round-arched window in tympanum; coursed stone foundation. Regular period fenestration with one-over-one vinyl replacement sash in most openings; louvered wood shutters on front façade windows; three-sided bay window on north eave wall; asymmetrically placed main entrance has period wood door with oblong glazed light. Built ca.1906.

### **60 Susquehanna Av**

Two-story, three-bay, square-plan frame house with low pyramidal roof capped by a flat deck; one-story, gable-roofed back ell; open pedimented porch (added ca.1930) with squared posts and square-spindled railing over asymmetrically placed main entrance. Asbestos shingle siding. Regular period fenestration with six-over-six replacement sash flanked by non-functional louvered shutters; paneled wood door flanked by sidelights (entrance altered ca.1930). Built ca.1880.

### **61 Susquehanna Av**

Two-story, three-bay, frontal gable, frame house; open hip-roofed porch with Tuscan columns, square-spindled railing, and glazed ends spans front façade; two-story gabled dormer projects slightly from south eave wall; shed-roofed carport on back wall opens onto Beaver St. Cement board siding with

corner boards and full returns; wood shingles and Palladian window in tympanum; parged stone foundation. Regular period fenestration with one-over-one vinyl replacement sash flanked by non-functional louvered shutters in all openings; asymmetrically placed main entrance has period wood door with single oblong light. Built ca.1906.

### **62 Susquehanna Av**

Two-story, four-bay, side-gabled, two-family frame house with two-story, ell cross gabled into back roof face to form a T-plan; open hip-roofed porch with Tuscan columns and square-spindled railing spans front façade. Wood novelty siding with corner boards; wood shingles in gable ends; parged foundation. Regular symmetrical period fenestration with one-over-one wood period sash in most openings; upper-story windows in front façade flanked by functional louvered wood shutters; first-story front has paired entrances with period wood doors featuring glazed upper panels centered in front with six-light fixed sash adjoining; a single Queen Anne parlor window located on each side of the entrances. Built 1909. *Hist* Built by Taylor and Ellsworth, adjacent to their Ellison Cottage at 45 Beaver Street.

### **66 Susquehanna Av**

Two-story, three-bay, frontal-gable frame house; open hip-roofed porch with turned posts, millwork braces, and railing made of recent stock turnings spans front facade. Wood clapboards with corner boards and full returns on front façade; aluminum on sides; scalloped wood shingles and single window in tympanum; stone foundation. Regular period fenestration with one-over-one wood period sash flanked by functional louvered wood shutters except on front façade; Queen Anne parlor windows with colored blocks in transoms flank center entrance; center entrance has wood period door with glazed upper panel. Built ca.1905.

OB Two-story, frontal-gable, frame carriage barn with wood novelty siding and period sliding sawbuck doors; shed-roofed garage bay added to south eave wall. Built ca.1905.

### **68 Susquehanna Av**

Two-story, frontal-gable, frame house with one-story offset gable-roofed ell (added ca.1960-90); open hip-roofed porch with splat posts set on low wall clad to match house spans front façade. Wood shingle siding with corner boards and raking frieze. Fenestration features paired openings with one-over-one vinyl replacement sash flanked by non-functional paneled shutters centered on front façade; asymmetrically placed main entrance with wood door with glazed upper panel. Built ca.1890.

OB Two-story, two-bay frontal-gable frame garage with battened T-111 siding. Built ca.2000.

### **72 Susquehanna Av**

Two-story, four-bay, frame house with gambrel roof; glazed hip-roofed porch with variety of wood sash set on low clapboarded wall spans front facade; one-story gable-roofed enclosed back porch. Asbestos shingle siding; recent steel panel roof. Regular symmetrical period fenestration features two-over-two wood period sash; entrances hidden by porch. Built ca.1880; roof altered ca.1900.

OB Frontal-gable frame garage with wood novelty siding. Built ca.1930. Dilapidated.

*Historic note:* This building was originally two frontal-gable structures sharing a long wall. The resulting gully was filled, creating the gambrel, about 1900.

### **74 Susquehanna Av**

One-story, side-gabled frame house with slightly extended back roof face; shed-roofed one-story back ell; glazed shed-roofed porch (added ca.1920) with fixed sash and low clapboarded wall spans front façade. Wood novelty siding; rusticated concrete block foundation. Fenestration features shallow three-sided oriel window on south side where main block and ell join; center entrance with one-over-one and two-over-two wood sash; asymmetrically placed main entrance with wood door. Built ca.1900.

OB One-bay, frontal-gable frame garage with wood novelty siding and corner boards. Built ca.1940.

## **76 Susquehanna Av**

One-story, side-gabled frame ranch house with slightly lower gable-roofed enclosed back porch forming L-plan; small gable-roofed porch with wrought iron supports over center entrance; small enclosed porch on rear wall. Wood clapboard siding with corner boards; concrete block foundation. Fenestration features doubled and tripled openings with fixed upper lights and hopper windows below; insulated steel door. Built 1959.

OB Frontal-gable one-bay frame garage with finishes matching house. Built ca.1959.

## **80 Susquehanna Av**

Two-story, frame house with many additions and alterations. Appears to have started as a two-story L-plan house; later full-height additions to the rear altered the roof pitch of the side-gabled section and projected the axis of the frontal-gable section to the west; later two-story, side-gable wing attached to south eave wall of original block; one-bay shed-roofed garage added to north wall of main block. Vinyl siding; parged and concrete block foundation; exterior brick chimney on back wall of west ell. Varied fenestration with mainly six-over-six vinyl replacement sash; most flanked by non-functional louvered shutters. Built 1915. Considerably altered, and has lost all historic integrity.

## **92 Susquehanna Av**

Two-story, side-gabled frame house; enclosed side-gabled breezeway on north gable wall attaches a two-bay garage with bays on north gable wall; open shed-roofed porch (added 2012) with cast resin Tuscan columns spans front facade. Wood clapboards and corner boards (replaced original vinyl siding 2012). Symmetrical fenestration with six-over-six wood sash flanked by louvered wood shutters; center entrance with sidelights and six-paneled wood doors. Built 1990; renovated with mainly traditional materials 2012.

## **1 Walnut St**

One-and-a-half-story, three-bay, side-gabled frame house with one-story wing on west side; hip-roofed entrance porch with turned posts and square-spindled railing asymmetrically placed on west half of front facade; small gable-roofed wing on east end of main block; one-bay, side-gabled garage attached to the west wing. Wood clapboards with lapped corners; small turned drops hang from corners of eaves of main block; raking friezes; concrete block foundation. House retains mainly regular fenestration with six-over-six vinyl sash (replaced 2007-8) and three evenly spaced gable-roofed dormers in the front roof face. First-floor openings flanked by non-functional louvered wood shutters on first story; full-height functional shutters flank center entrance. Built ca.1950.

## **2 Walnut St**

One-story, frontal-gable frame house with lower side-gabled wing on east side; attached frontal-gable one-bay garage attached to west wall by shallow hyphen; garage finishes matches those of house. Wood clapboard with lapped corners; small partial returns; concrete block foundation. Open hip-roofed entry porch with tripled squared posts at corners asymmetrically placed on east half of front façade. Fenestration appears to be partially altered with a large single fixed-light window in north half of front façade; variety of vinyl one-over-one sash. Built ca.1950.

*Hist* Architect: Warren Cooper; Builder: David Willsey.

## **3 Walnut St**

One-story, side-gabled frame house with long narrow plan; two-bay frontal-gable frame garage (replaced ca.2004) connected by enclosed breezeway on east gable wall of main block. Vinyl siding. Open porch with spindled balustrade spans three-quarters of front façade including asymmetrically placed main entrance. Fenestration includes paired windows east of door and tripled windows west of the door, all with vinyl replacement sash; louvered vinyl shutters. Built 1949.

*Hist* Architect: Gunnison Company, subsidiary of US Steel

#### **4 Walnut St**

Two-story, three-bay, side-gabled frame house with overhanging second story; side-gabled two-bay garage with single upward sliding door is set back from front line of house and attached to east gable wall. Aluminum siding; parged foundation. Retains regular fenestration with center entrance flanked by openings composed of a single fixed light flanked by double-hung wood period sash with horizontally oriented lights flanked by shutters made of three narrow boards. Built 1965.

*Hist* Architect: Ridge Homes, Pennsylvania; Builder: Woodcraft, Latham, New York.

#### **5 Walnut St**

One-and-a-half-story, side-gabled frame house with lower enclosed frontal-gable front porch projecting from west half of front façade and forming an L-plan; open, shed-roofed entry porch supported by a single square post. Vinyl siding; false stone veneer on front wall of enclosed porch; steeply banked concrete block foundation. Varied fenestration with paired one-over-one wood sash east of front door and in peaks, multi-light fixed sash in front wall of enclosed porch; small six-light casements paired in dormer window over porch and single in the peaks. Solar panels added to south (rear) roof face 2011. Built 1947.

#### **6 Walnut St**

One-story, side-gabled concrete block house with glazed frontal-gable entrance frame porch at east end of front façade; side-gabled two-bay frame garage set back from front facade on east gable wall. Varied fenestration uses paired windows with vinyl sash and soldiered brick sills; multi-light wood bow window on front façade adjacent to the entrance porch. Built 1949.

#### **7 Walnut St**

One-and-a-half-story masonry house with asymmetrically side-gabled roof; shed-roofed dormer window spans almost entire front face; frontal-gable-roofed, glazed storm porch over off-center entrance; steeply banked concrete block foundation with a garage underneath at east end of the building. Brick first story; second story and shed-roofed dormer clad in vinyl siding. Varied fenestration with paired vinyl casements in upper story; steel-framed windows with hopper openings in lower sections; soldiered brick sills. Built ca.1950.

#### **8 Walnut St**

House demolished and being replaced. June 2015.

#### **9 Walnut St**

One-story, side-gabled frame house with two-bay garage slightly set back from front façade and attached to east gable wall. Asbestos shingle siding; parged concrete block foundation. Fenestration incorporates center entrance flanked by windows composed of center fixed light flanked by four-light (horizontal orientation) casements; paired casements at east end of front façade and on sides; non-functional louvered shutters. Built 1962.

#### **10 Walnut St**

One-story, side-gabled, concrete block house with slightly lower one-story, side-gabled wing spanned by glazed porch. Vinyl siding conceals block walls. Regular fenestration includes paired vinyl six-over-six sash in main block; paired and single wood one-over-one sash in wing; center entrance has sidelights and plain neoclassical casing. Pedimented open porch over center entrance flanked by sidelights. Built ca.1950.

OB Side-gabled, one-bay frame garage with vinyl siding and extra half bay for storage; upward sliding door and person door in front wall. Built ca.1965.

#### **11 Walnut St**

One-and-a-half-story, side-gabled frame house with one-story wing (added 2004) on west end set back slightly from front façade; two-bay frame garage (added 2007) attached to east gable wall of new wing by a large enclosed hyphen. Large stone veneer chimneys applied to ends of original house during expansion. Wood

shingle siding with corner boards. Varied fenestration includes single openings on wing with metal-clad wood sash; ribbon of windows with two-over-two wood sash on west half of front façade in vaguely irregular plan; three evenly spaced gable dormers on front roof face of main block; new wood Craftsman-type door. Built 1948. House bears no resemblance to its original appearance.

### **12 Walnut St**

One-story, side-gabled, cinder block house clad in vinyl siding; frontal-gable wing added to east gable wall of main block and projects south beyond front facade, 2009-2010; one-bay, side-gabled frame garage on west gable end. Parged brick chimney at west end of the main block. Fenestration altered during renovations undertaken beginning 2009 and ongoing in 2014; open porch, unfinished as of review spans center entrance and east half of front to corner of new wing. Built ca.1950.

### **12½-14 Walnut St**

One-story, side-gabled frame house composed of three blocks with offset roof axes; brick veneer on lower half of front façade with vertically oriented vinyl siding above. Open porch supported by d posts recessed under main roof of center block. Varied fenestration composed of large wood windows, paired and single sash; ribbon of half windows overlooks porch. Single garage bay in east block attached by breezeway to middle block. House includes three living units. Built 1959.

### **15 Walnut St**

Two-story, three-bay, frontal-gable, frame, house with later (ca.1882) wing flush with front façade and same height back ell. Wood clapboards with corner boards; stone foundation. Open porch in southeast corner formed by wing and back ell. Retains regular period fenestration with pedimented window casings and two-over-two wood sash throughout; three-sided bay windows on both side walls. Built 1871-1872.

OB Two-bay frame garage with wood novelty siding. Built ca.1950.

*Hist* Luther I. Burditt, an attorney and a leading real estate developer, built this house for himself in 1871-1872. In 1882, he deeded the property to his son, William Dean Burditt. W.D. Burditt carried on his father's developing business, playing a prominent role in the development of Delaware and Beaver streets. The son added the east wing to the house, as well as the pedimented window frames and a large piazza, removed in the 1950s, when the house was divided into apartments. William occupied the house into the twentieth century, and ran a large poultry farm there. In 1903, *The New Century Atlas* showed the house on Delaware Street, because Walnut Street ended west of this property. It also shows Burditt owning much of the surrounding undeveloped land used as his Riverview Poultry Yards, and was contiguous to the new fairgrounds. #17 Walnut Street was once a carriage shed for this property.

### **17 Walnut St**

One-and-a-half-story, side-gabled frame carriage barn with prominent gabled dormer centered on front roof face; same height back ell. Barn converted to house ca.1970. Wood novelty siding. First-story front façade redesigned with center entrance flanked by pairs of tall round-arched windows featuring single lights. Built 1890-1903.

*Hist* This was the carriage house for #15 Walnut Street, built for William Dean Burditt.

### **22 Walnut St**

Two-story, three-bay, frame house with frontal-gable main block; two-story wing on west eave wall; enclosed back porch faces Delaware Street; hip-roofed porch with turned posts spans center entrance in main block and two bays of wing. Wood clapboard siding with corner boards and raking frieze; parged foundation. Regular period fenestration plan with sash replaced, mostly with six-over-six vinyl sash; doors replaced recently. Built ca.1880.

### **24 Walnut St**

Two-story, frontal-gable frame house with lower two-story back ell on same roof axis. Vinyl siding; parged stone foundation. Pedimented entrance porch with squared, tapered columns opens onto glazed shed-roofed

porch on east eave wall of house. Retains mainly regular period fenestration with vinyl one-over-one sash in all openings except for hip-roofed bay window with single fixed light centered on first-story front façade. Built ca.1890.

OB Frame, hip-roofed, one-bay, frame garage with wood clapboard siding and later upward sliding door. Built ca.1920.

## **26 Walnut St**

Built ca.1880. Two-story, three-bay, side-gabled, frame house with bay window on east gable wall; enclosed hip-roofed porch with center entrance spans front facade. Vinyl siding; parged foundation. Generally regular fenestration with one-over-one vinyl sash in front porch; recently replaced wood door.

OB One-bay, frontal-gable frame garage with wood clapboards and vertically laid boards in tympanum. Built ca.1960.

## **27 Walnut St**

*Name:* Cooperstown Elementary School

Brick, flat-roofed school building composed of wings built at different times. Moderne-influenced main entrance located off center in one-story section oriented east-west; gymnasium and cafeteria adjoin south wall of this wing and project above it; a two-story, north-south wing adjoins east end of main block and forms an L-plan; later additions extend the one-story section west and south (south block is 1.5 stories). Building has a flat roof and ribbons of windows in metal casings marking individual classrooms. Elevator added to north end of two-story section ca.2010. Built 1954.

Builder: Neil R. Neilsen.

*Hist* Before the school was built this land was the second Otsego County Fairgrounds after the first one was dismantled in the late 1800s.

## **28 Walnut St**

Two-story frame house composed of a three-bay, square-plan frame main block with deep-eaved, low pyramidal roof and an offset one-and-a-half-story, three-bay wing; enclosed shed-roofed back porch. Vinyl siding; parged stone foundation. Flat-roofed entrance porch with historic period roof and square replacement posts centered on main block. House retains regular period fenestration with mainly historic period two-over-two wood sash set in window casings capped by low pediments now clad in aluminum; plain (appears to have lost historic details) main entrance centered on main block; period wood door with paired round-arched lights in upper half. Built ca.1870.

OB Two-bay frontal-gable frame garage, built ca.1980. High fence adjoins garage and encloses swimming pool.

## **30-32 Walnut St**

Two-story, T-plan, two-family frame house. Wood clapboards with corner boards; tympani with flared bottom edges set off by full returns and clad in wood shingles; stone foundation. Large, open hip-roofed porch spans front façade and wraps both sides to corners of the T-plan; pediment centered on front roof face over porch marks paired main entrances; porch has squared post supports and wood shingled panels capped by plain railing. Regular period fenestration with wood one-over-one period sash throughout; windows in gable ends have decorative upper sash with diamond lattice above narrow vertical lights. Built ca.1903-1909.

OB Two-bay garage with corrugated metal siding. Built ca.1980.

## **34 Walnut St**

Two-story, three-bay, frontal-gable frame house with one-and-a-half-story, two-bay wing on west eave wall. Wood clapboard siding with corner boards and raking frieze; stone foundation. Enclosed frontal-gable porch over asymmetrically placed main entrance. Regular period fenestration plan with mainly one-over-one wood sash; recently replaced insulated steel door. Built ca.1880.

OB Two-level, frontal-gable frame carriage shed with wood novelty siding; period sliding doors and six-over-six wood sash. Built ca.1890.

### **37 Walnut St**

One-story, frontal-gable, frame house with slightly lower, hip-roofed back ell; enclosed frontal-gable porch over main entrance asymmetrically placed at east end of front façade; enclosed side-gabled porch projects from east eave wall. Wood clapboard siding with lapped corners; concrete block foundation. Retains regular period fenestration with nine-over-one wood period sash; metal awnings over windows in front peak and on west eave wall. Built 1932.

O/B: Frontal-gable one-bay frame garage with paired doors; wood novelty siding with raking frieze. Built ca.1940.

*Hist* This was a precut house brought from Michigan by rail.

### **38 Walnut St**

One-story, side-gabled frame house with clipped gable ends; enclosed asymmetrically gabled porch over center entrance adjoins and partially overlies a prominent brick exterior chimney with tapered sides. Wood shingle siding; parged foundation. Retains period fenestration with paired and single windows, mainly with nine-over-one period wood sash; flanked by paneled shutters with crescent moon cutouts. Built 1931.

OB Frame garage with pyramidal-roof. Built ca.1931.

*Hist* This was a precut house brought from Michigan by rail. Builder: Matt Chapman.

### **40 Walnut St**

Two-story, square-plan, cross-gabled frame house with gambrel roof; open hip-roofed porch with square posts and square-spindled railing (railing replaced 2010) spans front façade; two-story, two-bay gambrel-roofed garage (added 2009) with living space above is attached to house by breezeway; enclosed second story added to breezeway, ca.2014. Wood clapboard siding with corner boards, frieze, and partial returns; stone foundation on original house; additions clad in cement board. Retains regular period fenestration with one-over-one vinyl replacement sash; front façade has asymmetrically placed entrance with period door (glazed upper panel) balanced by paired windows. Built ca.1905.

### **41 Walnut St**

Two-story, frontal-gable frame house with strongly flared eaves and large partial returns; prominent gabled dormers project from both roof faces. Wood clapboards with corner boards; upper third of tympani clad in wood shingles; parged stone foundation; brick chimneys. Open hip-roofed porch with Tuscan columns and square-spindled balustrade spans front facade. Period fenestration uses mainly one-over-one sash (vinyl replacements throughout, ca.2007) in paired and tripled configurations including three-sided bay window on west side and on west half of front façade; asymmetrically placed main entrance in east half of front façade has recently replaced wood door mimicking Craftsman taste. Built 1917.

OB One-and-a-half-story, frontal-gable frame carriage shed; doors replaced with upward sliding garage doors; window with fixed six-light sash flanked by louvered wood shutters in peak. Built ca.1917.

*Hist* Builder: George Robinson.

### **42 Walnut St**

Two-story, frontal-gable frame house with prominent cross-gabled dormer windows that break eave line on both side roof faces; partially open hip-roofed porch spans back wall. Wood shingle siding with raking friezes; stone foundation. Small, open, gable-roofed porch with squared posts over asymmetrically placed main entrance in side hall position. Retains period fenestration plan with variety of window openings features tripled ribbon centered in upstairs front; closely set groups of three in dormers; single openings in first floor sides; and three-sided bay window balancing entrance in first-story front façade—all with vinyl replacement sash in four-over-four and six-over-six light configurations; period wood door with glazed upper panel; insulated steel door in basement entrance on east side. Built 1912.

OB One-bay, frontal-gable frame garage with wood shingle siding. Built 1940.

*Hist* Builder: George Robinson.



### **43 Walnut St**

Two-story, frontal-gable frame house with large one-and-a-half-story side-gabled wing flush with front and back walls of taller main block; enclosed back porch. Cement board clapboard siding (added ca.2006) with full return on main block and partial returns on wing; wood-shingled tympanum; parged stone foundation. Open shed-roofed entrance porch with squared posts and square-spindled railing. Retains period fenestration with one-over-one vinyl sash (replaced one-over-one wood sash, ca.2006). Built ca.1905.

OB One-and-a-half-story, frame carriage barn with clapboards and raking frieze; beadboard mow door. Built ca.1905.

### **44 Walnut St**

Two-story, frontal-gable, frame house with open, two-story porch with splat railing recessed under main roof on front façade and front half of east eave wall; two-bay frontal-gable frame garage attached by hyphen to northwest corner (built 2006-7). Wood novelty siding with corner boards; wood shingles in gable ends; recent metal roof. Retains regular period fenestration with six-over-six wood sash throughout (permit for replacement issued 2005) in plain casings; main entrance centered on front facade. Built ca.1890; moved to site 1902.

*Historic note:* This building was the men's clubhouse at the Fair Street playing grounds. When it was moved in 1902, the roofline was altered from its original asymmetrical frontal gable to the present symmetrical one.

### **45 Walnut St**

One-and-a-half-story, side-gabled, frame house; shallow gable-roofed wing projects asymmetrically from front façade; open entrance porch set under small shed roof recessed beneath west part of the wing. Aluminum siding; parged foundation. Retains varied period fenestration with paired and single six-over-six wood period sash; 24-light picture window in west half of front facade. Built 1951.

OB Frontal-gable frame two-bay garage with vinyl siding. Built ca.1960.

### **49 Walnut St**

One-and-a-half-story, side-gabled, frame house with enclosed shed-roofed porch spanning front facade; wing on south gable wall with further shed-roofed addition on its gable wall. Vinyl siding; parged foundation.

Fenestration altered and uses a variety of vinyl casements; enclosed porch facing Linden Ave has large one-light fixed wood frame window flanked by double-hung two-light sash. House oriented to Linden Ave. Built 1917.

OB Frame one-bay, frontal-gable garage with vinyl siding. Built ca.1940.

*Hist* Built for Martin Moakler as a rental property.

### **50 Walnut St**

Two-story, frontal-gable frame house with two-story shed-roofed back ell; open shed-roofed porch (added ca.1930) on east eave wall. Wood shingles with deep reveal on first story; vinyl siding on upper story; stone foundation. Small entrance porch with hipped roof, millwork supports, and simple arched braces. Regular period fenestration with one-over-one wood sash; period wood door with glazed upper panel in asymmetrically placed main entrance. Built ca.1890.

### **52 Walnut St**

Two-story, frame house composed of a three-bay, square-plan, flat-roofed main block; two-story, three-bay, flat-roofed wing set back from front line of main block; and one-story kitchen ell at rear; open shed-roofed porch with square posts and square-spindled railing spans front façade of wing; open hip-roofed porch over asymmetrically placed entrance in main block; enclosed shed-roofed back porch. Aluminum siding; deep-eaved flat roof with bracketed frieze at roofline; parged foundation. Retains regular period fenestration plan with two-over-two wood period sash; casings on first floor have low pedimented heads; louvered wood shutters throughout; wood door (replaced ca.1900) with glazed upper panel. Built ca.1870.

OB Concrete block, two-bay, garage with frame gambrel roof; beadboard mow door in peak. Built ca.1960.

## **54 Walnut St**

One-and-a-half-story, square-plan, side-gabled, frame house with prominent hip-roofed dormer asymmetrically placed in west half of front roof face; open entrance porch recessed under southeast corner of main block (corner post replaced with wrought iron support and floor paved in bluestone, ca.1960); one-story, shed-roofed enclosed porch (concrete foundation) spans back wall. Wood clapboards with corner boards and partial returns; tympani and dormer clad in wood shingles; stone foundation under main block. Retains period fenestration with mostly paired windows with wood period one-over-one sash; single window next to door; vinyl casements in back ell; non-functional (not period) louvered shutters. Built ca.1910.

OB Small gambrel-roofed frame shed.

## **5 Westridge Ln**

Two-story, frontal-gable house designed as carriage barn; open deck porch with square-spindled railing wraps front and north side of building. Building retains Shingle-style detailing of house with which it was once associated. Wood clapboard first story; wood-shingled second story. Generally regular fenestration with six-over-one replacement sash. Built ca.1884

*Hist* Built as the carriage shed for the McKim House (6 Westridge Ln).

## **6 Westridge Ln**

*Historic name:* McKim House

Two-story, frame, Shingle-style frame house with irregular roofline, including prominent frontal gable; open porch with latticed supports at east end of front façade; larger glazed porch with similar detailing at west end of front façade; northwest wing added 1903. Wood shingle siding; two articulated brick period chimneys. Retains generally regular period fenestration with recent sash that appear to replicate earlier ones with perimeters of large square lights; six-over-six vinyl replacements remain in dormer spanning front facade. Built 1884.

*Hist* Architect: Babb, Cook and Willard. This house was built as a summer home for Robert V. McKim, a Brooklyn banker with connections to Cooperstown families. When it was built in 1884, it caused comment in the local press because its design was so unusual for the region. Babb, Cook and Willard was a prominent New York City firm with strong connections to the firm of McKim, Mead and White. Two of the principals of Babb, Cook and Willard apprenticed with McKim, Mead and White, and the two firms often worked jointly on projects at this period. This house was published in the 1 July 1886 number of *The Sanitary Engineer*.

## **1 Westridge Rd**

One-story T-plan frame house with two-bay garage attached to northeast corner of main block. Wood or cement board clapboards with corner boards; two interior brick chimneys. Asymmetrically placed main entrance with sidelights; regular fenestration with eight-over-eight replacement sash flanked by non-functional louvered shutters. Built 1965; renovated and enlarged ca.2010.

## **2 Westridge Rd**

One-story, frame house dwelling with cross-gabled wing on east end of main block and frontal-gable two-bay garage projecting beyond front façade on west end. Vinyl siding. Varied fenestration with vinyl sash and functional louvered wood shutters; Built 1965.

## **3 Westridge Rd**

Side-gabled frame house made up of three one-story blocks of descending heights, the lowest one at the west end incorporates a two-bay garage. Wood shingle siding. Main entrance with sidelights and recently replaced wood door located where two blocks meet. Fenestration incorporates six-over-six wood replacement sash. Built 1958; remodeled ca.2010; one-story back ell being added 2015.

## **7 Westridge Rd**

One-story, side-gabled, frame house; open stoop with wrought iron railings to entrance roughly centered on front façade; side-gabled two-bay garage (possibly a later addition) set back from front façade attached to north gable wall; porch on rear wall set under extension of main roof face. Wood board-and-batten siding; exterior

brick chimney on north gable wall, now partially covered by garage. Regular fenestration with six-over-six wood period sash flanked by functional louvered wood shutters; oriel window with multi-light fixed sash in north half of front façade. Built 1959.

#### **9 Westridge Rd**

One-story, side-gabled frame house; hip-roofed dormer projects from south half of front façade with main entrance recessed under the north corner; gable-roofed ell projects from back roof face over porch. Wood clapboards with lapped corners; stone veneer over lower portion of front façade between garage and gabled dormer; interior stone veneer chimney on ridgeline. Fenestration features large nine-light picture window north of main entrance; other windows have one-over-one vinyl replacement sash; period wood door with three lights in upper section. Built 1959.

#### **11 Westridge Rd**

One-story, side-gabled frame house with vertical board siding; exposed truss ends under deep eaves on gable walls. Vertical board siding; brick chimney nearly centered in back roof face. Fenestration in vertical bands composed of wood panels and one-light windows. Built 1962.

OB Two-bay garage matches house. Built ca.1980.

#### **4 West Beaver St**

One-story, ranch-style frame house with one-bay attached garage on east gable wall. Aluminum siding. Regular fenestration with one-over-one sash flanked by louvered non-functional shutters; insulated steel door. Built ca.1960.

#### **5 West Beaver St**

Two-story, stuccoed commercial building formed of two hip-roofed sections offset and joined by narrow hyphen; large one-story flat-roofed masonry addition on west side wall of larger block. Steel panel roof; cement board siding on upper story of rear block. Regular fenestration with mainly with one-over-one sash in paired and single openings in front block; six-over-six vinyl sash in rear block; two single doors on front façade set under gabled entrance porches. Built ca.1950; renovated ca.2005.