

# MIDTOWN WEST INTENSIVE-LEVEL CULTURAL RESOURCES SURVEY

City of Kingston, Ulster County, New York



## Project Report

Presented to

CITY OF KINGSTON  
Office of Planning  
Historic Landmarks Preservation Commission  
Kingston, New York

2003

## ACKNOWLEDGMENTS

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**MIDTOWN WEST INTENSIVE-LEVEL**

# CULTURAL RESOURCES SURVEY

## City of Kingston

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## I. Executive Summary

The *Report* which follows is the result of investigations carried out in 2003 by the historic preservation and community development consulting firm of Taylor & Taylor Associates, Inc. Under a contract with the City of Kingston, and under the joint auspices of the City's Office of Planning and the Historic Landmarks Preservation Commission, Taylor & Taylor Associates undertook an Intensive-Level Cultural Resources Survey of the Midtown West neighborhood in this historic Hudson River community, which is located on the west shore of the river in Ulster County. The survey investigated the historic architecture of the neighborhood and followed a 2002 survey which was carried out in the Midtown East neighborhood. The 2003 survey had as its principal goal the documentation of representative examples of significant architecture within the primarily-residential; Midtown West area. The survey was funded by a Certified Local Government Grant from the New York State Office of Parks, Recreation, and Historic Preservation. This state agency serves as New York's State Historic Preservation Office (SHPO), as codified in the National Historic Preservation Act of 1966. The documentation of these resources was undertaken by their recordation on HP-1 Building-Structure Inventory Forms<sup>1</sup> developed by the New York SHPO. In addition to supplying the inventory forms, the present survey provides the basis for the possible local historical designation or nomination to the National Register of Historic Places of the Midtown West neighborhood as a historic districts. Coupled with the 2002 Midtown East survey, and prior National Register designations in Kingston (see Appendix I), it also provides the beginning of a comprehensive data base of properties significant to the cultural heritage of the City. The preservation and/or adaptive re-use of the vast majority of the properties included in the survey should be a priority for local

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<sup>1</sup>These forms are commonly known as "blue forms," referring to the color of paper upon which the original forms are printed.

preservationists, for the City, for the private-sector development community, for property owners, residents, and neighborhood activists, and for all citizens committed to the improvement of the quality of life in Kingston.

This *Survey Report* follows a format established by the SHPO. Included within the document are a discussion of the methodology for the survey, an historic and architectural overview of the city and of the project area, and a set of criteria for the selection of resources which were inventoried. The *Report* also contains an annotated list of individual resources inventoried, a series of recommendations for further preservation-based activities, a bibliography of sources consulted in the course of the project, and appendices containing a list of Kingston properties which are currently-listed in the National Register, relevant maps of the City, as well as a résumé of the Taylor & Taylor Associates principal-in-charge who undertook the work.

In the course of the project, each surveyed resource was evaluated with respect to its eligibility for listing in the National Register of Historic Places, generally within the context of a Midtown West Historic District National Register designation. The examination of National Register potential investigated not only the historical and architectural importance of the individual properties but also considered the physical integrity of each property and its site.

By way of summary, the project inventoried two hundred eight individual properties, of which one hundred ninety-four historically served as residences, eleven were historically associated with commerce and/or industry, two served educational purposes, and one was religious in character and of particular significance to the City's African-American heritage. Of the two hundred eight properties inventoried, approximately 80% were built during the nineteenth century, and the remaining approximately 20% post-date 1900.

Original copies of this *Report* and the inventory forms were filed with the State Historic Preservation Office, and with the City's Office of Planning.



## I. Survey Methodology and Criteria & Guidelines for the Selection of Resources

This intensive-level cultural resource survey is the fourth in a series of surveys of historic resources carried out in this historic Hudson River community. In 1988 a Reconnaissance-Level Historic Resource Survey of the City was completed by Jane Carpenter Kellar and Kathleen Burton Maxwell; much of the historic overview from that project is incorporated into this document. In 1990, an Intensive-Level Survey of the Albany Avenue and the Stockade areas was undertaken by Tony Opalka and Peter Shaver. In 2002 the City sponsored a survey of the Midtown East neighborhood, which lies east of Broadway; this survey was undertaken by the Rural Ulster Preservation Company.

The present 2003 survey examined the neighborhood west of Broadway (see Appendix II). All research undertaken in the course of this survey conformed to the level of documentation set forth in the Secretary of the Interior's *Standards and Guidelines for Identification and Evaluation* (48 FR 44716-28). The project involved three arenas of research: archival investigation, field survey, and recordation, the latter of which included photo-documentation and the preparation of SHPO historic resource inventory forms. The survey built upon a cultural resources data base, which, if properly used, will enable both the public and the private sector to make informed decisions regarding future development and the impact upon historic properties within Kingston. Historic preservation and cultural resource management should *always* be important components in any community's short- and long-range planning. This survey and any local, state, or national registration designations which may follow will provide decision-makers with professionally-prepared knowledge of those properties

in Kingston whose preservation should be assured.

The 2003 Intensive-Level Cultural Resources Survey project was instituted by the City's Office of Planning and its Historic Landmarks Preservation Commission (HLPC) using funds from the SHPO-sponsored Certified Local Government (CLG) program. The City received notice of its CLG grant in 2002 and a contract in the amount of \$9,450.00 was entered into with Taylor & Taylor Associates, Inc. in 2003. One of the principals of the firm, David L. Taylor, served as the Project Manager.

In April, 2003 the Consultant met with members of the HLPC including Wayne D. Platte, Jr., the Commission Chairman, local historian and Commission member Mark Grunblatt, former Director of the Kingston Library George Allen and Jane Keller of the Friends of Historic Kingston. The scope of the project and the criteria for the selection of resources to be surveyed were discussed. It was decided that this survey would identify representative example of properties within the Midtown West neighborhood which could be expected to be contributing elements in a National Register historic district should a positive Determination of Eligibility be received and such a designation be sought for the area. The documentation involved the preparation of new HP-1 forms for each individual property. New research was undertaken, encompassing the perusal of public records, consultation with local historical sources, the study of the collections of the Kingston Library and other local collections, the investigation of historic photos, post cards, maps, and atlases (including regional atlases), and oral history interviews. New black-and-white photographs were also taken of each surveyed property.

It was decided that the survey would record representative Midtown West properties which

A are most significant to the historic and/or architectural heritage

of the survey area,

- B retain integrity of design and setting, and/or
- C conform to one or more of the National Register of Historic Places Criteria for Evaluation<sup>2</sup> and/or
- D appear to qualify as contributing elements in a potentially-eligible Midtown West Historic District

Within the context of these criteria, the following areas were examined for each of the subject properties:

#### **Architectural Significance**

- Evaluation of the property with reference to a period or method of construction, style of architecture, and/or building type
- Examination of the defining physical characteristics of a property including its scale, massing, rhythm, texture, ornamentation, and overall craftsmanship

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<sup>2</sup>For purposes of listing in the National Register, the following Criteria for Evaluation are employed to examine properties:

- A: That are associated with events that have made a significant contribution to the broad patterns of our history
- B: That are associated with the lives of persons significant in our past.
- C: That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- D: That have yielded, or may be likely to yield, information important in prehistory or history

- The role of the property as the product of a prominent locally-, regionally-, or nationally-important architect, designer, artist, or master builder

### Historical Significance

- Assessment of the value of the property within the context of the commercial history of the city
- Evaluation of the property within the framework of broad movements within American history
- Examination of a property with reference to its association with an individual important to the history of the City, the region, or the nation

### Integrity

- Assessment of the property's ability to convey its own sense of time, place, or historic identity based upon considerations such as:

*physical integrity:* the external appearance of the property, including the retention of those character-defining features which enable a resource to represent its historic identity<sup>3</sup>

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<sup>3</sup>Note: The actual condition of a property (e.g., serious deterioration, lack of maintenance, or building code deficiencies) is not sufficient reason for a property to be ineligible for designation or unworthy of recordation, unless the deterioration is so severe that the property's ability to convey its sense of history is irreparably compromised. Within the context of the Midtown West Intensive-Level Survey, in most cases the removal of significant character-defining features would preclude a property's candidacy for recordation.

*integrity of setting*: the effect of changes which have occurred to the setting of a property including alterations in land use, re-location of public rights-of-way, loss of documented character-defining historic vegetation and landscapes, new construction in close proximity, etc.

The SHPO HP-1 inventory forms were produced using a computer model which the consultant developed, ensuring that each completed form would be free of typographical errors and as easily read and duplicated as possible. Black-and-white photos in a 3½" × 5" format were attached to the forms using white glue. Photos dating from the 1950s are part of the Assessment Office's records and some of these were scanned and reproduced onto Continuation Sheets. The maps for the HP-1 forms were taken from *Sanborn Fire Insurance Maps*, allowing the depiction of each recorded property at a reasonably accurate scale. Each map included a north arrow and scale; the source of the map appeared on the survey form under No. 21, "Sources." The completed forms were reproduced on acid-free blue paper to ensure maximum archival stability.

In addition to the inventories, the survey project also produced this *Report* which includes a tabulated *List of Properties Surveyed*, a series of *Recommendations* for further preservation-related activity, a *Bibliography* of local and regional historical sources relating to Kingston, and *Appendices* containing relevant maps and the résumé of the project personnel. Bound survey documents and a CD-ROM version of the documents were delivered to the SHPO and to the City for duplication and further distribution at their discretion.

The following schedule was in effect for the project:

March, 2003

Contract award and approval from SHPO

April 16-19, 2003

Initial site visit,  
conferences with local  
representatives,  
photography, local  
history research, etc.

April-July, 1003

Development of Methodology Statement, Historic Overview,  
Existing Conditions Report, and Selection Criteria and Guidelines,  
compilation of list of resources to be inventoried, ongoing research,  
photography, and other associated data-gathering; preparation of  
inventory forms and recommendations for further activities

November, 2003

Project close-out

## II. Historic Overview

Kingston is thought to have been actively occupied well before its seventeenth-century settlement by Europeans.<sup>4</sup> Located about ninety miles north of New York City and about fifty miles south of Albany, the area provided an attractive living environment with a seemingly-unlimited food supply. Evidence suggests that Paleo Indians inhabited the area approximately 10,000 B.C.<sup>5</sup> Jeanette Collamer reports that at the time of European contact during the sixteenth and seventeenth century a group of Native Americans, commonly called Esopus, were occupying the west bank of the Hudson. The name Esopus, derived from the Algonquin word Sepuus (meaning "a small river") was first used to refer to the area and soon extended to include the inhabitants.<sup>6</sup> The Esopus were known as a fierce and warlike tribe, although they were eventually subdued by the Iroquois. Their villages were typically built on high bluffs near springs of water and on or near to the banks of a river. The Dutch noted the presence of the Esopus in the Ponckhockie/Rondout area in the early 1605. Another Native American site is known to be located east of the railroad tracks, east of Wilbur.<sup>7</sup>

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<sup>4</sup>Major portions of this Historic Overview were drawn from Jane Carpenter Keller and Kathleen Burton's "Reconnaissance-Level Survey of Historic Resources in the City of Kingston," 1988.

<sup>5</sup>Jeanette Collamer and Karen Hartgen, "Stage I Literature Review, City of Kingston Sewage Collection System and Treatment Facilities, Project #C-36-1037" June 1978.

<sup>6</sup>Ibid.

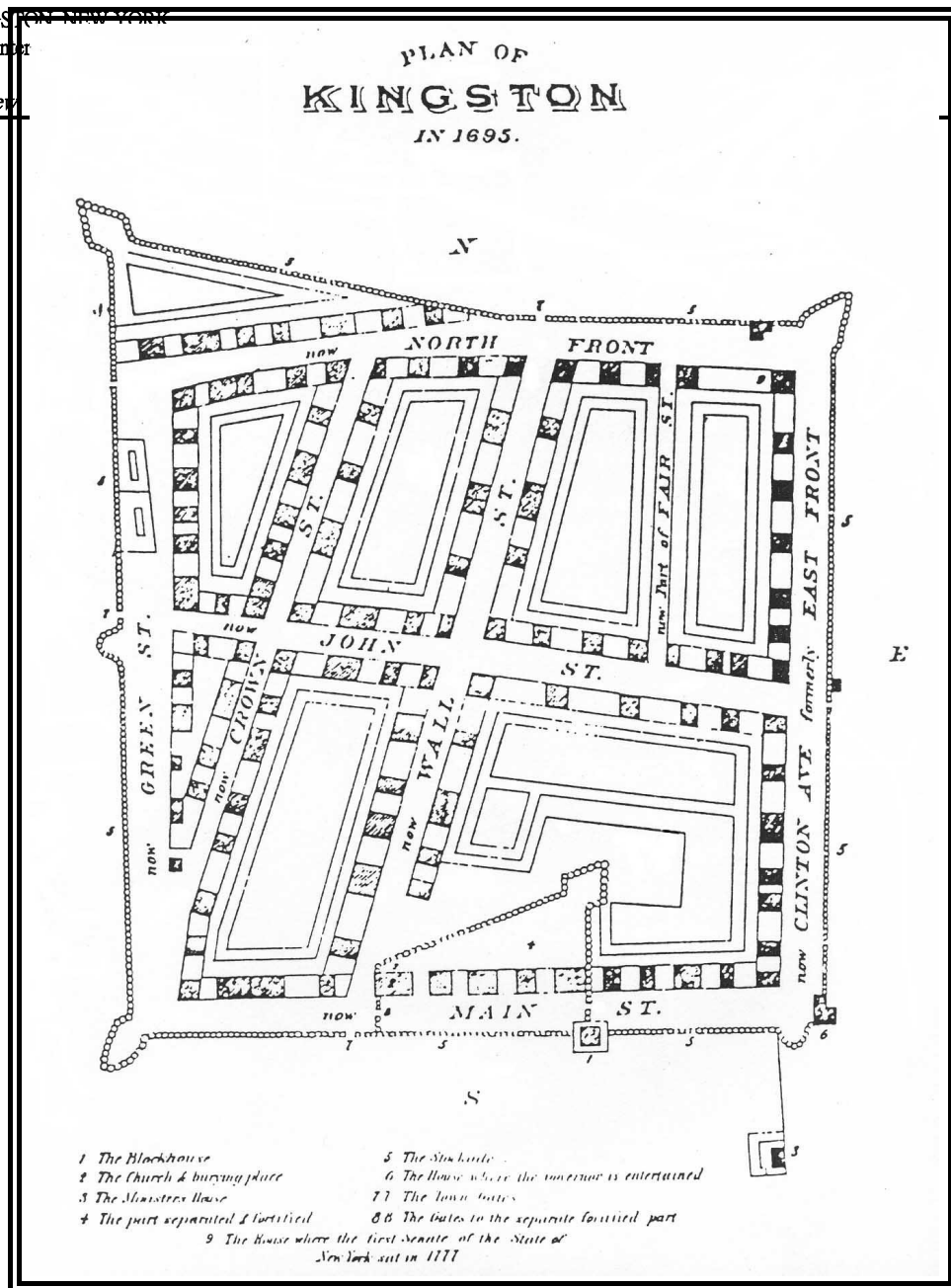
<sup>7</sup>Ibid.

The eventual site of Kingston was visited in 1609 by Henry Hudson, the now-famous Englishman in the employ of the Dutch East India Company. Shortly thereafter an outpost was erected at the mouth of the Rondout Creek by the United New Netherland Company. In the 1650s a farming settlement was established on a high plateau about two miles inland from Rondout Creek and about three miles from the Hudson River. This settlement was called Esopus, but New Netherland Governor Peter Stuyvesant later christened the settlement Wiltwyck. According to Marius Schoonmaker, in 1652 a conflict arose in Rensselaerwyck with regard to the ownership and occupancy of land since the patent of the Patroon Van Rensselaer encroached upon the occupancy of some settlers. Thomas Chambers, Mattys Hendrix, Christopher Davis, and Johan De Hulter had settled on the disputed territory. Seeking a more secure existence, they departed for Esopus, where in 1653 Chambers received from the Native Americans a gift of about seventy-six acres of land. Some of his associates also purchased land from the Native Americans as well and later received confirmatory grants. In 1654 Johan De Hulter purchased one thousand acres bounded on the north by lands of Thomas Chambers; this grant has been claimed as the site of the original village of Kingston.<sup>8</sup> In 1664 New Netherland was captured by the English and renamed New York; five years later Wiltwyck became Kingston. The Dutch briefly regained control of the province in 1673 and changed the name of the village to Swaenenburgh, but the following year the Treaty of Westminster restored ownership to England the settlement again became Kingston.

The settlement was laid out in a compact grid with narrow streets which for protection were enclosed by a stockade (Fig. 1). Using local limestone, the Dutch settlers built simple story-and-a-half houses, usually containing of two principal rooms, a comparatively large foyer, and a sleeping or storage loft. Farms lay outside of the Stockade, notably the Suydam Farm and Vauxhall, the home of Thomas Chambers. The settlement grew to be an active farming community and during the Revolutionary War served as the first capital of New York State. In retaliation for its patriotic

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<sup>8</sup> Marius Schoonmaker, **The History of Kingston, New York** (New York: Burr Printing House, 1888), 5.



loyalty, British General Vaughan and his troops burned the village on October 16, 1777. The settlement was hastily rebuilt with financial assistance from supporters throughout the Colonies. The rebuilding was further incentivized by Governor Clinton's exemption from military duties for Ulster County masons and carpenters

who would agree to work at moderate wages during that time of war-driven inflation. By the 1820s the still unincorporated village of Kingston consisted of approximately 2,000 farm dwellers surrounding a settlement whose population had only recently passed 1,000. Though still a rural community, it was the focus of expanding professional and commercial activities for the region. Around this time Federal-style buildings appeared in the Stockade area, primarily constructed of wood with few high style embellishments.



Records as early as 1665 refer to "Ronduyt" from the Dutch for fort or a nautical term equivalent to the English "Roundout", in apparent recognition of the fort constructed by Stuyvesant at the mouth of the Creek.<sup>9</sup> At this time Rondout served mainly as a port for the shipping and receiving of goods and for river transportation and few dwellings stood in the area. One sloop landing was located at Twaalfskill (Wilbur) and from Twaalfskill Landing a gently pitched road led through the Twaalfskill



Valley to the Village of Kingston. The second landing was at Kingston Landing or the Strand near the present foot of Broadway. This landing was closer to the river at the bottom of a steep road leading to the Kingston plateau.

The topography was clearly a factor in the early patterns of settlement. The land near the creek and river was either rocky and steep with poor drainage or low and swampy. Kingston village land was relatively flat and surrounded by fertile farmland. For Rondout, proximity to the waterfront became the most important developmental determinant, while the proximity to fertile farmland were of paramount importance to the upland inhabitants of the village of Kingston.

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<sup>9</sup> *Weekly Freeman*, April 5, 1872.



In 1828 the Delaware and Hudson Canal opened and with it came increased development of Rondout. As a terminal port on the Hudson River, Rondout was not only vital to the transport coal from the anthracite mines of northeastern Pennsylvania, but also to the movement of Ulster County bluestone and with locally-manufactured brick and cement. A significant influx of Irish and German immigrants as well as African-Americans sought employment in shipbuilding and other jobs associated with the canal, the stone quarries, and the brick and cement yards. Rondout experienced a swell in population during the middle and late decades of the nineteenth century to accommodate the many residential and commercial needs.

During this period, a diversity of mixed use buildings was constructed to accommodate workers, merchants, and commercial interests. A transitional Federal-to-Greek-Revival-style of design came into vogue during this particular period of the community's development.

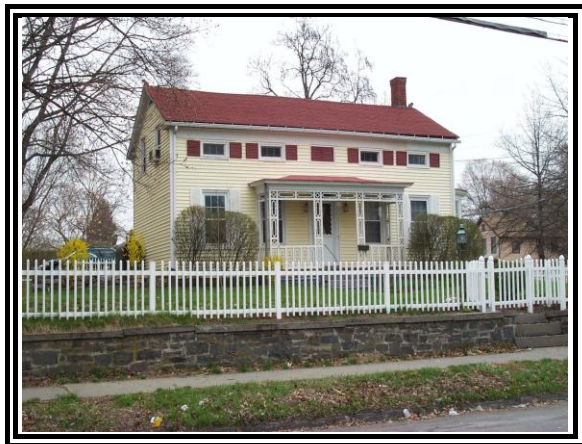
The flowering of Kingston's extractive industries saw the tonnage of coal shipped down the Canal in 1833 to be 111,777 tons, 251,000 tons in 1844, and in 1845 276,000 tons. During 1847-48 the Canal was widened and deepened to accommodate larger canal boats. John Roebling, the German-born inventor of "wire rope," is attributed with the design of a series of suspension aqueducts and an 1847 island dock in the middle of Rondout Creek to create a protective harbor for the docking of canal boats and the transfer and storage of coal.<sup>10</sup>

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<sup>10</sup> Agnes Scott Smith, "Ulster County's Big Ditch", (Kingston: private printing, 1959), 20.

The fortunes of the coal industry fluctuated with the vagaries of the national economy. From nearly the beginning, owners realized that if the Canal company was to survive, strong efforts were required to build up a demand for coal. They hired engineer Howard Mott to design an engine for river boats that would burn anthracite coal instead of wood. By 1836, Mott had developed a coal-fired steam engine, assuring the D and H Canal Company owners with an increased demand for coal since coal was also increasingly used for both industrial and domestic heating. The year after the introduction of the coal-fired engine, the canal carried an additional 50,000 tons of coal.

Kingston's ties to the cement industry developed during this period as well, since the stone used for the manufacture of hydraulic cement was discovered during the construction of the D & H Canal. Layers of the Niagara and Helderberg rock formations are located throughout Ulster County. These deposits were mined along the Strand near the mouth of Rondout Creek after a quarry across the



Creek proved unsatisfactory in supplying cement for the Croton aqueduct. Excavation by the Newark Lime and Cement Company began in 1840 and by mid-century a large manufacturing plant was producing up to 1,200 barrels daily.<sup>11</sup> By 1860 this company had become the largest single producer of waterlime and cement in the United States.<sup>12</sup> Crews were kept throughout the winter to quarry stone and stock the storehouses to assure a plentiful

supply for each upcoming construction season. The dirt, the noise, and the disruption were accepted and applauded in the spirit of progress. Even the blasting of rock was anticipated since land transfers

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<sup>11</sup> Nathaniel Bartlett Sylvester *History of Ulster County, New York* (Philadelphia: Everts & Peck, 1880), 277.

<sup>12</sup> J. H. French, *Gazetteer of the State of New York* (Syracuse: R. Pearsall Smith, 1860), 663.

specifically authorized the activity with an easement recorded with the deeds recording purchases of land from the Newark Lime and Cement Company.

Glacial deposits of sand and clay from the banks of the Hudson River became valuable as a brickmaking industry developed in the community. Substantial deposits were found near the mouth of Rondout Creek and northwest along the Hudson River. The local brick industry grew rapidly during the nineteenth century, employing hundreds of primarily unskilled workers. In 1868 the Rondout newspaper reported

There has been, within the last few years, wonderful improvements in brick making, and the speed and ease with which it is accomplished is truly astonishing. Where one hundred bricks were made 10 years ago, there are now 1,000 made, with about the same amount of labor now as then. The yard of Messrs. Cordts & Hutton at Kingston Point, has turned out this season 10,500,000 bricks. They have an engine of great power.<sup>13</sup>

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<sup>13</sup> Rondout *Courier*, September 29, 1871.

Three years later another Rondout article provided further insight into the condition of the brick industry, reporting

A quarter of a century ago, Mr. David Terry bought 300 acres of land on the river of the property rich in lime and cement. The brick making is now carried on by Albert Terry and David S. Manchester, their yards adjoining and the brick being sold and shipped in common. But the yards are worked separately except in the matter of power, which is furnished by about 500 feet of shafting connected with a 70 horsepower engine. In Terry's yard the molding is done by an Adams machine at the rate of 28,000 a day. Up to five years ago the yards were run by horse power at the rate 25,000 per day, but the use of steam has increased their capacity to 95,000 per day.<sup>14</sup>

A important seasonal business, the winter ice crop employed a significant number of area residents, particularly former canallers after the canal closed. The ice industry hit its stride by mid-century as the local paper noted

The ice business of 1868 has 'melted away' and the heavy crops gathered last winter disposed of at very advantageous rates. Located on the Rondout Creek and the Hudson River at Flatbush, the Knickerbocker, Washington, Manhattan and Bean & Co. are making extensive arrangements for the coming winter. Large new houses are being built and additions made to the old ones all along the river. This will cause a great demand for 'Shandaken mahogany' [Catskill lumber].<sup>15</sup>

Dependent upon the weather, workers waited for clear, cold days to begin the harvest and to improve the weight, clarity, and overall quality of the ice. As with other local industries, the work was risky and dangerous, but the daily wage \$3.00 for a man and a horse was adequate to attract hundreds of workers.

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<sup>14</sup>Rondout *Courier*, September 29, 1871.

<sup>15</sup>Rondout *Courier*, November 20, 1868.

Another vital extractive industry was bluestone quarrying, which began in the 1830s. It required hundreds of unskilled men to lift and transport the stone from the ground to dockside. In



addition, skilled workers were needed to undertake the delicate work of blasting and trimming and dressing the final product. Although the business attracted many hearty laborers, only about a dozen operations grew into large concerns.<sup>16</sup>

The significance of the industry and its economic impact on Kingston is evident in the activity it generated during the 1860s, annually averaging about one million dollars in sales. Upwards of a thousand men were involved with cutting and hauling stone to the docks, where a nine-acre storage yard covered nearly all of the dock's usable land and effectively blocked any other commercial venture at the site. The need for adequate housing outstripped the demand and in Rondout rooms were rented in single-family houses. In April, 1868, the Rondout *Courier* acknowledged "a great demand here for dwellings this Spring. Probably 100 houses could be immediately rented to desirable tenants."<sup>17</sup>

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<sup>16</sup> Rondout *Courier*, February 12, 1869.

<sup>17</sup> Rondout *Courier*, April 3, 1868.

The physical plan of Rondout resulted from two separate ownerships. The Canal Company purchased a large tract of land covering the area west of present-day Broadway and laid it out into streets named for the directors of the Company. On the eastern side of Broadway the land was part of the original patent given to Thomas Chambers, Lord of the Manor of Foxhall. The land belonged to Abraham Hasbrouck who, with his managers did not align their new streets with those on the opposite side of the settlement, and instead did their own mapping and established thoroughfares without regard for the adjoining streets.

At the time of the Village's incorporation in 1849, a massive cholera epidemic fueled public demands to keep roving animals off the streets, to improve in the drainage, and to grade the streets. The Ellenville *Journal* noted

Rondout is a bustling, active place and a vast deal of business of various kinds is transacted here. The coal, lime, cement, and flagging stone business which is done or which centers in this place, affords employment to a large number of laborers and gives activity and prosperity to business in all its relations. Yet, Rondout, in many sections is one of the most filthy and uninviting places in this section of the state. Many of its streets are in a wretchedly dirty condition, and sickening odors and stench are exhaled with a rankness almost overpowering.<sup>18</sup>

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<sup>18</sup> Cited in Kellar and Maxwell, 11.

The municipal government, rudimentary though it was, was nonetheless sympathetic to the plight of the community and did make attempts at improvement. However, the distinction was hazy both between public and private responsibility and the source of financing such ventures. For example, a swine ordinance was passed in 1851, but the beasts still roamed the streets in 1871.<sup>19</sup> Likewise, the trustees of Rondout and Kingston granted a charter for the sole right to provide gas to the villages, but it was more an endorsement than a demand for public services since it was 1869 before the streets were uniformly illuminated by gas lamps.<sup>20</sup> However, public improvements were clearly needed, if for no other reason than the growing number of buildings erected on Rondout's rocky, wet hillside. Early Italianate structures of brick and wood frame buildings with Italianate and Carpenter Gothic details began to crowd together as the area continued to develop commercially.

The combined transportation needs of Rondout and Kingston's were supported by a diverse network of roads and waterways. The settlements were first served by two regional turnpikes with toll gates and by the vessels moored at Rondout landing. Regular service was instituted in 1829 between Twaalfskill and New York City, carrying freight and passengers. In the 1830s the flowering of the bluestone and cement industries boosted the freight business and by the 1850s several steamboat companies offered passenger service. Among the Hudson River steamers were the "Mary Powell," the "Thomas Cornell," and the "James W. Baldwin," owned by Rondout businessmen. Parenthetically, twentieth-century captain Henry Briggs, master of the Robert Fulton, lived on Washington Avenue within the Midtown West neighborhood; his 1920s home was included in the 2003 survey.

River travel was made safer by the 1866-67 construction of a new lighthouse. The Rondout *Courier* proudly reported the approvals provided by U. S. Navy Commodores Case and Coe after their

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<sup>19</sup>Rondout *Freeman*, June 23, 1871.

<sup>20</sup>Rondout *Courier*, January 8, 1869.

inspection, and credited local builder John Gill with the superior construction of the structure.<sup>21</sup> The 1860s lighthouse was in service until it was replaced in 1913 by the present brick Colonial Revival building at the mouth of Rondout Creek.

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<sup>21</sup> Rondout *Courier*, August 28, 1868.

Horses remained an often-preferred means of transportation in the form of regular overland stagecoach service and in a horse-drawn local omnibus.<sup>22</sup> The primary local transportation artery was Plank Road which was later known as Union Avenue since it connected the two villages; it was eventually renamed Broadway. In the 1860s two railroad lines were born, the West Shore Railroad and the Rondout and Oswego, the latter of which was financed locally and solicited local freight and passenger trade. In 1871 the Rondout *Freeman* noted that an evening train was put on the mainly for the stone trade, but that one passenger car was attached. Later that year the railroad trumpeted its success and reported that the Sunday night train was well patronized. Thus grew the successful transportation business which eventually served the Catskill resort tourist trade.

The population grew steadily from the early years of settlement into the mid-nineteenth century. In 1820 Kingston was largely populated by native-born Protestants, many of whom traced their ancestry back to the Netherlands and made their living primarily in agriculture. As the town grew and enjoyed a more diversified economy, the old Protestant Dutch stronghold was replaced by a population of ethnic, religious, and occupational diversity. By 1855, despite the residency of native-born Americans from nearby counties and towns, fully half of Kingston's people had been born outside the United States, approximately one-third of whom were Irish, who fled the Potato Famine. One-sixth were Germans, nearly half of whom of whom had arrived within the two previous years. At the end of its most significant decade of growth, Hudson Valley natives and emigrants alike from Ireland and Germany accounted nearly evenly for Kingston's population.<sup>23</sup>

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<sup>22</sup>Rondout *Courier*, June 5, 1868.

<sup>23</sup>Stuart M. Blumin, **The Urban Threshold** (Chicago: University of Chicago, 1976), 80.

Increasing ethnic diversity was accompanied in Kingston and Rondout by a growing occupational diversity. Accelerated economic development, particularly in the coal, bluestone, and cement industries which offered the most jobs to immigrants, introduced many new occupations to the town and significantly reduced the proportion of the local work force devoted to agriculture. More than one hundred fifty occupations are listed in the Decennial Census of 1860, when farmers or farm laborers constituted only ten percent of the adult male work force. Further, the statistically-dominant occupations in 1860 were generally those supported by the canal and quarries. Unskilled laborers, most of whom were coal loaders on the D & H docks, were the most numerous, followed by boatmen who worked on the canal itself. Quarrymen constituted the sixth largest occupational group behind farm laborers, farmers, and the clerks of Kingston's expanded commercial sector, and these were closely followed by the coopers, stonecutters, and teamsters, most of whom worked in the bluestone and lime and cement trades.<sup>24</sup> The Midtown West residential neighborhood was barely settled by this time, although commercial and residential architecture was found along Union Avenue (later Broadway).

Blumin suggests that the significant immigrant population contributed to the development of a stratified class structure in Kingston and Rondout by the 1860s, since the Census suggested a growing concentration of wealth. In 1820, most workers, be they slaves, hired farmhands, or journeymen, dwelt with their employers. Only in isolated sections of town, where subsistence farmers might have lived, could there have been poor neighborhoods, and these had little impact on the appearance of the town. Conversely, in the post-Canal town, most of Kingston's unskilled and semiskilled workers worked for large companies and lived in densely-settled neighborhoods in Rondout and in the hamlets of North Rondout, Ponckhockie and Wilbur. Their domestic proximity made them less susceptible to

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<sup>24</sup> *Ibid.*, p. 83.

Kingston's traditional means of social control; since they were more visible as a group, they stirred up a Protestant middle class already concerned with a growing Irish Catholic presence in town.<sup>25</sup>

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<sup>25</sup> *Ibid.*, p. 86.

St. Mary's parish was the first established Roman Catholic organization and was founded in Rondout in 1849, followed by St. Joseph's parish in the village of Kingston. By the 1850s the combined population of the two villages exceeded 10,000, making them both considerably larger and more densely-settled than the pre-Canal village of Kingston or any other early nineteenth-century settlement between New York and Albany. During this time the community was transformed from a primarily rural settlement to that of a small city. According to Stuart Blumin, the central portions of both villages were clearly delineated from their surrounding residential neighborhoods and within these village cores, where open land was becoming scarcer, barnyards and trees were being replaced by commercial architecture. The purveyor of general merchandise was not replaced, but was supplemented by increased commercial specialization responding to increased demands for specialty goods and services. The physical character of the streets changed as well with the appearance of bluestone sidewalks, curbs, and crosswalks, and gas streetlights.

Kingston of the 1850s differed significantly from Kingston of the 1820s, beyond just size and population. In the rural village of the 1820s, homes and workplaces were often combined; thirty years later Kingston had separate commercial and residential districts, although the Midtown West residential neighborhood was not settled for an additional thirty years. By 1858 Kingston's downtown claimed six china and glassware shops, ten clothing stores, two fancy goods outlets, and ten dry goods stores, doctors' and lawyers' offices, and financial firms. Beyond the commercial center, two small industrial zones housed nearly all of the city's manufacturing.<sup>26</sup> Rondout grew as well, spurred by commerce and industry that required large numbers of unskilled workers and large segments of land for docks, warehouses, quarries, and factories.<sup>27</sup>

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<sup>26</sup> Mary Beth Norton, et. al., **A People and a Nation**, (Boston: Little Brown, 1982) , 228.

<sup>27</sup> Blumin, **Op. Cit.**, 113.

Despite their demographic differences, population growth and an increasing municipal inter-dependency drew the two villages toward each other. After attempts to incorporate separately from one another were rejected by the State Legislature, in 1872 the Villages of Kingston and Rondout along with the hamlet of Wilbur were incorporated as a single city. Symbolizing the union, an

impressive City Hall was constructed at the center of the new city.



When originally incorporated, the City of Kingston was governed by a Mayor and eighteen aldermen. Encouraged by the construction of City Hall and the availability of land, Kingston's midtown area became prominent as the city's center of public and institutional buildings including an 1879 Italianate-style Armory, the original Colonial

Revival Kingston City Hospital of 1893 adjacent to City Hall, the 1896 Young Men's Christian Association, a 1904 Beaux-Arts-style Public Library nearly opposite the City Hall, and a distinctive Classical Revival-style post office completed in 1907.

In 1902 the school districts of Kingston, Rondout, Wilbur, and Ponckhockie were consolidated and in 1915 the present Kingston High School, located directly opposite the original City Hall was opened. The high school absorbed pupils from the private Kingston and Ulster Academies and from the public Ponckhockie Union School. The former Kingston School No. 8 at 55 Franklin Street in the Midtown West neighborhood was built in 1878, during pre-consolidation days; it was surveyed as part of the 2003 survey.

Flush with its new city status and by its acknowledged prominence as a transportation center, Kingston revisited public works which had been stalled by a financial panic in the 1870s. Union

Avenue (now Broadway), Wall Street, Fair Street, and Albany Avenue were paved, beautifying the streetscapes and adding to the value of the properties improved.<sup>28</sup> In 1896 the City purchased a private water system which was expanded at a cost of \$1,000,000 to become a full-service municipal water system.

The sustaining of Kingston's economy and physical development depended on the city's performance as a transportation link. Dependable rail transportation became even more critical in the 1870s and continuing into the middle decades of the twentieth century. Summer resort travel became one of the railroads' most important businesses. The Rondout & Oswego Railroad was organized to carry freight from the Kingston docks to a connection serving the western United States, but it never progressed further than Oneonta. The name of the line was changed to the Ulster & Delaware and instead it became a critical link to the Catskill resorts to the north. The U & D and the Hudson River Day Line steamers first accessed the mountain resorts with affordable rates and regular timetables and then ambitiously promoted the benefits of resort travel. By removing the uncertainty from resort travel and by promoting the popular view of the healthful, moral atmosphere of the country, the railroads attracted tens of thousands of city dwellers to the mountain resort hotels and boardinghouses, and Kingston became a major tourism center.

Kingston's burgeoning rail lines and their connection to larger markets enhanced the industrial and commercial growth of the City, and the siting of rail lines and the availability of land became important determinants to the location of business concerns. A turn-of-the-century advertisement for the flour and grain suppliers Everett & Treadwell noted

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<sup>28</sup> Frederick E. Westbrook, *The Two Hundredth Anniversary of the Erection of the building occupied as the Senate House of the State of New York in 1777*, (Kingston, private printing, 1883).


In 1891 they erected the massive and commodious warehouse on Broadway adjoining the West Shore Railroad (south side of Broadway underpass) and stocked it with a full line of groceries, in addition to their former stock. A

E. E. Swart, 108 Elmendorf St.



**SWART & RIFENBARY,**  
CONTRACTORS and BUILDERS.  
JOBGING PROMPTLY ATTENDED TO.  
No. 36 VAN DEUSEN STREET,  
KINGSTON, N. Y.  
Standard Telephone.

**ARTEMAS W. VAN GAASBEEK,**  
CARPENTER  
AND BUILDER.  
JOBGING PROMPTLY ATTENDED TO.  
SHOP, 17 BREWSTER ST.,  
RESIDENCE, 9 WYNKOOP PL.,  
KINGSTON, N. Y.  
H. R. Telephone.



steam boiler and engine located in the rear furnishes power for hoisting goods, elevating and cleaning grain and running a mill. A switch from the West Shore Railroad brings to their doors cars loaded in any part of the United States.<sup>29</sup>

Kingston enjoyed its greatest residential growth during the 1880s and 1890s, during which time much of the Midtown West neighborhood developed. The homes built in the Midtown West neighborhood ran the gamut from modest wood frame vernacular residences to substantial suburban homes erected in the Neo-Classical Revival and Colonial Revival styles for Kingston's elite. Washington Avenue, initially tree-lined, became a choice address, while the inner reaches of the Midtown West neighborhood east of Washington Avenue and west of Broadway, became the enclave of the middle class and workers.

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<sup>29</sup> R. Lionel DeLisser, "Business Interests of Ulster County", in *Picturesque Ulster*, (Cornwallville: The Hope Farm Press, 1968), vi.

The extractive industry was at its height in the latter decades of the nineteenth century, and canal and river transportation grew to meet the industries' demands. In 1882, 3,000,000 tons of coal, cement, bluestone, ice, lumber, and agricultural products were shipped from the Rondout harbor. Forty steamboats were based in the harbor and diverse business ventures thrived in support of the commercial activity. The 1882 *City Directory* indicated the presence of the following industrial endeavors scattered throughout the upper and lower Midtown area and--in the days before zoning--in residential neighborhoods as well:

- ☐ four foundries, six machine shops and steam engine builders
- ☐ two planing mills



- ☐ one malt producer
- ☐ eighteen cigar manufacturers (come of whom employed residents of the Midtown West neighborhood)
- ☐ a glue factory
- ☐ three tanneries
- ☐ six sash and blind factories
- ☐ three bluestone rubbing and polishing mills
- ☐ five lumber yards
- ☐ five newspapers
- ☐ four furniture manufacturers

- and dealers
- ☐ five manufacturers and suppliers of hardware

In 1902 an important employer was the American Cigar Company on Broadway near Pine Grove Avenue, employing 1,800 and producing a staggering 250,000 cigars a day. Other important firms included the Peckham Manufacturing Co. on Grand Street, which employed 250 to make car trucks and steam snow plows, and the United States Lace Curtain Mills on Cornell Street which employed 125 for weaving 35,000 yards of lace weekly. The production of wood moldings kept several lumber yards busy and the production of engines, boilers, and machinery employed upwards of 300. Shirt manufacturers claimed 300 employees and diverse occupations such as tinfoil and bottle caps,

beer, brushes, furniture and numerous other smaller industries collectively contributed to the economy. Taking advantage of technological improvements such as structural steel, concrete, and plate glass, substantial three- and four-story brick factories were built to serve Kingston's growing industrial sector.

The march of technology, coupled with the growth of the railroad and steamboat, spelled doom for the Delaware and Hudson Canal. The invention of Portland cement also hastened the Canal's decline with relationship to the extractive industries of limestone cement and bluestone

quarrying. In 1898, Kingston entrepreneur Samuel D. Coykendall purchased the Canal, but his operation of the historic waterway was short-lived.



Steamboat and railroads assumed the vast majority of

passenger and freight transportation. Steamboat ridership peaked during the 1920s and the Depression put the proverbial lid on the industry. With declining passengers, dockside railroad connections at Kingston Point were terminated at the end of the 1932 season.<sup>30</sup> By the 1920s the widespread popularity of the automobile required better public highways. Community-based organizations were established to advocate the general improvement of highway conditions, the repair of inter-municipal roadways, as well as the creation of new connectors between Kingston and its neighbors. A suspension bridge over Rondout Creek was opened in 1921, replacing two ferries. The bridge became an important element in the development of New York State's Route 9W and was critical to the completion of the State's road system.

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<sup>30</sup> Donald Ringwald, *Hudson River Dayline*, (Providence: Steamship Historical Society on America, Inc., n. d.), 91

Wartime industry revived the shipbuilding business in Rondout. Dwyer Bros. and Christie Shipyards constructed fabricated scows, the dry dock and shipbuilding plant of C. Hildebrandt & Sons constructed mine sweepers, Island Dock, Inc. owned by John D. Schoonmaker, built submarine chasers, and W. F. & R. (Woods, Feeney & Rafferty) Boatbuilders, Inc. constructed large barges and SCOWS.



Other local factories benefitted from defense contracts as well. Electrol, located at 85 Grand Street, worked a twenty-four-hour schedule producing components for Navy fighter planes and was a leading supplier of aircraft hydraulics. Kingston was awarded contracts because of its transportation facilities and satisfactory labor conditions.

During the 1940s other leading manufacturers produced a diversity of products including shirts, dresses and pajamas, bricks, dry docks and boats, wood products, paper and paper products, cigars; metal products, lace curtains, road machinery, and furniture. Despite this seeming abundance of employers, Kingston's employment opportunities declined from the late 1940s through 1960, primarily due to relocations of industries to the surrounding communities of Ulster and Esopus. The 1950s construction of the New York Thruway, including an interchange at Kingston, encouraged development typified by the 1955 establishment of a major IBM plant in the adjacent Town of Ulster which employed approximately 5,000 people. While the IBM plant provided much-needed jobs, it also represented and accelerated economic development outside of the City of Kingston.

The decennial Census of 1950 recorded an outmigration of 539 since 1940 and an additional 1,735 by 1960. However, the Kingston market area, including the towns of Ulster and Esopus witnessed a population increase of 16.5% between 1950 and 1960, considerably outpacing the New York State average of 13.2%. Age distribution during 1940 and the 1950 Census showed an increase in the groups under five years (35.4%), the age 55-64 group (17.1%), and the over age 65 group (18.9%). Two of these three groups represented the non-wage earning and non-childbearing element of the population which, while adding relatively little to the economic activity of the community, required a significant share of public services such as schools, hospitals, care for the aged (such as the Ulster County Aged Home which was surveyed in the present survey), etc. Substantial population decreases occurred in the age 20-24 group and the age 25-34 group,<sup>31</sup> both of which represented households where income and family size was increasing and therefore represented the pattern of outmigration in the City's population growth.

The Midtown West neighborhood was essentially “built out” by the end of World War Two. Limited residential growth occurred elsewhere in Kingston with undeveloped areas in the western portion of the City being filled in. This construction activity was comparatively minor when compared to the 11,349 new homes constructed county-wide. Within the city limits, the supply of existing housing exceeded the demand and the age of the housing—typified by the Midtown West neighborhood--was considered a detriment.

Only limited industrial expansion occurred in Kingston and little substantial new development took place in traditional industrial areas, such as parcels adjacent to railroad rights-of-way. Textile firms entering the Kingston area sought comparatively cheap loft space, regardless of the availability of rail spurs, since truck transportation was of greater importance than immediate access to rail lines.

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<sup>31</sup> Raymond and May Associates, Larry Smith and Company, "Marketability and Land Utilization Study," April 1961.

With the passage of federal Urban Renewal legislation, the nation moved into a frenzy of clearance of old industrial and commercial buildings and houses considered to be substandard too aged to be rehabilitated and re-used. Urban Renewal—often referred to derisively as “Urban Removal”—replaced such properties with new buildings considered to be clean, modern, efficient, and cost-effective. Kingston’s official Urban Renewal plan was promulgated in the early 1960s and included sections of Uptown (comprising the original Village of Kingston) and Downtown (Rondout), as well as for other site-specific areas across the City. Adopted in 1964, Kingston's plan made attempts to resolve some of the issues endemic in urban renewal programs elsewhere, but the local plan it did include building clearance as a major component.

Kingston eventually rejected Urban Renewal and in 1966 a Resolution was passed by Common Council halting much of the activity of the local Urban Renewal program. Within three weeks of this action, on August 1st, 1966 Mayor Raymond W. Garraghan conducted a public hearing on the local law to create the Landmark Preservation Commission of the City of Kingston. No opposition was voiced and the law took effect immediately with a preservation ordinance which stipulated that “no structure shall be altered, repaired, removed or demolished which has been designated as an historic site or historic landmark;” in addition a building permit would not be granted in connection with any historically-designated structure or site without the issuance of a Certificate of Approval by the Commission.

The Landmark Preservation Commission saved significant buildings which were endangered by Urban Renewal. By 1973, the Commission’s activities resulted in the listing in the National Register of the Clinton Avenue Historic District, a small district on the perimeter of the Stockade area, as well as the local designation of twenty-two Kingston landmarks. During that period, the Commission members and their supporters incorporated a private nonprofit organization, Friends of Historic Kingston. Friends operated an ambitious program in which they purchased, rehabilitated,

and resold deteriorated houses. Educational programs and walking tours were developed and provided through the Junior League and the Friends organization. In addition to these activities, in 1974 the Common Council voted to designate the Stockade area as a local historic district and in the late 1970s, historic architectural survey activity in the Rondout area resulted in the area's designation as a historic district in 1979.



### III. Existing Conditions Report

The area covered by the Midtown West Intensive-Level Survey consists of a mixed-use neighborhood generally located west of Broadway and east of Washington Avenue. The majority of the properties in the survey area are residential in character; Broadway and portions of Greenkill and St. James Streets contain commercial and industrial buildings. One religious property is found within the survey area along with one school, one building originally (but no longer) used as a health care facility, and one facility built as a nursing home.



The corridor along Broadway is exclusively commercial in character and contains one-, two-, and three-story masonry buildings, all but two of which were originally constructed for commercial use; two buildings which are residential in character were converted to commercial use decades ago. Broadway is devoid of vegetation and some parcels reflect the removal of buildings and their replacement by surface parking lots. Among the properties surveyed along Broadway is the Broadway Theater, a landmark in its own right and an anchor both of the area and of the community's arts-related heritage.

West of Broadway is the residential portion of the Midtown West neighborhood. This area is densely-developed and consists primarily of two-and three-story residential buildings, predominately of wood construction and generally dating from about 1870 until 1950. These homes stand on small

urban lots, some of which include detached garages and others of which have been modified with driveways. Vegetation within the neighborhoods is sparse and no organized program is apparent to encourage re-planting after mature trees have been removed. Front, side, and rear yards are associated with some properties. Street lighting is accomplished using poles with overhead wiring. Alterations to properties within the residential portion of the Midtown West neighborhood includes the pervasive application of non-historic siding, primarily vinyl. Some homes exhibit asbestos siding which was likely installed in the 1940s or thereafter. Such siding, dating from within the c. 1870-1950 period of significance of the neighborhood, would *not* be considered to be non-historic. Many homes have undergone window replacement and some porches have been removed. Ownership records suggest that much of the neighborhoods is absentee-owned and many of the originally single-family homes have been broken into apartments. Nonetheless, viewed as a larger entity, the neighborhood does retain much of the appearance which it had at the end of its period of significance and may be eligible for listing in the National Register as a historic district.



The buildings within the Midtown West survey area reflect the following historic contexts associated with the community:

- A. commerce
- B. social and institutional development and maturity
- C. industry
- D. nineteenth-century domestic design
- E. twentieth-century domestic design

Property types identified in the course of the 2003 Intensive-Level Survey include the following:



**A. single family residence:** the predominant property type in the survey area, the neighborhood's residential architecture includes a wide variety of resources spanning the nineteenth and twentieth centuries. These homes appear in many of the architectural styles which were popular during this period, and include as well both vernacular adaptations of many of the individual modes and properties executed without reference to any particular influence. The presence of repetitive house types throughout the neighborhood suggests a healthy atmosphere of speculative building beginning in the last decades of the nineteenth century.

**B. Multi-tenant residence:** Throughout the survey area are double houses built for the occupancy of two families. Such properties are of wood construction and often exhibit mirror-image facades.

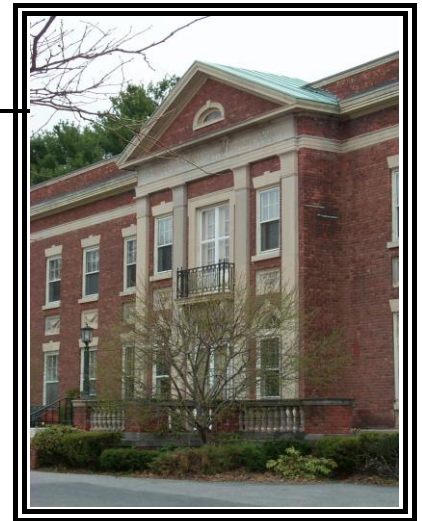
**C. educational building:** Kingston's historic school properties are diverse in their scale and date of construction. Included in the survey area is the former No. 8 School (Fig. 7), which occupies a full block and is now used as the City library as well as Washington Elementary School at Wall and Henry Streets (Fig. 17).



**D. industrial building:**

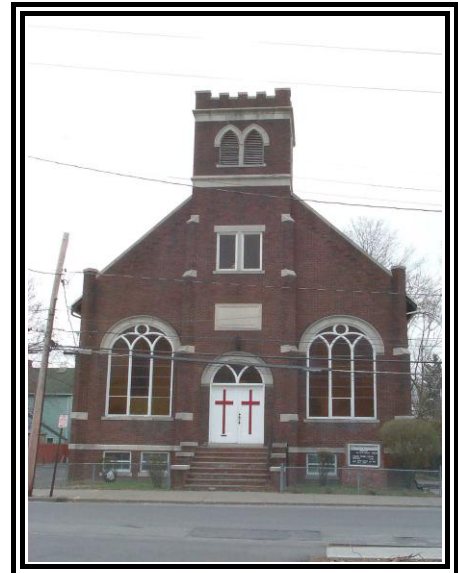
Throughout much of its historical period, Kingston was an

industrial and transportation center whose ability to ship products was assured by the Hudson River, later by the D & H Canal and later by the railroad. Within the neighborhood, industrial properties are found generally on St. James Street and Greenkill Avenue.



**D. commercial building:** these properties are found primarily along Broadway and St. James Street. They are of masonry construction and range in height from two to four stories; most are of Italianate derivation.

**C: religious building:** One example of this property type is found within the surveyed area. The 1927 African Methodist Episcopal Zion Church is located at 26 Franklin Street. A locally-significant example of religious architecture, it is of unparalleled significance to the City's African-American population. The church appears individually-eligible for the National Register on that basis.



**D. secular institutional property:** the maturity of a community can be measured in a variety of ways, one of which is the level to which its socio-cultural institutions have developed. Secular institutions differ considerably from religious institutions, and their architecture constitutes a distinct property type in its own right. In the Midtown West neighborhood, these facilities are represented by the Home for the Aged of Ulster County at 80 Washington Avenue and the House of Technology Annex to Dr. C. O Sahler's Sanatorium at 21 Elizabeth Street (Figs. 18 and 19)

#### IV. Annotated List of Properties Surveyed

The following properties were surveyed in connection with the 2003 Intensive-Level Cultural Resources Survey of Kingston's Midtown West neighborhood. When historic names are applied to properties, these names appear in *italics*. The numbering of properties refers to the map which is included as Appendix B in this *Report*. The approximate date of construction is given for each property; when the date is known conclusively, it appears in *italics*. Property type and historic context key letters refer to the discussion of contexts and property types which appears on pages **xxxx** through **xxx** of the *Report*. Selection criteria key letters refer to the selection criteria which appear on pages 3 and 4.

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
9 Broadway	1900	A, B, , C, D	Three-story Italianate vernacular commercial building of brick construction set on a corner lot with a storefront on the Broadway side as well as on the St. James street side. Storefront has been altered but retains traditional window-to-wall ratio. Upper facade on both street elevations are five bays in width penetrated by flat-topped windows set on extended sills and capped with plain stone lintels. Replacement window sash has been installed. The building is capped with a modest cornice with stylized brackets.
5 Broadway	1900	A, B, D	Two-stage building with the right side set forward somewhat from the left side. Each of the wings has as its main entrance a semi-circular arched doorway with a fanlight. Fenestration on both wings is generally flat-topped, although both wings do contain a double window unit, segmental arched in form, on both the second and third story. Fenestration is flat-topped otherwise with windows set on extended sills and capped with plain stone lintels. The building terminates in a modest stylized Italianate cornice.
Broadway	1925	A, B, D	This is a sparsely-detailed brick commercial building of two stories with a three-bay facade which incorporates large display windows in the center bay on both the first and second story and corresponding display windows on the outermost bays of the first story. The interior plan has been rearranged to incorporate a side entrance on the right side. Very little architectural detail, most of which appears in corbeled brick treatment. A large monolithic concrete block addition has been built on the right rear corner
5 Broadway	1870	A, B, D	This property was built as a gable-front Italianate-style side-passage residential building. A photo taken by the Assessment Office indicates that it was altered in the 1950s with the application of a modern brick veneer and the alteration of the fenestration (see Continuation Sheet). The main entrance is offset on the right side of the facade with a single door. Fenestration has been altered significantly including the introduction of a three unit window assembly on both the first and second story of the facade.
3 Broadway (Robert G. Bonesteel Octagonal House)	1866	A, B, D	This is an Italianate-style octagonal house of brick construction which has been converted to commercial use on the first floor. Brick pilasters define the corners of the building. All fenestration is flat-topped with one-over-one-light sash with replacement units. A corbeled chimney rises from a point near the center of the roof. A rectangular section extends to the rear of the main portion which is oriented to Broadway and is octagonal in form.
Broadway (Gregory & Co. Com	1900	A, B, C, D	This is a four-story early twentieth-century building of brick construction whose form corresponds to the oblique angle of the intersection of Broadway and VanBuren Street whereon the building is located. The left front corner is rounded,

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
ding)			corresponding to the angle of the intersection of the streets. The interior selling area includes a pressed metal ceiling. A “ghost” sign on the side elevation indicates that the building was home to Gregory and Company “Purveyors of Home Furnishings.” The first story contains a storefront somewhat altered but none the less retaining the original window-to-wall ratio and a centered entryway found traditionally on commercial buildings of this era. The upper facade is little altered from the original and is divided by pilasters which terminate in a metal cornice. Fenestration is flat-topped with windows set singly and in groups of two and three.
Broadway	1910	A, B, D	This is a three-story vernacular commercial building of brick construction with an altered storefront on the first story and a generally intact upper facade. The upper facade incorporates four windows all flat-topped, one-over-one lights and ornamented with stylized Colonial Revival polychrome brick lintels. The outer corners of the building are defined by stylized brick quoins. A variety of other brick corbeling adds to the architectural interest of the building. The facade terminates in a parapet.
7-601 Broadway (Broadway Theater Building)	1927	A, B, C, D	This is a theater/commercial building of two stories in height, Colonial Revival in style, with a dominating portico extending to the street from the entrance to the theater. The first story originally contained the theater entry and four commercial spaces, whose storefront configurations have been somewhat altered but nonetheless retain the traditional window-to-wall ratio characteristic of this style of design. The upper facade of the building retains the original fenestration consisting of paired six-over-six windows with a single transom sash above. The facade is capped by a flat parapet and is decorated with smooth dressed limestone trim. The monumental portico on the building is its most distinctive feature; it is supported by smooth columns and pilasters with composite capitals and is capped with a balcony with Japanesque trim.
5 Broadway/3 Cedar Street	1890	A, B, D	This is a three-story Italianate vernacular commercial building of brick construction oriented both to Broadway and Cedar Street. The first story contains storefront areas which have been altered but retain the traditional window-to-wall ratio characteristic of commercial buildings of this time. The upper facade is penetrated by flat-topped windows set on extended sills and capped with plain stone lintels. Original window sash has been replaced with modern units which correspond in size to the original openings. The Broadway elevation terminates in a stylized Italianate cornice with paired brackets. The Cedar Street elevation has no cornice. A fire escape is appended to the Cedar Street elevation, egress from the second and third stories.
4 Liberty Street	1900	A, B, D	Vernacular residence of wood construction with an intersecting gable roof and a gable-roofed projecting bay on the second story, a design feature found throughout Kingston. A one-story hipped-roof porch extends across the facade, set upon stone piers and supported by plain wood columns. Exterior surfaces have been clad in asbestos shingles. Fenestration is flat-topped, one-over-one,

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			without any notable architectural ornament. A one-story room appears to have been added on the right side early in the life of the house.
10 Liberty Street	1900	A, B, D	Three-bay side-passage double-pile residence of wood construction with a gabled roof and gable-end orientation to the street, with the main entrance offset on the left side of the facade. Fenestration is flat-topped, one-over-one-lights, without any notable architectural ornament. A one-story open porch of wood construction, with a hipped roof, extends across the facade and is supported by turned wood posts. The original balustrade has been replaced with a simple wood balustrade.
10 Liberty Street	1870	A, B, D	Vernacular residence of brick construction with a five-bay facade and a centered entrance, suggesting a central-passage single-pile interior plan. Fenestration is flat-topped, with windows set on extended sills and capped with plain stone lintels. The main entrance is centered on the facade with a wood door retaining carved trim and distinguished by side lights. The main door is shielded by a modest hood supported by Arts-and-Crafts-style supports, similar to those found on the house immediately to the west. A modest wood cornice with a paneled frieze extends across the facade. Non-historic siding has been applied to the side elevations.
12 Liberty Street	1870	A, B, D	Three-bay side-passage vernacular residence of wood construction with a laterally-oriented gable roof and a large brick chimney penetrating the roofline on the right side. Fenestration is flat-topped and retains some six-over-six historic windows along with two-over-two sash, the latter of which is the predominating window form on the house. The main entrance is offset on the left side of the facade with a six-panel door shielded by a modest hood supported by diagonal turned supports, similar to those found on the house immediately to

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			the east.
1 Liberty Street	1900	A, B, D	Vernacular residence of wood construction with gable roof and gable-end orientation to the street, with a two-bay facade. The main entrance is offset on the east side. A hipped-roof porch supported by round columns set on rock faced stone piers extends across the facade. Fenestration is flat-topped, one-over-one lights, without notable architectural ornament. The exterior is clad in non-historic siding.
51-53 and 65 Liberty Street Residential Types	1900	A, B, D	Two examples of repetitive house types which incorporate a gable roof with a projecting gable-roofed oriel on the second story of the facade. Fenestration is flat-topped, set singly and in pairs. A one story hip-roofed porch extends across the facade; the porch on 65 Liberty St. is more intact than that on 51-53 Liberty St. The exterior surfaces of 51-53 Liberty Street is clad in asbestos shingle siding, that of 65 Liberty Street in vinyl.
8 Franklin Street	1920	A, B, D	Modest Craftsman-style Bungalow of wood construction, set on a foundation of rusticated concrete block and capped with a latterly-oriented gable roof which extends forward up beyond the plane of the house to shield the recessed front porch. The porch is supported by plain wood columns and is trimmed with a open wood balustrade with attenuated balusters. Penetrating the roof on the facade is a shed dormer, characteristic of the Bungalow style which allows additional light into an otherwise dark second story. Supporting the extended eaves are plain Craftsman-style brackets.
5 Franklin Street	1880	A, B, D	2-story Italianate vernacular residence built in two sections, the earlier of which is of three bays in width, with a gable roof, gable-end orientation to the street, and a main entrance offset on the west side, suggesting of a side-passage interior

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			plan. Fenestration is segmental arched, with some two-over-two-light historic sash retained. On the west elevation and set back from the main section of the house is a 2-story addition, constructed well within the period of significance of the neighborhood.
66 Franklin Street	1880	A, B, D	Two-story vernacular Italianate residence of brick construction, presently under rehabilitation, with the windows removed. The façade is L-shaped, with a three-bay façade on the principal elevation. The main entrance is offset on the left side, suggesting a side-passage interior plan. Fenestration is segmental arched, with corbeled brick lintels. A parapet rises on the façade with corbeled brick paneling. Windows are set singularly and in pairs. Space at the rear of the lot on the left side is a one story gable roofed automobile garage with the gable end orientation to the street.
10 Franklin Street	1870	A, B, D	Two-story residence of wood construction which appears to have begun as a three-bay side passage residence with a laterally-oriented gable roof, to which were appended at least two additions, one of a shed-roofed form built at the right rear, the second with a gently sloped shed roof on the left side. The addition on the left side terminates in a semi-octagonal bay with a cornice between the first and second floor and a similar cornice capping the roof. This is the most highly ornamented feature on the building and incorporates segmental arched windows on the first floor and flat-topped windows on the second floor.
17-49 Franklin Street	1870	A, B, D	Two-and-a-half-story residence of wood construction with an intersecting gable roof, and a three-bay façade with the main entrance offset on the right, suggesting a side-passage interior plan. Six-over-six windows have been retained as has a pointed-arched window in the pediment of the gable on the façade. Several additions to the building have been made over its long life,

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			most of which appear to date from within the period of significance of the property. On the left side a non-historic carport has been appended.
5 Franklin Street	1870	A, B, D	Italianate vernacular residence which represents the type of upper middle-class domestic buildings which were being erected in Kingston during the forty years between 1870 and 1910 when much of the Midtown West neighborhood was developing.
9 Franklin Street	1880	A, B, D	Two-story Italianate-style residence of wood construction which appears to have been built in several stages. The first stage appears to be a gable-fronted wing with the main entrance offset on the right side suggesting a side-passage interior plan. Fenestration is flat-topped, with historic two-over-two sash retained. In the pediment of the gable is a round-arched window, and the cornice features paired brackets and a paneled frieze. Extending across the main façade is a one-story open porch of wood construction supported by attenuated posts and trimmed with an Italianate cornice. An addition on the right side includes an elaborate two-story semi-hexagonal bay with paneled bulkheads beneath the windows on both the first and second floor and cornices between each floor
7 Franklin Street	1880	A, B, D	Two-story vernacular Italianate residence of wood construction with a shallow-pitched hipped roof and an L-shaped façade. The original porch has been removed. The façade incorporates a principal section on the left side with the main entrance offset on the right side, suggesting a side-passage interior plan to the main body of the house. Fenestration is flat-topped with some historic two-over-two sash remaining. The cornice of the property incorporates modest brackets and a locally distinctive frieze band executed in a linked chain motif. The exterior is clad in deteriorated asphalt shingling.

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
7 Franklin Street	1880	A, B, D	Two-story vernacular residence of wood construction, which appears to have been built in several stages, beginning with a three-bay section with a laterally-oriented gable roof and the main entrance offset on the right side suggesting an interior side-passage plan. The centermost window on the first story of the façade has been converted to a door in the process of converting the building for multi-tenant use. An original Italianate porch extends across the façade with decorative posts and curvilinear trim and brackets. At the rear of the property are at least two additions of indeterminate age. Utility entrances suggest that this building has been converted from a single-family dwelling to a three unit property.
near 21 Franklin Street Carriage House	1890	A, B, D	Two-story dependency of wood construction with an intersecting gable roof clad in asphalt shingles. The exterior surfaces are finished in board-and-batten, and the main facade includes a large overhead garage door and a single door on the west side. On the second story of the facade is a hinged door, which was likely used historically for the loading and unloading of food for the horses for which this building was designed. In the pediment of the gable on the facade is a single round window.
65 Franklin Street (AME Zion Church)	1927	A, B, C, D	Two-story eclectic church of brick construction with a gable roof and gable-end orientation to the street./ The three-bay façade has a centered entry which rises to a one-stage bell tower with a crenellated parapet. Fenestration includes both round-arched, flat-topped, and lancet-arched opening, with religious art glass. The center bay on the façade extends slightly from the plan of the building and above the main entrance is a stone inset bearing the date 1927 and noting that the congregation was established in 1848. Access to the church is gained through a centered stair leading to the main door on the façade.

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
2 Franklin Street	1900	A, B, D	Seriously deteriorated residence, vernacular in character, with boarded up windows and a fully enclosed porch. The original building appears to have been T-shaped in form, with a four-car garage appended to the rear. The property was inventoried only because of its obvious state of deterioration and in order to record it in the event that it is demolished.
4 Franklin Street	1880	A, B, D	Three-bay side-passage residence of wood construction with a laterally-oriented gable roof with an interior gable-end chimney on the right side. Three-bay façade with the entrance offset on the left side, shielded by a small hipped-roofed one-bay portico. The portico retains the original supports and lancet-arched wood trim. Fenestration is flat-topped one-over-one and two-over-two
5 Franklin Street	1870	A, B, D	Two-story Italianate residence of wood construction with a three bay façade and a raised basement. The main entrance is shielded by an open wood porch with Italianate-style brackets. The main entrance is offset on the right side of the main floor with a segmental-arched transom, all of which suggests an interior side-passage plan. Windows are flat-topped and segmental-arched, with corbeled brick trim. Capping the building is an Italianate cornice with paired brackets and stylized frieze panels.
5 Franklin Street (Kingston School Kingston Library)	1878; 1888 (add'n)	A, B, D	Former neighborhood school which has been converted for use as the community's public library. Italianate in style it is rectangular in form with a shallow hipped-roof and a series of pediments on all major elevations. Original fenestration is segmental-arched, but window openings have been shortened and non-historic flat-topped sash have been inserted. The main entrance incorporates a pedimented portico supported by clustered Italianate style posts.

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
8 Van Buren Street	1890	A, B, D	Two-story eclectic residence of wood construction with a gable roof and gable-end orientation to the street with a gable-roof bay window on the left side. On the right side of the façade is a double gallery open porch with turned posts and delicate turned balusters. The pediments of the gables are trimmed in imbricated shingles. The main entrance is offset on the right side of the façade, suggesting a side-passage interior plan. The property has been converted for multi-tenant use.
9 Van Buren Street (Edgar Ouse)	1880	A, B, D	Three-story Queen Anne vernacular residence of brick construction with an intersecting gable roof system and an unusually elaborate pediment trimmed in several styles of decorative wood finish. Windows which are flat-topped set in segmental arches which incorporate Queen Anne-style upper sash with colored glass panes. Extending across the façade is a one story Eastlake-style porch with a shallow pediment over the main entrance, which is offset on the right side of the façade, suggesting a side-passage interior plan.
8 Van Buren Street	1870	A, B, D	Two-story Italianate vernacular residence of brick construction set on a foundation of stone and capped with an intersecting gable roof clad in asphalt shingles. The main entrance incorporates a three bay arrangement with the main entrance offset on the east side, suggesting a side-passage interior plan. Fenestration is segmental- arched, with decorative lintels and flat-topped wood sash; in the pediment of the gable on the facade is a round arched window, whose sash has been altered. Extending across the facade is an elaborate wood porch with a profusion of sawn ornament. This property is a repetitive house type and very nearly matches its neighbor to the immediate left.
7 Van Buren Street (Julian Dillon H)	1870	A, B, D	Two-and-a-half-story Italianate vernacular residence of brick construction with an intersecting gable roof and several original brick chimneys. The main

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			facade features a three-bay arrangement, with the main entrance offset on the east side, suggesting a side-passage interior plan. Fenestration is generally segmental-arched, with decorative brick lintels; in the pediment of the gable is a round -arched window with the sash altered. Extending across the facade is a shed-roof porch of wood construction with a balustrade with delicate turned balusters and a variety of sawn ornament.
9 Van Buren Street	1910	A, B, D	Two-and-a-half story vernacular residence of wood construction whose primary unit is gable roofed and gable-end oriented to the street, with a three-bay facade. A two-and-a-half story projecting gable-roofed wing extends to the right rear of the property, forming a generally L-shaped facade with a wrap-around veranda supported by plain round columns and trimmed with a wood balustrade. A modern handicap ramp has been installed on the facade.
10 Van Buren Street	1910	A, B, D	Two-and-a-half-story residence of wood construction with an intersecting gable roof and a one-story hipped-roof wrap-around porch extending across the facade and a portion of the left side. The fenestration is flat-topped, one-over-one, without notable ornament. A bay window and an oriel, both of one story, are on the left side of the building.
11 Van Buren Street	1895	A, B, D	Two-and-a-half-story vernacular residence of wood construction with gable roof and gable-end orientation to the street, with two corbeled brick chimneys penetrating the roof line of the house. The main entrance is offset on the left side of the facade, suggesting a side-passage interior plan. A one-story hipped roof porch with an offset pediment over the main entrance extends across the facade and is supported by turned posts. Fenestration is flat-topped, with replacement sash and some alteration to the rhythm of the windows. The building's most decorative feature is the shingled pediment on the facade which incorporates at

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			least two varieties of decorative shingling.
4-56 Van Buren Street	1895	A, B, D	Two-and-a-half-story vernacular residence of wood construction with intersecting gabled roof clad in asphalt shingles. A one-story hipped roof veranda extends across the facade and wraps around a portion of the right side. Fenestration is flat topped, one-over-one, without notable ornament. The pediments of the gables are trimmed in a variety of wood shingled ornament.
0 Van Buren Street	1890	A, B, D	Two-and-a-half-story vernacular residence of wood construction with gable roof and gable-end orientation to the street, with the main entrance offset on the right, suggesting a side-passage interior plan. Fenestration is flat topped, with historic two-over-two wood sash intact. The pediment of the gable on the facade is trimmed in decorative wood shingles and includes a round-arched pedimental window. Extending across the facade is a one-story hipped-roof porch with replacement supports.
4 Van Buren Street	1880	A, B, D	Two-story vernacular residence of wood construction with a gable roof and a projecting bay window capped with a gable roof on the right side of the facade. The bay window incorporates several different kinds of decorative shingling and includes Queen Anne-style sash. Fenestration is flat topped, one-over-one lights. In the angle of the ell on the facade is an elaborate one-story porch with an offset pediment over the main entrance, supported by Eastlake-style posts. On the side elevation some windows incorporate exterior operable shutters set in a "closed" position
0 Van Buren Street	1880	A, B, D	Vernacular residence of wood construction with a gable roof and gable-end orientation to the street. The roof is penetrated by two brick chimneys. Fenestration is flat topped, with some original sash intact. The facade is three

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			bays in width, with the main entrance offset on the west side, suggesting a side-passage interior plan. Extending across the facade is a shed-roofed porch with a pediment offset over the entrance. The porch is supported by turned Eastlake-style posts and trimmed with decorative upper and lower balustrades.
4 and 26 Van Buren Street Residences	1890	A, B, D	Examples of nearly repetitive house types, many of which are seen in the Midtown West neighborhood. Both incorporate gable roofs with gable-end orientations to the street and round arched pedimental windows. 26 Van Buren Street has a two-story bay window on the right side of the facade with an original Victorian porch in the angle of the ell. 24 Van Buren Street does not exhibit the bay window, but does retain the original offset entrance to the interior. 24 Van Buren Street has a hipped-roof porch, which appears to date from the 1920s. Both houses are built on brick foundations and have been converted for multi-tenant occupancy.
8 Van Buren Street	1890	A, B, D	Eclectic house of wood construction with a multiple roof system and a two-and-half-story bay window on the west side of the facade, capped by a gable roof with a Queen Anne-style pedimental window. A second gable on the left side of the facade shields a two story double gallery porch, and incorporates another pedimental Queen Anne-style window. Fenestration is flat topped, with mostly replacement sash. The exterior surfaces have been clad in non-historic siding, and some of the original porch detailing has been replaced.
4 Van Buren Street	1880	A, B, D	Italianate vernacular residence of wood construction with an intersecting gable roof and modest paired brackets under the eaves. Most fenestration is flat-topped, with some original two-over-two sash; in the pediment of the gable on the facade is a round-arched window. On the left elevation is a one story-bay window with brackets under the eaves. Extending across much of the

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			facade is an open porch of wood construction, the right side of which has been enclosed. The roof is penetrated by two corbeled brick chimneys, and the exterior surfaces have been clad in non-historic siding which has obscured much or the original detailing of the property.
Van Buren Street	1880	A, B, D	Modestly-detailed example of Italianate vernacular design and represents the type of middle-class domestic buildings which were being erected in Kingston during the forty years between 1870 and 1910 when much of the Midtown West neighborhood was developing. It would be a contributing element in a National Register historic district, if such a designation were to be sought for this neighborhood.
2 Van Dusen Street (John Clark House)	1880	A, B, D	Vernacular residence of wood construction with a gable roof and gable-end orientation to the street. The roof is clad in asphalt shingles and is penetrated by a single corbeled brick chimney. Three-bay facade with the main entrance offset on the right side, suggesting an interior side-passage plan. Fenestration is flat-topped, with some original two-over-two sash intact. Extending across the facade is a one-story hipped roof porch with a solid wood balustrade and original turned posts and sawn ornament.
10 Van Dusen Street (Clark Homestead)	1890	A, B, D	Vernacular residence of wood construction with the exterior surfaces clad both in asbestos and asphalt shingling. The roof is clad in asphalt shingles and is penetrated by a brick chimney. The facade is three bays in width and incorporates a main entrance offset on the right side, suggesting a side-passage interior plan. Fenestration is flat-topped without notable ornament. Extending across the facade is a one-story shed-roofed porch with original turned posts and sawn ornament; the original balustrade on the porch has been replaced by a balustrade

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			of modern derivation.
9 Van Dusen Street	1900	A, B, D	Vernacular residence of wood construction, which has been fire damaged. Original facade appears to have been three bays in width, but the original window and door patterns have been altered. A one-story addition has been built on the left side of the property. The building is gable-roofed with a gable-end orientation to the street, and the fire damage appears to have begun in the left rear corner. Extending across the facade is a one-story shed roofed porch of wood construction, with original support posts and sawn trim, both similar to the porch located at 60 Van Dusen St.
5 Van Dusen Street	1890	A, B, D	Vernacular residence of wood construction with a gable roof and gable-end orientation to the street. The roof is clad in asphalt shingles, and is penetrated by a single chimney which rises through the ridge line. Three-bay facade with the main entrance offset on the left, suggesting a side-passage interior plan. Fenestration is flat-topped, one-over-one, with any original ornament either obscured or removed in the course of installing non-historic siding. Extending across facade is an original porch of wood construction with a pediment offset over the main entrance; the porch retains the original turned posts and fan brackets along with its original Eastlake-style balustrade.
0 Van Dusen Street (Levi Cudley H)	1910	A, B, D	Stucco-finished vernacular home, with a two-bay facade and the main entrance offset on the left side. Fenestration is flat-topped, with six-over-one windows. The property incorporates a laterally- oriented gable roof, with a shed dormer on the facade. Extending across the facade is a one-story hipped-roof porch supported by plain round wood columns.
2 Van Dusen Street	1920	A, B, D	Unusually small commercial building of rusticated concrete block construction

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			with a deteriorated gable roof and gable-end orientation to the street. It is architecturally undistinguished but does retain its original configuration, including a four-light display window on the right side of the facade and a single door on the left side of the facade providing entrance into the building. The door includes three solid lower panels and an upper panel of glass.
5 Henry Street	1880	A, B, D	Italianate vernacular residence of brick construction with a gable roof and gable-end orientation to the street. The roof surfaces are clad in asphalt shingles and a tall corbeled brick chimney rises from the slope of the roof. Fenestration is segmental-arched generally, with flat-topped sash; in the pediment of the gable on the facade is a round-arched window. The eaves are ornamented with modest paired brackets and a paneled frieze. Extending across the facade is a one-story hipped-roof porch with a replacement solid wood balustrade; the original porch supports are intact, as are the brackets under the eaves of the porch and sawn ornament under the soffit of the porch.
8 Henry Street	1880	A, B, D	Vernacular residence of wood construction with a gable roof and gable-end orientation to the street. Exterior surfaces are clad in asbestos shingling. The facade is three bays in width, with the main entrance offset on the left side, suggesting a side-passage interior plan. Fenestration is generally flat-topped, with historic two-over-two sash intact. In the pediment of the gable on the facade is a round-arched window, which is a characteristic design feature found throughout this neighborhood. Extending across the facade is a one-story hipped-roof porch of wood construction with the original porch supports intact along with curvilinear ornament.
10 Henry Street	1880	A, B, D	Italianate residence of brick construction with a gable roof and gable-end orientation to the street. A partial return on the cornice appears on the gable

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			ends. The facade is three bays in width, with the main entrance offset on the left side, suggesting a side-passage interior plan. Fenestration is generally segmental-arched, except for the pediment of the gable which is penetrated by a round-arched window. Non-historic exterior shutters are at some windows. The use of a round-arched pedimental window is a design feature seen throughout this neighborhood on homes of brick and wood construction. Some original six-over-six sash is intact. An original porch has been replaced by a glass-enclosed portico shielding the main entrance; on the right side is a hood shielding a side entrance.
5 Henry Street	1870	A, B, D	Vernacular residence of wood construction, L-shaped in plan, with an intersecting gable roof penetrated by two modestly detailed brick chimneys. The main entrance is on the gable-end oriented section of the house which extends forward and is offset of the right side of this section, suggesting a side-passage interior plan. Fenestration is flat-topped with historic two-over-two sash intact. A hipped-roof veranda extends across the facade and wraps around a portion of the right side of the extending wing on the facade. The porch is supported by modest wood posts and trimmed with upper and lower balustrades, both replacement features. The eaves of the porch feature sawn brackets, set singly and in pairs.
2 Henry Street	1890	A, B, D	T-plan house of two stories with intersecting gable roof clad in asphalt shingles. The facade is two bays in width with the main entrance offset on the left side, suggesting a side-passage interior plan. Fenestration is flat-topped, one-over-one, with replacement sash. The windows are set singly and in pairs, with non-historic chronologically-inappropriate exterior shutters. Extending across the facade is a one-story hipped-roof porch with replacement supports

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			and railing.
4 Henry Street	1900	A, B, D	Vernacular residence of brick construction with a gable roof and gable end orientation to the street, with a small partial return on the cornice. On the right side of the facade is a two-and-a-half-story bay window, capped with a gable roof. In the angle of the ell on the facade is a hipped-roof porch, one story in height, with modest wood posts and curvilinear trim. Fenestration is flat-topped, with decorative brick lintels and replacement sash.
5 Henry Street	1890	A, B, D	Vernacular residence with gable roof and gable-end orientation to the street, with a partial return of the cornice on the facade. Fenestration is flat-topped, two-over-two, set on extended sills and capped with extended lintels. In the pediment of the gable is a round-arched two-over-two window, a design feature found throughout this neighborhood. The main entrance is offset on the right side of the facade, suggesting a side-passage interior plan. Extending across the facade is a one-story hipped-roof porch, with replacement supports and a brick balustrade.
4 Henry Street	1880	A, B, D	Vernacular residence with gable roof and gable-end orientation to the street, with a partial return of the cornice on the facade. Fenestration is flat-topped, two-over-two, set on extended sills and capped with extended lintels. In the pediment of the gable is a round-arched two-over-two window, a design feature found throughout this neighborhood. The main entrance is offset on the right side of the facade, suggesting a side-passage interior plan. Extending across the facade is a one-story hipped-roof porch, with replacement supports and a brick balustrade.
5 Henry Street	1880	A, B, D	Vernacular residence of wood construction with the exterior surfaces clad is

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			asbestos shingling. Gable roof and gable-end orientation to the street and three-bay facade, with the main entrance offset on the right side, suggesting a side-passage interior plan. Fenestration is flat-topped, one-over-one, with the upper sash slightly smaller than the lower. In the pediment of the gable is a round-arched window, a decorative motif seen throughout the Midtown West residential neighborhood. Extending across the facade is a hipped-roof porch supported by four attenuated posts and trimmed with brackets set singly and in groups.
5 Henry Street	1870	A, B, D	Late Greek Revival-style residence of wood construction with a gable roof and gable- end orientation to the street. Three-bay facade with the main entrance offset on the right, suggesting a side-passage interior plan. Fenestration is flat-topped, with historic six-over-six windows intact. On the left elevation a one-story addition has been built with a gable roof oriented laterally to the main portion of the house. The building is temple form in its massing with a gable roof and gable end orientation to the street.
0 Henry Street	1870	A, B, D	Gabled ell residence of wood construction with an intersecting gable roof clad in asphalt shingling. In the angle of the ell on the facade is a one-story shed-roofed porch with curvilinear ornament and small brackets under the eaves, as seen elsewhere in the Midtown West neighborhood. Fenestration is flat-topped, one-over-one, without notable ornament. In the pediment of the gable on the facade is a pointed-arched window. Modest low-scale bargeboard trims the eaves.
8 Henry Street	1880	A, B, D	Vernacular residence of wood construction with gable roof and gable end orientation to the street, with a three bay facade and the main entrance offset on the left side, suggesting a side passage interior plan. Gable roof with gable end

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			orientation. Fenestration is flat-topped, with historic two-over-two sash; in the pediment of the gable is a round-arched window, a decorative motif seen throughout the Midtown West neighborhood. A one story porch extends across the facade, with a replacement solid balustrade, original support posts, and curvilinear sawn ornament.
4 Henry Street	1870	A, B, D	Gothic Revival vernacular residence with gable roof and gable-end orientation to the street. Three- bay facade on the first floor, two bay facade on the second floor, with curvilinear bargeboard in the eaves, a motif carried on all sides of the house. Fenestration is flat-topped, one-over-one. A one-story rectangular bay window is on the left side, and a one-story hipped-roof porch with original support posts and a replacement balustrade extends across the facade. A one-story wing, presumably an addition, is along the right side.
8-110 Henry Street	1890	A, B, D	Identical mirror-image double house with a laterally-oriented gable roof and matching bay windows on the ends which terminate in hexagonal roofs. Fenestration is flat-topped with historic two-over-two sash intact as well as multi-light replacement sash. A full return at the cornice appears on each of the gable ends. Between the bay windows on the facade is a modest porch, shielding the entrances to both sides of the original house. The property has been converted for use as an adult daycare center.
16 Henry Street	1880	A, B, D	Eclectic residence of wood construction with the main wing having a laterally-oriented gable roof. A two-story bay window capped by a gable roof extends at right angles to the main house. The exterior surfaces are clad in wood with a variety of textures including weatherboard, and several kinds of decorative wood shingling. In the inside angle of the facade is a single-story porch with a centered pediment, turned support posts, and delicate balusters. This property

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			appears to be an example of a repetitive house type, nearly matching its neighbor to the immediate right.
20-122 Henry Street	1880	A, B, D	Eclectic residence of wood construction whose main wing has a laterally-oriented gable roof. Extending from the right side of the facade is a two-and-a-half-story bay window capped in a gable roof with a Queen Anne-style window in the pediment. Fenestration is flat-topped, generally one-over-one. Stick-style ornament appears on the exterior. The bay window and the pediments of the gable are trimmed in a variety of wood shingles including diamond-shaped shingles as well as imbricated shingles. In the inside angle of the L-shaped facade is a hipped-roof porch with a centered pediment, which has been enclosed with glass windows at an early time.
40 Henry Street	1870	A, B, D	Vernacular residence with gable roof and gable-end orientation to the street. Exterior surfaces are clad in asbestos shingling. The property has a three-bay facade with the main entrance offset on the left side, suggesting a side-passage interior plan. Except for a round-arched window in the pediment of the gable, all fenestration is flat-topped with exterior operable shutters intact. Extending across the facade is a one-story open porch of wood construction with original porch supports and a solid wood balustrade added well after the original construction of the house. The porch also includes curvilinear sawn ornament and brackets under the eaves. On the left side is a one-story bay window.
48 Henry Street	1880	A, B, D	Italianate residence of wood construction with a shallow-pitched hipped-roof and L-shaped facade. It appears likely that a porch, not extant, originally wrapped around the facade. Fenestration is flat-topped, with one-over-one replacement sash. The main entrance is offset on the left side of main wing of

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			the facade, suggesting an interior side-passage plan. Under the eaves are modestly-detailed paired brackets and on the left side is a one-story bay window.
52 Henry Street	1870	A, B, D	Vernacular residence of wood construction with an intersecting gable roof clad in asphalt shingles and penetrated by a single corbeled chimney. The L-shaped facade incorporates a main wing with the entrance offset on the left side, suggesting an interior side-passage plan. Fenestration is generally flat-topped, except for a round-arched window in the pediment of the gable on the facade, a design motif found throughout the Midtown West neighborhood. Partial returns are evident on all of the gable ends. Extending across the facade of the main wing is a one-story porch supported by turned posts, trimmed with sawn ornament, and including single brackets under the eaves.
54 Henry Street	1890	A, B, D	Vernacular Queen Anne-style residence of wood construction whose main mass incorporates a gable roof with gable-end orientation to the street and a shed-roofed porch extending across the facade. On the right side of the facade is a square tower, slightly oversized with comparison to the rest of the house, which clearly dominates the facade. The tower terminates in a pyramidal roof and includes modest modillions under the eaves. Fenestration is flat-topped, one-over-one, with some windows exhibiting shallow pediments.
58 Henry Street	1890	A, B, D	Queen-Anne-style vernacular residence of wood construction with a two-and-a-half-story gable roof and gable-end oriented wing, a gable-roofed intersecting wing on the right side, and a semi-octagonal tower in the angle of the ell on the facade. Fenestration is generally flat-topped, one-over-one, without notable ornament. The exterior surfaces of the house are clad in asbestos shingles. The one-story veranda extends across the facade with some

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			original supports and others replaced.
88 Henry Street	1930	A, B, D	Arts-and-Crafts-style cottage of wood construction built on a brick foundation, whose main wing incorporates a laterally- oriented gable roof from which extend two separate sections capped with unusually steep gables. Between the gabled sections on the facade is a shed-roofed wall dormer. Fenestration is flat-topped, without notable ornament.
200-202 Henry Street	1860	A, B, D	Brick residence with laterally-oriented gable roof and exterior gable end chimneys. The facade is five bays in width with flat-topped windows retaining some original--or early--two-over-two sash, as well as original shutter hinges. Several additions have been made to the property early in its life, including an enclosed portion of the front porch which extends across the Henry Street elevation.
7 Wall Street (George Washington Elementary School)	1950	A, B, D	Two-story brick school building finished in red brick and trimmed in contrasting light colored limestone, with a late Neo-Classical Revival flavor about it. The main building is U-shaped in form and is oriented to Wall St. Windows are flat and generally set singly. The main entrance to the school, located on the south facade, is gained by a series of three stairways with brick and stone parry side parapets.
177-179 Henry Street Double House	1890	A, B, D	Original double house of wood construction, two-and-a-half stories in height, with a laterally-oriented gable roof and center gable on the facade. The facade is six bays in width, with matching entry doors on the interior most bays. The symmetrical facade and the other elevations exhibit flat-topped fenestration, with any ornament removed in the course of applying non-historic siding. The pediment of the gable on the facade contains two windows. Extending across

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			the interior most bays of the facade is a one-story hipped-roof porch with replacement supports of wrought iron. Historic <i>Sanborn Fire Insurance Maps</i> indicate this porch to have been original to the construction of the house. Both east and west elevations contain identical one-story extended bays.
71-173 Henry Street	1880	A, B, D	Original double house dating from the latter decades of the nineteenth century, with an intersecting gable roof and symmetrically-arranged facade, with an extended gable-end -oriented wing with chamfered corners. On either side of the facade is a one-story porch with turned posts and a delicate upper balustrade; the original lower balustrade has been replaced as has the lower portion of the porch supports. Fenestration is flat-topped, one-over-one, with some "Queen Anne" style upper sash. The pediments of the gables are trimmed in decorative wood shingling.
57 Henry Street	1880	A, B, D	Eclectic residence of wood construction with an intersecting gable roof and an L-shaped facade with a rectangular two story bay window. In the angle of the ell is a partially- enclosed shed-roofed porch. Fenestration is flat-topped, one-over-one, without notable ornamentation. The pediment of the gable on the facade is ornamented with decorative wood shingling and multiple sunburst motifs. Several windows on the property are presently boarded up, suggesting a possible conversion for multi-family occupancy.
53 Henry Street	1900	A, B, D	Modest vernacular residence of wood construction, rectangular in form, and two stories in height with a double gallery porch on the facade, the west end of which has been closed. Fenestration is flat-topped, two-over-two, with original openings in tact. The exterior surfaces are clad in insul-brick. Porches retain their original turned posts.

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
47 Henry Street	1890	A, B, D	Vernacular residence of wood construction, with an intersecting gable roof clad in standing-seam metal. The principal elevation is three bays in width, with a two-story section on the west side which terminates in a semi-hexagonal turret. Fenestration is flat-topped, two-over-two, without notable ornament. In the pediments of the gable ends are round-arched windows, a design motif found throughout the midtown west neighborhood. Extending across the facade and wrapping around a portion of the east side is a one story veranda, supported by plain wood posts and trimmed with curvilinear sawn ornament.
43 Henry Street	1890	A, B, D	Vernacular residence of wood construction with an intersecting gable roof and a L-shaped facade. The main facade is three bays in width, with the main entrance offset on the east side of the facade, suggesting a side-passage interior plan. A shed-roofed porch extends across the gable end oriented section of the facade, with turned posts and upper and lower balustrade with turned balusters. Fenestration is flat-topped, with original exterior operable louvered wood shutters. The pediments of the gables are trimmed in decorative shingling and paired "Queen Anne"-style windows are found in the gables.
07 Henry Street (Burger-Matthews I	1880	A, B, D	Eclectic residence of wood and brick construction, whose main wing is gable end oriented to Henry St. Historic <i>Sanborn Fire Insurance Maps</i> indicate that the property originally had a one-story porch extending across the facade; this feature has been removed. The roof is presently clad in standing-seam metal, and two fireplace chimneys penetrate the roof. On the west side of the house is an extended bay window of two stories in height, with decorative shingling in the pediments. Insurance maps indicate that both the east and west side of the house had side porches on the north elevation. The exterior surfaces are varied, including brick, weatherboard, and imbricated shingling. A one story

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			Mansard-roofed section is at the north end of the property.
4-96 Henry Street	1890	A, B, D	Two-story vernacular residence of wood construction with an intersecting gable roof and a L-shaped facade, with a one-story bay window on the right side elevation. Fenestration is flat-topped, two-over-two, without notable ornament. The cornice exhibits partial returns on the gable ends, and round-arched windows are located in the pediments of the gable, a design motif found throughout the Midtown West neighborhood. An original front porch, hipped-roof in form, extends across the north portion of the facade, shielding a doorway offset on the right side, suggesting a side-passage interior plan. The porch balustrade has been replaced with a solid balustrade, but the supports are original including modest sawn ornament.
9 Henry Street	1890	A, B, D	Vernacular residence of wood construction with an intersecting gable roof and a two-story wing on the east elevation, set back approximately ten feet from the main body of the house. The principal facade is gable-end-oriented to the street, with a double entry door on the right side, suggestive of an interior side-passage plan. Fenestration is flat-topped, one-over-one, with windows set singly, and in the pediments, in pairs. The exterior is clad in non-historic siding, which likely resulted in the removal or covering of any historic ornament. The original front porch extends across the main facade, with a solid replacement balustrade but original turned support posts and ornamental sawn bracketry. The transom over the main entrance includes art glass, with the street address executed therein, the only such detail surviving in the Midtown West neighborhood
3 Henry Street	1880	A, B, D	Italianate residence of wood construction with an intersecting gable roof and a two-story bay window on the east side of the facade. Historic <i>Sanborn Fire</i>

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			<i>Insurance Maps</i> indicate that a one-story porch extended along the west side of the facade, but this feature has been removed. Fenestration is flat-topped, one-over-one, with replacement windows. Some windows have pedimented window heads. The main entrance on the west side of the facade incorporates a double door and transom, suggesting a side-passage interior plan. Under the eaves are a series of brackets, set singly and in pairs.
9 Henry Street	1890	A, B, D	Vernacular residence of brick construction with a three bay facade. The main entrance is offset on the right side of the facade, suggesting a side-passage interior plan. Fenestration is segmental-arched, with lintels of three courses of corbeled brick. Extending across the facade is a shed-roofed porch with original turned posts and replacement balustrade, along with a pediment offset over the main door.
11 Henry Street	1890	A, B, D	L-shaped Italianate vernacular residence of brick construction with the main wing projecting on the south elevation consisting of a three-bay arrangement, suggestive of a side-passage interior plan. In the angle of the ell is a locally unique one-story bay window. In the pediments of the gables are round-arched windows, a design motif found throughout the Midtown West residential neighborhood. Dentil trim and a wood fascia extend along the cornices. An original one-story wood porch extends across the gable-end-oriented section of the facade, with original posts and curvilinear sawn ornament.
9 Henry Street	1890	A, B, D	Vernacular residence of wood construction with an intersecting gable roof and a two-story addition on the right side, which appears to have been constructed to accommodate the dividing of the property into an upper and lower apartment. Fenestration is flat-topped, without notable ornament, except in the pediment of the gable is a round-arched window, a design motif seen throughout the

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			Midtown West residential neighborhood. The original main entrance is offset on the right side of the facade, suggestive of an interior side-passage plan. A one story veranda supported by turned posts and ornamented with sawn brackets extends across the facade with a replacement solid balustrade. The exterior is clad in non-historic siding except for the pediment of the gable which retains its historic imbricated shingled finish.
7 Henry Street	1890	A, B, D	Unusually large single-family residence in the Midtown West neighborhood, consisting of a gable-fronted brick section on the east side and the west side containing a two-story section with the first story of brick and the second story of wood construction, clad in asbestos shingles. Fenestration on the brick sections is segmental-arched, with flat-topped replacement sash. The fenestration on the wood section is flat-topped exclusively. A one-story porch with replacement supports extends across the east portion of the facade. A one-story section of wood extends along the north elevation at the rear of the property.
5 and 33 Henry Street Repetitive es	1880	A, B, D	Repetitive house types executed in brick, each with a three-bay facade and gable-end orientation to the street, with the roofs clad in asphalt shingles. The main entrances are offset in mirror image on each house, suggesting side-passage interior plans for each. Extending across the facades of each is an original hipped-roof front porch, with turned posts and solid replacement balustrade. Each porch also retains its original upper balustrade with delicate turned balusters. Fenestration is generally segmental-arched, except for the pediment of the gable on the facades which exhibits round-arched window forms, a design motif found throughout the Midtown West residential

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			neighborhood.
9-27 Henry Street Row House (West side of street)	1885	A, B, C, D	This is a distinctive row house, Italianate in style, constructed of brick and two stories in height. The property exhibits a fifteen-bay arrangement on the upper story and the first story is unified by a continuous hipped-roof Italianate-style porch supported by the original wood posts trimmed with curvilinear ornament and decorated with brackets and modillions under the eaves. Fenestration is generally segmental-arched, with corbeled brick lintels. Extending across the entirety of the facade is a pressed metal cornice with dentil trim, a paneled frieze, and brackets and modillions corresponding to those on the porch. The property is built on a raised foundation, with a series of steps leading from street level.
1 Oak Street	1880	A, B, D	Two-story vernacular residence of wood construction, rectangular in form, with a one-story porch on the right side, above which has been built a second floor room. The porch retains its original turned posts and balustrade along with elaborate woodwork ornament. The roof is hipped, with a projecting gable on the left side of the facade, with the pediment finished in decorative wood shingles and a "Queen Anne" style fixed sash. Fenestration is flat-topped, one-over-one, with a notable ornament.
4 Oak Street	1900	A, B, D	Two-story vernacular residence of wood construction with a gable roof and gable-end orientation to the street, and a semi-hexagonal oriel on the left side of the second floor on the facade. Extending across the facade is a one story porch supported by wood columns set in groups and trimmed with a non-historic wood balustrade. Fenestration is flat-topped throughout including a one-over-one window in the pediment of the gable.

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
8 Oak Street	1890	A, B, D	2½-story vernacular residence of wood construction with a gable roof and gable-end orientation to the street, with a gable-roofed oriel on the second floor over the main entrance, which is offset on the left side of the facade. Placement of the entrance suggests an interior side-passage plan. Extending across the facade is a wood porch supported by wood posts set in groups, and trimmed with a balustrade with rectangular balusters. A hipped dormer penetrates the roofline on the left elevation, providing light into the uppermost story, directly beneath which on the first floor is a shed-roofed rectangular oriel.
1 Oak Street	1870	A, B, D	2½-story Italianate vernacular residence of wood construction with a gable roof and gable end orientation to the street. The main entrance which has been altered somewhat remains offset on the left side of the facade, suggesting a side-passage interior plan. Fenestration is generally flat-topped, including formerly French windows on the first floor which have been shortened. The cornice is trimmed with a paneled frieze and paired brackets. In the pediment of the gable on the facade is a round window.
5 Oak Street	1910	A, B, D	Vernacular Colonial Revival residence of wood construction, three stories in height, with a hipped roof and hipped dormers on the side. A second-story bay window terminates in a large gable dormer on the facade. Fenestration is flat-topped, with some art glass noted. Extending across the facade is a one-story Neo-Classical Revival style porch supported by turned columns and ornamented with a balustrade with delicate attenuated balusters. The eaves of the dorms and the main house are trimmed in modillions.
1 Schryver Court	1930	A, B, D	This is a vernacular residence dating from the 1920s, modestly Arts and Crafts-style in form, with a laterally-oriented gable roof and exposed rafter tails under the eaves. A one-story glass enclosed portico is over the main entrance

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			which is located on the left side of the facade. A one story gable roof sunroom extends along the lateral side of the right side of the building. Fenestration is flat-topped, with windows exhibiting four vertical lights and a single light lower sash.
9 Schryver Court	1930	A, B, D	This is a vernacular residence, modestly Arts and Crafts-style in form, with a laterally-oriented gable roof and exposed rafter tails under the eaves. A one-story glass enclosed portico is over the main entrance which is located on the left side of the facade. A one story gable roof sunroom extends along the lateral side of the right side of the building. Fenestration is flat-topped, with windows exhibiting four vertical lights and a single light lower sash.
Furnace Street	1870	A, B, D	Locally-distinctive Italianate residential building of two stories in height with a laterally-oriented gable roof and the main entrance offset on the right side, suggesting a side-passage interior plan. The placement of the chimneys on the roofline suggests that the interior is arranged around a plan of two rooms deep on each floor. Historic <i>Sanborn Fire Insurance Maps</i> indicate a one-story porch originally extended across the facade; a “ghost” of this porch is visible on the facade. A distinctive single-story hexagonal section protrudes from the right front corner of the facade. Fenestration is segmental-arched, with flat-topped wood windows and corbeled brick lintels. In the pediments of the gables are paired round-arched windows at attic level. The cornice is of wood and is ornamented with Italianate-style brackets.
5 Furnace Street Commercial Building	1910	A, B, D	This is a two-story industrial/commercial building of brick construction with a shallow pedimented parapet gable roof on the facade. Fenestration is flat-topped, with historic steel frame windows intact. A garage/delivery door is

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			located on the north side of the facade.
1 Center Street	1880	A, B, D	Two-and-a-half-story eclectic residence of wood construction with an intersecting gable roof clad in asphalt shingles. The facade is dominated by a large centered gable with oversized bargeboard in the pediment. Fenestration is flat-topped, with historic six-over-six sash and non-historic exterior shutters. The main entrance is offset on the right side of the facade, and is shielded by a modest pedimented portico. The exterior surfaces are clad in asbestos shingles.
3 Linderman Avenue	1870	A, B, D	Four-story French Second Empire-style residential building of brick construction with a three-bay facade and a distinctive concave mansard roof clad in slate and penetrated by segmental-arched dormers with flat-topped windows. Windows on the main house are flat-topped, two-over-two, with exterior louvered wood shutters. The cornice extends around the entirety of the building, and incorporates a paneled frieze and paired brackets with pendants. The entrance to the property is on the side, suggesting that this property may have anchored a larger tract which was subdivided later in the nineteenth or early in the twentieth century.
2 Linderman Avenue	1890	A, B, D	Two-and-a-half-story vernacular residence of wood construction with the primary section being gable- roofed with a gable-end orientation to the street, to which has been appended a two-story addition on the right side with a bay window on the facade. The main entrance is offset on the right side of the facade, suggestive of a side-passage interior plan. Fenestration is flat-topped, one-over-one, without notable ornament. The exterior is finished clapboard siding except for portions of the bay window on the right side which are finished in imbricated shingles

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
1 Linderman Avenue	1880	A, B, D	Two-and-a-half-story Shingle-style residence of wood construction with an intersecting gable roof and a gable-end oriented wing which extends forward on the right side of the facade. The extended section contains the main entrance which is shielded by a pedimented hood. Surface texture varies on the exterior including weatherboard, imbricated shingles, and plain wood shingles. Fenestration is flat-topped, with non-historic exterior shutters added at an indeterminate time. In the pediment of the gable on the facade is a round-arched window, on the first story is a glass-enclosed sunroom, which appears to date from well within the period of significance of the building.
8 and 27 Linderman Avenue Residential Types	1920	A, B, D	Two examples of repetitive house types, in this case executed in mirror image to one another. The houses are gable-roofed with a gable-end orientation to the street, with a two-story gable-roofed bay extending from the corners and with Adirondack-style brackets under the eaves. Exterior surfaces are clad in weatherboard, and one-story hipped-roof porches extend across the facade. The porches are supported by plain columns and incorporate open balustrades. The pediments of the gables are finished in diamond-shaped shingles, and the rafter tails are scalloped and exposed on the sides of the houses.
1 Linderman Avenue	1890	A, B, D	Vernacular residence of wood construction with a gable roof and gable-end orientation to the street. A two-story bay window extends forward from the right side of the facade and terminates in a gable roof with a decorative shingled pediment. The exterior surfaces are clad in weatherboard, and fenestration is flat-topped, without notable ornament. In the angle of the ell on the facade is a one-story hipped-roof porch supported by the original turned posts and trimmed with sawn brackets; the original balustrade has been replaced by a balustrade of wrought iron.

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
5 Linderman Avenue	1860	A, B, D	Large vernacular residence of wood construction with a laterally-oriented gable roof and a center gable on the facade. Fenestration is flat-topped, with multi-light sash and exterior wood shutters. Shielding the main entrance is a pedimented portico of one bay in width. Several brick chimneys penetrate the roofline. A one-story hipped-roof sunroom is on the left side of the building and occupies a large proportion of this elevation. In the pediment of the gable on the facade is a round-arched window, a design motif found throughout the Midtown West neighborhood.
7, 15, 13, 11, and 9 Warren Street	1899	A, B, C, D	Distinctive row of Dutch Colonial Revival-style residences of wood construction erected concomitantly, likely as a speculative venture. All have varying forms of gambrel roofs, reminiscent of the Dutch Colonial Revival-style of architecture. Fenestration is generally flat-topped, although round windows are used as decorative features. Some of the properties have been sided with non-historic materials, in other cases the original exterior surfaces remain. Each house has a one-story veranda extending across the facade, supported by a variety of posts and trimmed with various styles balustrade. The roofing material on all of the buildings is asphalt, and chimneys penetrate the roofs at various points. Some of the buildings have oriel windows as decorative features on side elevations.
2 Warren Street	1890	A, B, D	Two-story vernacular residence of wood construction with a gable roof and gable-end orientation to the street. The facade incorporates a two-story bay window on the right side which terminates in a gable roof with a shingled pediment and a round window centered thereon. Fenestration is otherwise flat-topped, one-over-one. The exterior is clad in non-historic materials, but most of the detail appears to have been maintained, including an original

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			hipped-roof porch set in the angle of the ell on the left side of the facade. The porch is supported by turned posts and trimmed with a modest lower balustrade and a sawn upper balustrade.
4 Warren Street	1890	A, B, D	Two-and-a-half-story eclectic residence of wood construction with a hipped roof and a two-story bay window on the right side of the facade which terminates in a gable roof trimmed in decorative shingling. Fenestration is flat-topped, one-over-one, with exterior operable louvered wood shutters. The building is finished weatherboard. In the angle of the ell on the facade is a one-story shed-roof porch with a centered gable with decorative motifs in the pediment including a five pointed star. The porch is supported by the original turned posts and retains its original wood balustrade along with an upper balustrade and sawn brackets. Additional sawn ornament is applied to the sides of the porch.
2 Warren Street	1890	A, B, D	Two-story eclectic residence with a truncated hipped-roof and a two-story bay window on the right side of the facade. The bay window terminates in a gabled roof trimmed with a shingled pediment penetrated by "Queen Anne" style fixed-sash windows. The property also embodies design features reminiscent of the Stick-style including the use of vertical and horizontal wood trim which is suggestive of interior framing. A one-story shed-roofed porch extends across a portion of the facade, supported by plain replacement posts and trimmed with a plain replacement balustrade. On the left side of the house a two-story oriel rises from the area of the stair landing and terminates in a gable roof.
5 Warren Street	1910	A, B, D	Two-and-a-half-story Neo-Classical Revival vernacular residence of wood construction with a gable roof and gable-end orientation to the street, with a partial return of the cornice on the gable ends. Penetrating the side walls are gabled wall dormers, and a one-story bay window is on the right side.

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			Extending across the facade is a hipped-roof open porch supported by plain round columns and incorporating a balustrade with delicate attenuated balusters. A pediment is offset on the porch over the main entrance which is offset on the right side of the facade, suggestive of an interior side-passage plan. Fenestration is flat-topped, one-over-one, with operable exterior louvered wood shutters
Elizabeth Street (House of Tech ex)	1920	A, B, D	Three-story Dutch Colonial Revival-style building of rock-faced concrete block with a gambrel roof and gable end orientation to the street, with a one-story partially glass-enclosed front porch extending across the facade. Fenestration is flat-topped, set singly and in pairs. Shed dormers penetrate the slopes of the gambrel roof, and a brick chimney rises through the roof near the front of the building.
North Wilbur Avenue	1925	A, B, D	Two-story American Foursquare of rock-faced concrete block construction, with a hipped-roof and three- bay facade. Extending across the facade is a one-story hipped-roof porch supported by plain wood columns and featuring a replacement wood balustrade. Fenestration is flat-topped, without notable ornament. A concrete block furnace chimney has been built on the south elevation. Appended to the south elevation is an original rock-faced concrete block automobile garage.
North Wilbur Avenue	1880	A, B, D	Two-story Italianate vernacular residence of brick construction, with a gable roof and gable-end orientation to the street. The facade is of three bays, with the main entrance offset on the right side, suggestive of a side-passage interior plan. A one-story gable roofed "airlock" has been built over the main entrance. Fenestration is generally segmental-arched, with corbeled brick lintels; a round-arched window is in the pediment of the gable on the facade, a design

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			motif seen throughout the Midtown West residential neighborhood.
0 Cedar Street	1900	A, B, D	Three-story residential building of wood construction whose facade is dominated by a “triple decker” porch supported by turned posts and featuring solid balustrades which likely replaced the original open balustrades. Essentially rectangular in form, the building has a three-bay facade with the principal entrance offset on the left side. The exterior is sparsely detailed.
02 Cedar Street	1870	A, B, D	Two-story Italianate residence of wood construction with an intersecting gable roof and a projecting gable- roofed section on the right side of the facade, which incorporate a one-story bay window on the first floor. In the angle of the ell is a one-story hipped-roof porch supported by turned posts, with a replacement balustrade and original brackets. The brackets are repeated under the eaves of the house where they are set in pairs. Fenestration is segmental arched, with modest window heads. The porch is further trimmed by curvilinear sawn ornament and pendants.
04 Cedar Street	1890	A, B, D	Two-story vernacular residence of wood construction with a gable roof and gable-end orientation to the street. A corbeled brick chimney penetrates the roof on the east side. Fenestration is flat-topped, without notable ornament. The facade is distinguished by a second-story oriel window beneath which is a shed-roofed porch supported by curvilinear brackets, shielding the first floor and the main entrance. A one story shed-roofed section is at the rear.
06 Cedar Street	1870	A, B, D	Two-story Italianate residence of brick construction built on a raised foundation, with a three-bay facade and the main entrance offset on the east side, suggestive of a side-passage interior plan. Fenestration is segmental-arched without notable ornament. Among the properties most distinctive features is the raised

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			porch which extends across the facade and is accessed by a stair leading from street level. The porch is ornamented by original posts, curvilinear sawn ornament with pendants, and brackets. The cornice extends across the facade, and is trimmed with paired brackets.
31 Cedar Street	1900	A, B, D	Two-story vernacular residence of wood construction with an intersecting gable roof and a two-story bay window extending from the east side of the facade, terminating in a gable roof with shingled pediments and a fixed-sash "Queen Anne"- style window in the pediment. Fenestration is flat-topped, without notable ornament. A one-story porch extends across the facade with a pediment offset on the west side. The porch is supported by plain wood columns which rest upon brick piers with stone caps. The porch is further ornamented by a modest wood balustrade.
21 Cedar Street	1890	A, B, D	Two-story residence of wood construction with an intersecting gable roof and gable-end orientation to the street, with a distinctive double gallery porch in the angle of the L-shaped facade on the east side. The west side of the facade terminates in a chamfered corner. The pediment of the gable on the facade contains a double hung window. Fenestration is flat-topped, with any ornament obscured or removed with the application of asbestos shingles. The double gallery porch is supported by turned columns and incorporates an upper and lower balustrade.
19 Cedar Street	1900	A, B, D	Two-story vernacular residence of wood construction with an intersecting gable roof and a gable-end orientation to the street. The principal wing incorporates a three-bay arrangement with the main entrance offset on the east side, suggestive of a side-passage interior plan. Extending across the facade is a hipped-roof porch of wood construction with turned posts and an upper balustrade with

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			turned balusters. The original lower balustrade appears to have been replaced with a wood balustrade. Fenestration is flat-topped with modest detailing. The exterior is clad in non-historic siding
13 Cedar Street	1900	A, B, D	Two-story vernacular residence of wood construction with a gable roof and gable- end orientation to the street. Three-bay facade on the first story and two-bay facade on the second story. The main entrance is offset on the side, suggesting a side-passage interior plan. Fenestration is flat-topped, without notable ornament. Extending across the facade is a shallow hipped-roof porch, supported by turned columns and incorporating a balustrade with turned balusters, sawn ornament, and modest brackets.
00 Cedar Street	1880	A, B, C, D	Two-story Italianate commercial building of brick construction with two storefronts on the facade and a five-bay arrangement above. Fenestration is segmental-arched, one-over-one, with extended sills and two-wythe brick lintels. A cornice extends along the roofline, supported by modest brackets. The two storefronts are on the Cedar Street elevation and some cast iron storefront columns retained. The Prospect Street elevation is asymmetrically arranged with a five-bay rhythm on the second floor and two-bays on the first floor. Near the north end of the west elevation on the second floor is an oriel window with imbricated shingle trim. At the north end of the building has been erected a two-story addition containing an automobile garage on the first story and residential use above.
05 Cedar Street	1870	A, B, D	One-and-a-half-story Gothic Revival-style residence Y-shaped in plan, with a laterally-oriented gable roof. The facade is angled to the south facing Cedar St., with a one-story porch in the angle of the L. The porch has been enclosed with double-hung sash, but retains its original centered gable over the main entrance.

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			Some portions of the side walls are clad in asphalt shingles, while others have been clad in non-historic siding. Fenestration is flat-topped, with windows set in pairs with drip mold lintels. The eaves are trimmed in delicate sawn bargeboard, and a brick chimney rises at the center of the intersection of the roof.
9 Cedar Street	1880	A, B, D	Two-story brick vernacular residence with a laterally-oriented gable roof and a three-bay facade, with the main entrance offset on the south side of the facade, suggesting a central-passage interior plan. Fenestration is flat-topped, with plain lintels and extended seals, with some six-over-six retained. Extending across the facade is a hipped-roof porch with the original turned posts intact, but with the original balustrade replaced with a solid balustrade. A raised concrete stoop has been erected on the south side providing access to a side door.
27 Greenkill Avenue	1870	A, B,, C, D	Unusually intact example of Italianate residential architecture with a gable roof and gable-end orientation to the street, built on a raised foundation. Extending across the facade is a Neo-Classical Revival-style raised porch, the ornament of which likely replaced the original nineteenth-century embellishment. The facade is three bays in width with segmental-arched windows and two round arched two-over-two windows in the pediment of the gable, which incorporates a partial return on the cornice. Most of the original four-over-four windows are intact as are the exterior operable louvered shutters, which correspond in form to the segmental-arch of the windows.
07 Greenkill Avenue (Herbert Co tory Building)	1910	A, B, D	Three-story brick industrial building with a four-bay facade and what appears to be a large stair tower or elevator tower on the east elevation. The third story retains most of its industrial steel frame windows, while windows on the other levels have been altered. The red brick surfaces are ornamented with modest limestone decoration, and the facade terminates in a parapet gable with a

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			centered pediment.
Barmann Avenue	1870	A, B, D	Two-story Gothic Revival-style residence of wood construction, with a gable roof and gable-end orientation to the street. The facade is two-bays in width, with the main entrance offset on the east side, suggesting a side-passage interior plan. Fenestration on the facade incorporates distinctive pointed-arched windows, two-over-two, and a small pointed-arched window in the pediment of the gable, which retains the original louvered operable shutters. Fenestration on the side elevations is flat-topped. The exterior is clad in asbestos shingles, and the
8 South Clinton Avenue	1880	A, B, D	Two-story Italianate residence of brick construction, with a flat roof and a three-bay facade, with the main entrance offset on the north side, suggestive of an interior side-passage plan. The main entrance is shielded by a pedimented portico supported by turned posts and trimmed with sawn brackets. Fenestration is flat-topped, two-over-two, set on extended seals and capped with plain stone lintels. Extending across the top of the facade is a modest Italianate-style cornice, supported by four brackets.
10-12 Sterling Street Double House	1890	A, B, D	Original double house of wood construction with a multiple roof system. The facade is dominated by paired gables, each corresponding to the respective dwelling units, which contain three bays each, with the main entrance offset on the ends, suggesting a side-passage interior plan for each interior unit. The roof is clad in asphalt shingles, and is penetrated by brick chimneys. Extending across the entire facade is a shallow-pitched hipped-roof, which retains the original turned support posts and an upper balustrade.
7 Prospect Street	1870	A, B, D	Gothic Revival vernacular residence of wood construction with gable roof and

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			gable-end orientation to the street. The roof is clad in asphalt shingles, and is penetrated by a corbeled brick chimney. The facade is three bays in width on the first story and two bays on the second story, with pointed-arched windows, reminiscent of the Gothic Revival style. Extending across the facade is a one-story porch supported by turned posts. The exterior surfaces are clad in non-historic siding.
35 Prospect Street	1860	A, B, D	Two-story residence of brick construction with a gable roof and gable-end orientation to the street, and a pediment which extends forward from the plane of the house, suggesting that it may have originally been part of a portico; it presently is supported by angled braces. The facade is three bays in width, with flat-topped windows and the main entrance offset on the left side, suggesting a side-passage interior plan. Fenestration is flat-topped, with jack-arch lintels and extended sills.
43 Prospect Street	1860	A, B, D	Greek Revival-style residence of wood construction with a gable roof and gable-end orientation to the street, with a large brick chimney penetrating the roofline. The facade is three bays in width, with the main entrance offset on the north side, suggesting a side-passage interior plan. The building is temple-form in massing, with a pediment extending beyond the plane of the building, supported by two-story columns. Fenestration is flat-topped throughout with French windows on the first floor of the facade. The exterior surfaces are clad in non-historic siding.
47 Prospect Street	1860	A, B, D	Greek Revival residence of wood construction which has been altered significantly from the original, but nonetheless retains its temple form massing with an extended pediment on the facade, supported by columns. The facade is three bays in width, with the main entrance offset on the left, suggesting an

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			interior side-passage plan. Eyebrow windows are under the eaves on the lateral sides. Fenestration is flat-topped throughout, with replacement sash which has likely reduced the size of the window openings from the original. The exterior surfaces are clad in non-historic board-and-batten siding.
39 Prospect Street	1860	A, B, D	Small-scale Greek Revival vernacular residence of wood construction with a gable roof and gable-end orientation to the street. One-and-a-half-stories in height, the facade incorporates a three-bay arrangement on the first floor and a compressed three-bay arrangement on the second floor. Eyebrow windows are located along the lateral sides under the eaves. The main entrance is offset on the left side of the facade, suggesting a typical side-passage interior plan. Extending across the facade is a shallow hipped-roof porch, likely erected in the 1880s, with turned posts and a modest balustrade. Fenestration is flat-topped throughout, and the exterior surfaces are clad in insul-brick.
36 Prospect Street	1860	A, B, D	Vernacular residence of wood construction with a laterally-oriented gable roof and a five bay facade with the main entrance centered thereon, suggestive of a central-passage forward-over-four interior plan. Fenestration is flat-topped, with historic six-over-six windows retained in some places. The exterior surfaces are clad in asbestos shingles, and a shed-roofed porch extends across the entire facade, supported by plain wood posts and trimmed with a balustrade with attenuated plain wood balusters. A two-story extension at the rear extends westward, and a porch has been erected in the angle at the rear. Interior gable-end chimneys penetrate the ridge line of the roof, and in the pediments of the gable-ends are two attic-level windows.
44 Prospect Street	1870	A, B, D	Two-story vernacular residence of wood construction with a laterally-oriented gable roof and two brick chimneys penetrating the roofline, one on the gable end

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			and one on the interior. The building has a three-bay facade, with the main entrance offset on the left side, suggesting a side passage interior plan. The slope of the roof suggests that the interior is of a double-pile arrangement, to which has been appended a shed-roof addition on the rear, and a shed-roof addition on the right side. Exterior surfaces are clad in non-historic siding. Fenestration is flat-topped, with six-over-six wood sash retained. Over the main entrance is a hipped-roof hood, supported by curvilinear bracing.
49 Prospect Street	1880	A, B, D	Two-and-a-half-story vernacular residence of wood construction with a laterally-oriented gable roof and a gable-end chimney on the left side. The building has a three bay facade, with a centered entryway, suggesting that the interior is of a double-pile central-passage plan. Fenestration is flat-topped, with the first floor of the facade having French windows flanking the doorway. The entrance door incorporates side lights and a transom. The exterior surfaces are clad in asbestos shingles. Historic <i>Sanborn Fire Insurance Maps</i> indicate that the property originally had a full front porch, likely one story in height.
53 Prospect Street	1900	A, B, D	Two-and-a-half-story vernacular residence of wood construction with a gable roof and gable-end orientation to the street. It is one of a series of repetitive house types which incorporates the gable-end-oriented facade, with a smaller gable-end oriented section extending forward, in this case on the left side of the facade, with the first story having chamfered corners in the form of a bay window. Fenestration is flat-topped, without notable ornament. The first story of this house is clad in weatherboard, the second story in decorative shingling. A hipped dormer penetrates the roofline, and a one-bay porch extends forward from the main entrance to the house, which is located on the right side of the facade, and suggests a side-passage interior plan.

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
2-14 St. James Street	1850	A, B, D	Appears to be an early commercial building, vernacular in character, with a gable roof and gable-end orientation to the street. The first story has been altered with a non-historic storefront but the upper facade retains the original six-over-six windows and a single window in the pediment of the gable. Several additions have been made to the building on the sides and at the rear at indeterminate times.
2 St. James Street	1900	A, B, D	Industrial vernacular commercial building of brick construction with the main portion having a laterally-oriented gable roof and an elongated flat-roofed brick addition along the Prospect St. frontage. Fenestration is flat-topped exclusively, with some replacement windows and on the Prospect St. addition a series of industrial steel framed windows.
2-44 St. James Street	1860	A, B, D	Three-bay vernacular residence of wood construction with a laterally-oriented standing seam metal roof and an interior gable-end chimney on the west elevation. The main entrance is offset on the east side of the facade, with a modest Classical Revival-style frontispiece. The location of the main entrance suggests an interior side-passage plan. Fenestration is flat-topped, with replacement windows which fail to match the original openings completely. The exterior surfaces are clad in insul-brick.
3 St. James Street	1870	A, B, D	Two-story vernacular residence of wood construction with a five-bay facade and a centered entryway with side lights and transom, suggesting a central-passage interior plan. The location of the gable-end chimneys indicates that the property is of a double-pile plan. Fenestration is flat-topped, with six-over-six windows remaining, and two windows in the pediment of each gable-end. Shielding the centered entryway is a modest one story hood supported by plain bracing. A one-and-a-half-story shed-roof addition has been erected at the rear of

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			the property. Under the eaves are modestly detailed brackets set singly.
2 St. James Street	1870	A, B, C, D	Italianate cottage of wood construction, T-shaped in plan, with a gable-end-oriented wing extending northward and a laterally-oriented wing at the southern end of the building. The facade is three bays in width on the first floor with the main entrance offset on the left, suggesting a side-passage interior plan. Fenestration is flat-topped, with pedimented heads. On the first floor are french windows. Extending across the facade and wrapping around both the east and west elevation is a one-story open veranda supported by plain wood columns. In the pediment of the gable on the facade is a lacy bargeboard.
10 Clinton Street	1900	A, B, D	Neo-Classical Revival-style residence of wood construction, with a two-bay facade and a truncated hipped roof. The main entrance is offset on the left side of the facade suggesting a side-passage interior plan. Shielding the entrance and a portion of the facade is a one-story portico supported by Ionic columns and pilasters and trimmed with modillions under the eaves. Similar modillions extend under the eaves of the main house. Fenestration is flat-topped throughout, with original exterior operable wood shutters. Capping the facade is a centered gable with a semi-circular pedimental window with lacy tracery. On the other sides of the hipped-roof are hipped-dormers.
13 Clinton Street	1910	A, B, C, D	Neo-Classical Revival-style residence of wood construction with a steeply-pitched hipped roof with gable dormers on the sides. The facade is two bays in width, with a second-story oriel on the left side and a smaller oriel on the right side. Extending across the facade is a single-story Neo-Classical Revival-style veranda with a centered pediment and trimmed with modillions along the fascia. The veranda retains much of its original delicate wood balustrade.

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
5 Clinton Street	1910	A, B, C, D	Hip-roofed Neo-Classical Revival-style residence of wood construction, with a two-story bay window on the north elevation and a two-and-a-half-story bay window on the facade. The bay window on the facade terminates in a gable roof with a round-arched pedimental window ornamented with delicate tracery. Extending across much of the facade is a one-story hipped-roof porch with a gable over the main entrance, which is offset on the left side of the facade and is trimmed with side lights. The porch is supported by plain wood columns and retains its original open balustrade with attenuated wood balusters.
10 Clinton Street	1860	A, B, D	Vernacular residence of wood construction with a laterally-oriented gable roof and a three-bay facade, with the main entrance offset on the right side, suggestive of a side-passage interior plan. The building exhibits some decorative features of the Greek Revival including a frontispiece entrance with transom sash and sidelights. A two-story section has been built on the right side and is set back somewhat from the plane of the original building and is ornamented with a one-story bay window, likely built during the later decades of the nineteenth century. A shallow-pitched gable dormer projects from the roof on the facade and a one-story veranda trimmed with modillions and sawn ornament and supported by decorative posts, extends across the facade and incorporates an open balustrade with attenuated turned balusters
14 Clinton Street	1880	A, B, D	Italianate vernacular residence of wood construction with an L-shaped facade. A tall brick chimney rises along the south elevation. The main section of the facade is gable-end oriented to the street with a three-bay arrangement and the main entrance offset on the right side, suggesting a side-passage interior plan. Extending across this gable-end oriented section is a one-story hipped-roof porch, supported by paired columns and trimmed with an open balustrade with

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			modest wood balusters; the porch appears to date from c. 1910 and is Neo-Classical Revival in style. Fenestration is segmental-arched, with corbeled brick lintels and two-over-two wood windows. In the pediment of the gable on the facade is a round window encircled by corbeled brickwork. A one-story section is on the south elevation and a one story porch is in the angle of the ell on the south elevation.
2 Clinton Street	1850	A, B, C, D	Greek Revival residence of wood construction with a laterally-oriented gable roof and a gable-end chimney on the south elevation. The facade is five bays in width with a centered entryway, suggestive of a central-passage interior plan. Fenestration is flat-topped, with some six-over-six windows retained. The second story of the facade is penetrated by five “eyebrow” windows with operable exterior shutters. A one story hipped-roof porch extends across the innermost three bays of the facade and is trimmed with lacy sawn ornament.
3 Clinton Street	1880	A, B, D	Vernacular residence of wood construction with an L-shaped facade and an intersecting gable roof, with rather elaborate bargeboard including a finial and pendant in the pediment of the gable on the facade. The main entrance is offset on the facade beneath a one-story porch, with double doors and a transom sash. The porch is supported by turned posts and incorporates a replacement balustrade. Fenestration is flat-topped throughout. A one-story bay window is located on the south elevation, in the pediments of the gable ends are ornamented in decorative shingling.
1 Pine Street (Boy Scout Building)	1935	A, B, D	Property consists of two separate wings: a large brick section on the north and a considerably smaller residential-scale section set back on the south side. Both are capped with laterally-oriented gable roofs clad in asphalt shingles. The smaller wood section is three bays in width with the main entrance offset on the

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			right side, suggesting a side-passage interior plan. Fenestration is flat-topped, with six-over-six sash intact. Fenestration on the larger section includes some segmental arched windows and other windows which may have been altered from the original segmental arch to a flat-topped arch.
5 Pine Street	1920	A, B, D	One-and-a-half-story cottage of wood construction set on a foundation of rock-faced concrete block and capped with a hipped-roof which is penetrated by a hipped-dormer on the facade. The roof extends forward beyond the plane of the building and covers the front porch, which is supported by four plain posts and enclosed by a solid wood balustrade. Fenestration is flat-topped, set singly and in pairs, without notable ornament
4 Pine Street	1900	A, B, D	Vernacular residence of wood construction with a gable roof and gable-end orientation to the street. The main entrance is offset on the right side, suggesting a central-passage interior plan. It appears that one window on the second story, above the main door, has been enclosed and covered with non-historic siding which also clads the entire building. A large fixed twenty-four light window is on the left elevation. Fenestration is flat-topped throughout with one-over-one windows. A modest hipped-roof porch extends across the facade, supported by turned posts with sawn brackets and enclosed by an open balustrade with modest wood balusters. The eaves of the facade are ornamented with simple brace-like brackets.
4 Fair Street	1910	A, B, C, D	Three-story Neo-Classical Revival-style residence with a gable roof and a facade which is gable-end oriented to the street. The building is three bays in width, with flat-topped windows, and the main entrance is offset on the north side of the facade, with sidelights, suggesting a side-passage interior plan. The corners on the facade are finished in Ionic pilasters, and the pediments of the

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			gables on all sides are finished in modillions with a full return on the cornice and a Palladian window in each of the pediments. Shielding the main entrance on the north side of the facade is a one-story wood portico, with an open balustrade and turned balusters.
2 Fair Street	1880	A, B, D	Italianate residence of wood construction with an L-shaped facade and a two-story bay window inserted in the north side of the facade in the angle of the ell. Fenestration is flat-topped, with some two-over-two windows and other one-over one windows. Two French windows are found on the south side of the first story of the facade. The main entrance is offset on the left side of the main wing of the facade, suggesting a side-passage interior plan. The windows are capped with pedimented heads. Under the eaves are a series of paired brackets with pendants; the eaves are also trimmed with dentil band.
8 Fair Street	1870	A, B, D	Three story French Second Empire-style residence of brick construction, with an L-shaped facade, built upon a raised foundation. Extending across the entirety of the facade is an L-shaped veranda supported by round columns and trimmed with brackets under the eaves; the original balustrade on the veranda has been replaced by a newer balustrade, although reasonably compatible with the character of the building. Fenestration is segmental-arched, with two-over-two windows remaining. The windows are trimmed with corbeled brick lintels. The property is capped with a concave Mansard roof penetrated by segmental-arched dormers.
5 Fair Street	1938	A, B, C, D	Colonial Revival-style residence of wood construction whose main body has a hipped-roof with interior brick chimneys and asymmetrically-arrange four-bay facade. Fenestration is flat-topped, with six-over-six windows and exterior operable shutters. A laterally-oriented gable roof section, original to the house,

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			extends to the north and includes an automobile garage on the Fair Avenue elevation. Roof surfaces are clad in asphalt shingles. A modest gabled hood shields the main entrance on the facade. The roof surfaces are penetrated by small dormers.
7 Washington Avenue	1920	A, B, D	Two-story residence of wood and concrete block construction, with the first story of rock-faced concrete block and the upper stories of wood, clad now in non-historic siding. The main body of the house is gable-roofed and gable-end oriented to the street, with an intersecting projecting gable-roofed oriel on the north side of the facade. Extending across the facade and wrapping around a portion of the south elevation is a one story hipped-roof porch, supported by wood posts; the porch is partially glass-enclosed. Fenestration is flat-topped, without notable ornament.
9 Washington Avenue	1920	A, B, D	American Foursquare of wood construction set on a foundation of rock-faced concrete block with a two-bay facade, a hipped-roof, and hipped dormers. Fenestration is flat-topped, with non-historic exterior shutters. Windows feature an upper sash of three vertical lights and a single-light lower sash. Extending across the facade is a hipped-roof porch, which has been glass-enclosed. A side door on the south elevation, typical of the American Foursquare, likely opens into a basement stair and a second stair leading into the kitchen.
05 Washington Avenue	1920	A, B, D	Two-and-a-half-story gable-fronted American Foursquare with a gable roof and gable-end orientation to the street. The building has a two-bay facade with an extended pediment in which are set paired windows. Fenestration is flat-topped, with non-historic exterior shutters. The main entrance is offset on the north side of the facade, likely opening into a foyer, typical of the style. On

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			the south side is a one-story bay window near the front. Extending across the facade is a hipped-roof porch of wood construction, supported by plain wood columns and enclosed by a wood balustrade with plain wood balusters.
04 Washington Avenue (Capt. Eggs House)	1925	A, B, D	Two-story vernacular residence of wood construction with an intersecting gable roof and a one-story porch extending across the facade. Fenestration is flat-topped, set singly and in pairs; one window on the north side appears to serve an interior landing. A one-story porch extends across the facade, supported by plain wood posts, and enclosed by a solid wood balustrade.
15-117 Washington Avenue	1910	A, B, D	This property represents speculative development in the last decades of development of the Midtown West neighborhood. It employs a vernacular Colonial Revival interpretation in its design and is a significant element within the streetscape of Washington Avenue. The property retains integrity and would be a contributing feature in a National Register-eligible historic district, should such a determination of eligibility be made for this neighborhood.
25 Washington Avenue	1860	A, B, D	This is a two-and-a-half-story temple form residence of wood construction with a gable roof and gable-end orientation to the street, and the main entrance offset on the left side ornamented with a transom and side lights. The property appears to have undergone several different remodelings, generally within the period of significance, including the addition of a two-story bay window on the right side, and the construction of a one story Neo-Classical Revival vernacular style veranda. Fenestration is flat-topped, without notable ornament. The pediment of the gable on the facade incorporates a full return on the cornice which is further ornamented by a dentil band under the eaves.
37 Washington Avenue	1895	A, B, DL	locally-distinctive example of the Colonial Revival style of architecture, which

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			became popular in the wake of the 1876 American Centennial and continued in popularity throughout the early decades of the twentieth century. This property appears to date from the last decade of the nineteenth century, and city directories indicate that in the early years of the twentieth century it was the home of Eliakim S. Whitney. The property represents the type of upper-middle-class domestic architecture being erected in Kingston during the forty years between 1870 and 1910 when much of the Midtown West neighborhood was developing. It is a significant feature within the streetscape of Washington Avenue, retains integrity, and would be a contributing feature in a National Register-eligible historic district, should such a determination of eligibility be made for this neighborhood. It also appears individually eligible for the National Register due to its architecture.
89 Washington Avenue	1890	A, B, D	Eclectic residence of wood construction whose main body incorporates a laterally-oriented gable roof, from which projects a gable-end-oriented section on the left side, creating an L-shaped facade into which is inserted a two-and-a-half-story square tower with a pyramidal roof. Fenestration is generally flat-topped, with historic exterior operable shutters. The gables are finished in decorative shingling, as is the uppermost portion of the tower on the facade. Extending across the facade is a veranda with a pediment over the main entrance.
71 Washington Avenue	1880	A, B, D	Large scale two-and-a-half-story eclectic residence of wood construction built originally as a triple house, with a gable roof system with several intersecting gable roof sections. The facade, facing Washington Ave., includes an extended gable roofed section in the center, flanked by double gallery porches on either side and incorporating a double gallery porch in the gable-end oriented section.

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			Fenestration is flat-topped, set singly and in pairs. The porches retain much of their original character, including round columns, open balustrades with delicate wood balusters, and some Italianate-style bracketed trim.
81 Washington Avenue	1870	A, B, D	Two-story vernacular residence of wood construction, with intersecting gable roof, an L-shaped facade, and a two-story bay window on a projecting gable roof section on the left side of the facade. On the right side of the facade is a hipped-roof porch in the angle of the ell, supported by turned posts and enclosed by a wood balustrade with attenuated balusters. Fenestration is flat-topped throughout, with one-over-one sash. In the pediment of the gable on the extended bay on the facade is elaborate bargeboard, with a variety of ornament including trefoils, pendants, and a finial. On the south elevation is a one-story bay window. The exterior surfaces are clad in non-historic siding, but the property nonetheless retains much of its original character.
03 Washington Avenue	1900	A, B, D	Eclectic residence of wood construction, whose principal roof is pyramidal with a decorative finial at its peak, with which intersect gable roofed projecting wings. The facade of the building is three bays in width, and is shielded by a shallow hipped-roof veranda, with a distinctive broken pediment motif over the main door. Fenestration is flat-topped, except for a semi-circular window in the pediment of a decorative gable on the north side of the facade. A one-story bay window is located on the first story on the north side of the facade, and an enclosed porch is on the south side, along the rear of the house. Near the center of the facade is a stylized vertical window which has either been painted over or contains a wooden sunburst motif; the exact construction of this feature can not be determined from the street.
			Colonial Revival residence with a truncated roof and hipped-dormers. The

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
07 Washington Avenue	1910	A, B, D	four-bay facade is symmetrically arranged on the second floor and asymmetrically-massed on the first floor, including a large window on the south side of the facade capped with a broken pediment and including an art glass transom. Extending across a portion of the facade is a one-story Neo-Classical veranda with stylized capitols on the unfused columns. The porch is enclosed in a wood balustrade with attenuated balusters. On the south elevation is a multiple window assembly incorporating side windows and a small rectangular window beneath which is a diamond-shaped motif executed in wood.
09 Washington Avenue	1915	A, B, D	Arts-and-Crafts-style residence of wood construction with a shallow hipped-roof and hipped dormers and broadly projecting eaves, characteristic of the Arts-and-Crafts style. A one-story porch extends across the facade, with highly stylized windows including semi-elliptical transoms and a highly decorated entry assembly. Fenestration otherwise is flat-topped, set singly and in pairs. The exterior surfaces are clad in non-historic siding.
18-220 Washington Avenue	1890	A, B, D	Two-and-a-half-story vernacular residence of wood construction with an intersecting gable roof and gable-end orientation to the street, with a three-bay facade. Fenestration is flat-topped, one-over-one, without notable ornament. An enclosed stair has been built along the north elevation, accessing a second floor apartment. Extending across the facade is an original Eastlake-style veranda with turned posts.
16 Washington Avenue	1890	A, B, D	Two-and-a-half-story residence with a gable roof and gable-end orientation to the street. Two-bay facade with the main entrance offset on the north side, suggesting a side-passage interior plan. Fenestration is flat-topped, without notable ornament. A one-story Neo-Classical Revival-style porch extends

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			across the facade supported by plain columns and featuring an offset pediment over the main entrance and a delicate balustrade. The eaves are ornamented with modillions, and the pediment is flared, with decorative wood shingling and a stylized sunburst motif above a three-unit window.
10 Washington Avenue	1890	A, B, D	Two-and-a-half-story vernacular residence of wood construction with an intersecting gable roof and a one-story veranda which extends across the facade and incorporates an offset pediment shielding the original main entrance which was likely on the north side of the facade. The property has been converted for multiple occupancy, and some doors and windows have been altered. Exterior surfaces are clad in weatherboard and the pediments of the gables are wood shingled. Fenestration is flat-topped with some "Queen Anne-styled" sash.
06 Washington Avenue	1890	A, B, D	Large eclectic residence of wood construction with an intersecting gable roof and a broad veranda extending across the facade. The veranda is supported by attenuated Eastlake-style posts and ornamented with a variety of curvilinear ornament and a balustrade with sunburst motif. The exterior surfaces are of weatherboard and a two-story bay window is found near the north side of the facade. The pediment of the gable on the facade is finished in ornamental wood shingles. The property is very similar in design to its immediate neighbor to the south, although this property retains considerably more integrity than does the property at 202 Washington Ave.
02 Washington Avenue	1890	A, B, D	Two-and-a-half-story eclectic residence of wood construction with the exterior surfaces clad in non-historic siding. The property is very similar in design to its immediate neighbor to the north, although this property retains less integrity than does the property at 208 Washington Ave. A veranda extends across the facade, supported by plain wood posts, dating from within the period of

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			significance but added considerably after the construction of the house. A two-story bay window is located near the north side of the facade. All fenestration is flat-topped, and the pediment of the gable incorporates paired one-over-one windows.
98 Washington Avenue	1890	A, B, C, D	Queen Anne-style property of fanciful design, irregular in plan, and dominated by a large two-story tower on the north side of the facade which terminates in a conical roof penetrated by a semi-circular eyebrow window. The exterior surfaces are finished primarily in weatherboard and an ornamental veranda extends across the entirety of the facade, curved to correspond to the curvature of the tower, and ornamented with a shallow pediment over the main entrance, which is offset on the right side of the facade, suggesting a side-passage interior plan.
58 Washington Avenue	1880	A, B, D	Two-and-a-half- story Italianate-style residence of wood construction with a laterally-oriented gable roof and a large center gable which dominates the roofline on the facade of the building. The facade is of four bays and a one-story Neo-Classical Revival-style veranda extending across the facade, supported by Doric columns and ornamented with modillions, a delicate balustrade, and a centered gable with floral ornament in the pediment. A two-story bay window rises on the north side of the facade and terminates in a gable roof with flared sides. A one-story bay window is located on the north elevation, and the cornice is ornamented with brackets with pendants.
56 Washington Avenue	1880	A, B, D	Two-story vernacular residence of wood construction L-shaped in plan, with a three bay facade. The main entrance is offset on the south side, suggesting a side-passage interior plan. Fenestration is flat-topped, two-over-two, with original operable louvered wood shutters. A one-story bay window is located

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			on the north side of the first story, and a one-story porch is in the angle of the ell on the facade. Extending across the facade is a one-story open porch of wood construction, supported by attenuated turned posts and further ornamented by delicate balustrade with turned balusters.
54 Washington Avenue	1900	A, B, D	Two-and-a-half- story vernacular residence of wood construction with a laterally-oriented gable roof clad in asphalt shingles. The exterior surfaces are finished in weatherboard and the pediments of the gables in decorative wood shingling. Fenestration is flat-topped, with some windows retaining historic operable exterior louvered shutters. Extending across a portion of the facade and wrapping around a portion of the south elevation is a one-story veranda, hipped-roofed, with a centered gable over the main entrance, and supported by attenuated turned columns and ornamented by a balustrade with delicate balusters. Further ornamentation on the veranda includes sawn ornament incorporating a variety of motifs including trefoils.
58 Washington Avenue	1890	A, B, D	Eclectic two-and-a-half-story residence of wood construction whose main roof is laterally-oriented with a projecting section on the north side of the facade, which is capped with a gable roof. Fenestration on the three bay facade is asymmetrically arranged, with flat-topped windows. In the pediments of the gables are Queen-Anne-style windows. Extending across much of the facade is a one-story hipped-roof porch with attenuated Eastlake-style supports, sawn brackets, and a replacement wrought iron balustrade. On the north elevation is a two-story projecting bay with a gable roof, the first story of which includes chamfered corners and sawn brackets.
52 Washington Avenue	1880	A, B, D	Two-story vernacular residence of wood construction with a hipped-roof and projecting gable-roofed wings on both the facade and the south elevation. The

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			projecting wing on the facade includes chamfered corners on the first and second stories, and a pointed-arched window in the pediment of the gable. The building is clad in non-historic siding, but retains its original Eastlake-style porch in the angle of the ell on the facade which is supported by turned posts and incorporates in its design sawn brackets and an original upper and lower balustrade with turned balusters.
42 Washington Avenue	1890	A, B, D	Queen Anne-style home with an intersecting gable roof system and a three-story tower with an oriel and a hexagonal roof on the south side of the facade. Historic <i>Sanborn Fire Insurance Maps</i> indicate that a one-story porch originally extended across the entire facade; this feature has been removed. Fenestration is flat-topped, one-over-one, with exterior wood shutters. In the pediment of the gable on the facade is a round-arched window, a design motif found throughout the Midtown West residential neighborhood. On the north elevation is an exterior brick furnace chimney, as well as an original two-story bay window. The exterior surfaces are clad in non-historic siding, which likely resulted in the removal of some historic ornament.
28 Washington Avenue	1900	A, B, D	Two-and-a-half-story vernacular residence of wood construction, with an L-shaped facade, and an intersecting gable roof. The exterior surfaces are finished in weatherboard except for the pediments of the gable-ends which are finished in decorative wood shingles. On the south side of the facade is a two-story bay window with shingled and weatherboard-finished trim. Extending across a portion of the facade and wrapping around a portion of the north side is an original wood porch with a hipped-roof, turned posts, and a solid replacement balustrade.
			gable-fronted American Foursquare of wood construction with a gable-end

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
3 Washington Avenue	1920	A, B, D	orientation to the street and a one-story gabled porch extending across the facade, resting on piers of stone and supported by battered wood posts. The facade is two bays in width and a single window is in the pediment of the gable. The exterior surfaces are clad in non-historic siding. On the south elevation a side door opens into the house, likely accessing both the basement and the first floor.
3 Washington Avenue	1920	A, B, D	One-and-a-half-story Craftsman-style Bungalow of wood construction with a laterally-oriented gable roof and a characteristic recessed front porch. Also characteristic of the style is the dormer, in this case a gabled dormer, which penetrates the roofline of the facade allowing additional light and space for an otherwise small second story. The recessed porch on this property has been screened in, without a significant loss of integrity. Fenestration is flat-topped, without notable ornament. The original porch skirting is intact.
4 Washington Avenue	1920	A, B, D	American Foursquare of wood construction with the characteristic hipped-roof and hipped-dormer on the two-bay facade, and a hipped-roof porch extending across the facade which retains its original balustrade, supports, and porch skirting. An exterior brick chimney rises along the south elevation. Fenestration is flat-topped, one-over-one, some of which is ornamented with chronologically inappropriate and non-historic exterior shutters.
10 Washington Ave. (Home for the Aged, Ulster County)	1929-1930	A, B, D	Two-story Colonial Revival-style multi-tenant nursing home executed in brick with a symmetrical facade and a projecting gable-roofed pavilion with a semi-circular window in the pediment and stone pilasters defining the base. Fenestration is flat-topped, with six-over-one sash, set on extended seals and capped with flared stone lintels with keystones. The entrance pavilion is the most highly detailed feature on the property incorporating a balcony on the

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			second floor and a double door entry on the first floor which is flanked by windows with semi-circular transoms. Side elevations incorporate two-story porches. <i>Sanborn Fire Insurance Maps</i> indicate that the building is built with steel joists with tile bearing walls which are brick faced.
10 Washington Avenue	1890	A, B, D	One of the various types of repetitive house types found throughout the Midtown West residential neighborhood; this particular example incorporates a gable-end oriented wing with a smaller gable-end oriented projecting section. A one-story hipped roof porch extends across the facade, with original columns and replacement non-historic balustrade. The exterior surfaces are clad in non-historic siding.
6, and 12 Washington Avenue	1920	A, B, D	Three houses constituting a series of American Foursquares executed in wood construction, capped with hipped roofs which are penetrated by hipped dormers. Each property is two bays in width with a one-story hipped roof porch supported by various styles of posts. Fenestration on each is flat topped, and some of the houses are trimmed with chronologically inappropriate non-historic shutters.
10 Len Court	1930	A, B, D	Two-and-a-half-story Arts and Crafts-style residence of wood construction with a laterally-oriented gable roof and hipped-roof porch extending across the facade. The porch is supported by square wood posts and is further ornamented by a solid wood balustrade which extends to the ground. Fenestration is flat-topped, with historic sash with four vertical lights over one light. A hipped dormer on the facade allows additional light into the uppermost story. This is a repetitive house type identical to its neighbor to the east, although the property at 14 Len Ct. has been clad in non-historic siding.
14 Len Court	1930	A, B, D	Repetitive house type, originally identical to its neighbor to the immediate west

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			at 10 Len Court., although 14 Len Court. has been clad in non-historic siding. This property incorporates a laterally-oriented gable roof with a hipped dormer on the facade. All fenestration is flat-topped, set singly and in groups, with replacement sash and the entire exterior has been clad in non-historic siding. A one-story hipped roof porch extends across the facade.
8 Len Court	1930	A, B, D	Two-and-a-half-story Colonial Revival-Style residence of wood construction with a laterally-oriented gable roof penetrated by paired gable dormers on the facade. Two-bay facade with a glass enclosed gable-roofed porch, one story in height, with the original porch skirting intact. Fenestration is flat-topped, set singly and in pairs, with four vertical light upper sash and single-light lower sash.
9 Len Court	1930	A, B, D	Two-and-a-half-story Colonial Revival residence of wood construction with a laterally-oriented gable roof and a single gable dormer centered on the facade. The facade is two-bays in width and incorporates a partially enclosed gable-roofed front porch. Fenestration is flat-topped throughout, set singly, with some windows exhibiting non-historic exterior shutters.
5 Len Court	1930	A, B, D	One-and-a-half-story Bungalow with a laterally-oriented gable roof which extends forward from the plane of the house and shields a one-story recessed front porch, which is supported by battered posts. The exterior surfaces of the house are clad in asbestos shingles. On the facade is a large shed dormer, allowing additional light into an otherwise small and dark upper story. Windows are flat-topped, set singly and in groups. Supporting the eaves are Adirondack-style wood brackets.
1 Len Court	1930	A, B, D	2-story American Foursquare with a laterally-oriented asphalt-clad gable roof

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			which is penetrated by a hipped dormer on the facade. The facade is two bays in width, with the main entrance offset on the left side. Extending across the facade is a hipped-roof porch, supported by four plain wood posts; the original balustrade of the porch has been replaced with a solid wood balustrade. Fenestration is flat-topped throughout, with windows set singly and in pairs. Chronologically-inappropriate non-historic exterior shutters are at the windows.
33 Pearl Street	1870	A, B, D	Gothic Revival-style residence of wood construction with an intersecting gable roof. The exterior surfaces are clad in board-and-batten siding, characteristic of the style period. Bargeboard appears in the peaks of the gables, also a characteristic feature of this style. Fenestration is flat-topped, with drip labels. Some windows are trimmed with shed-topped hoods. In the angle of the ell on the facade is a one-story wood porch, above which a stylized lancet-arched dormer penetrates the roofline.
25 Pearl Street	1880	A, B, D	Eclectic two-and-a-half-story T-form residence of wood construction with an intersecting gable roof. The main portion of the facade is three bays in width, with the main entrance offset on the right side, suggestive of a side-passage interior plan. Fenestration is flat-topped, one-over-one. The pediment of the gable on the facade is trimmed with a variety of shingled ornament. Extending across the facade is a one-story shed-roofed porch with a pediment over the door on the right side. The porch is supported by turned posts and ornamented with a variety of turned and sawn ornament. Extended bays on the sides terminate in chamfered sections on the first story, giving a bay window effect.
19 Pearl Street	1880	A, B, D	Two-and-a-half-story residence of wood construction with a gable roof and gable-end orientation to the street; the roof is clad in asphalt shingles and is penetrated by a single chimney at the ridge line. The three-bay facade includes

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			an offset entry on the right side, suggestive of a side-passage interior plan. Fenestration is flat-topped, one-over-one, with operable exterior wood shutters. In the pediment of the gable on the facade is a "Queen Anne"-style multi-light fixed window. Extending across the facade is a one-story shed-roofed porch with a pediment over the main entrance, trimmed with a sunburst motif. The porch is supported by turned posts and retains an original upper balustrade and sawn ornament, however the lower balustrade has been replaced by wrought iron.
15 Pearl Street	1870	A, B, D	Appears to have been built in several sections, with the front section suggestive of the bungalow style and the middle section of stone and the rear section incorporating a two car garage. The main facade incorporates a laterally oriented gable roof though which a brick chimney penetrates near the center. The roof sweeps beyond the plane of the building on a portion of the facade shielding the front porch. The roof is also penetrated by a steeply pitched shed dormer. The stone portion at the rear extends at ninety degrees from the front portion and incorporates multi-light windows, exterior operable shutters, and a series of shed dormers allowing light into the upper story. Beyond the wood section is appended a gable roofed garage of modern construction.
09 Pearl Street	1920	A, B, D	Two-and-a-half-story eclectic residence of wood construction, the principal roof form of which is laterally-oriented to the facade, with two tall corbeled brick chimneys penetrating through the slopes of the roof. The facade is irregularly massed, including a one-story rounded bay on the right side and a projecting bay on the second story with rounded corners and a gabled roof with a pedimental half-moon window. A one-story shed-roofed canopy is centered on the facade. Historic <i>Sanborn Fire Insurance Maps</i> indicate that the property originally had a

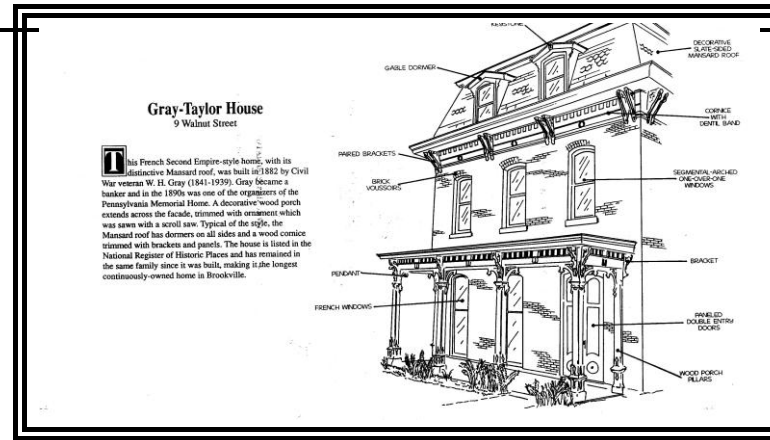
Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			small front porch on the left side of the facade; this porch has enclosed.
05 Pearl Street	1880	A, B, D	2½-story eclectic residence of wood construction, the principal roof form of which is laterally-oriented to the facade, with two tall corbeled brick chimneys penetrating through the slopes of the roof. The facade is irregularly massed, including a one-story rounded bay on the right side and a projecting bay on the second story with rounded corners and a gabled roof with a pedimental half-moon window. A one-story shed-roofed canopy is centered on the facade. Historic <i>Sanborn Fire Insurance Maps</i> indicate that the property originally had a small front porch on the left side of the facade; this porch has enclosed.
02-106 Pearl Street	1900	A, B, D	Two-and-a-half-story vernacular residence of wood construction with a gable roof and gable-end orientation to the street. The building has a three-bay facade with the main entrance offset on the right side, suggesting an original side-passage plan. Extending across the facade is a one-story shed-roofed porch supported by plain wood columns. Fenestration is flat-topped, one-over-one lights, except for a round-arched window in the pediment of the gable, a design motif seen throughout the Midtown West neighborhood.
08-110 Pearl Street	1900	A, B, D	Original double house of wood construction, two-and-a-half- stories in height, with a laterally-oriented gable roof and a large centered gable on the facade which is ornamented with decorative shingling. The facade is arranged symmetrically with each side having a side passage entry, one window on the first floor and two on the second. Historic <i>Sanborn Fire Insurance Maps</i> indicate that the property originally had a full front porch extending across the entire facade; this porch has been removed.
12-114 Pearl Street	1900	A, B, D	Original double house of wood construction two-and-a-half stories in height

Property (numbers correlate to survey map)	Date of Construction	Selection Criterion	Description
			with a laterally-oriented gable roof and a large centered gable on the facade. Fenestration is flat-topped throughout, with modest detailing. The entire exterior surface of the building is clad in asbestos shingles. A one-story hipped-roof porch extends across the facade, supported by modestly-detailed posts and trimmed with sawn brackets. On the left rear corner is a one-story bay window with a bracketed cornice.
22 Pearl Street	1870	A, B, D	Two-story vernacular residence of wood construction with a laterally-oriented gable roof and a three-bay facade. The main entrance is offset on the left side of the facade, suggesting a side passage interior plan. Fenestration is flat-topped, with some historic two-over-two sash remaining, along with chronologically-inappropriate non-historic exterior shutters. Historic <i>Sanborn Fire Insurance Maps</i> indicate that the property originally had a full front porch; this feature has been removed and has been replaced by a small hood shielding the main entrance.
28 Pearl Street	1870	A, B, D	Two-and-a-half- story vernacular residence of wood construction with a gable roof and a gable-end orientation to the street, with a brick chimney penetrating the ridge line of the roof. The facade is three bays in width, with one of the original windows being replaced by a door. Fenestration is flat-topped throughout, except for a pointed-arched window in the pediment of the gable on the facade; some six-over-six historic wood sash has been retained. Extending across the facade is a one-story hipped-roof porch, supported by Japanese posts with corresponding detail.

## V. Recommendations for Further Activities

This Intensive-Level Historic Resources Survey of the Midtown West area represents an investigation of the breadth of historic properties in this diverse neighborhood in the Hudson River community of Kingston. Initiatives such as this should be viewed as ongoing phases in a plan to identify, document, and encourage the preservation of historic resources throughout the City. The breadth of resources in Kingston—running the gamut from commodious single-family residences and less pretentious dwellings to commercial and industrial buildings, churches, resources associated with Kingston’s Dutch heritage and its position both as a river town, and as the first capital of New York State—is so extensive that the full documentation and protection of the City’s heritage will be a lengthy process, and given the political ramifications of protection under local preservation legislation, will likely never occur completely. However, the following recommendations should assist the City’s elected and appointed officials and private-sector preservation community, including, in particular, the Friends of Historic Kingston, in future planning both for the documentation of Kingston’s historic resources and for the advocacy of their preservation. Some recommendations will require significant levels of funding, while others will not.

- ❑ 1. **Conduct additional intensive-level surveys** in areas of Kingston which may be architecturally-sensitive or threatened, or where such surveying could be expected to encourage the rehabilitation and adaptive re-use of historic properties. Priorities for intensive-level documentation should be developed by the Office of Planning and the Historic Landmark Preservation Commission. If proposed federal-level tax incentives for private historic home property owners are enacted, the necessity for such surveying as a precursor to National Register historic district designation will become evident.
- ❑ 2. **Nominate the Midtown West area to the National Register of Historic Places.** Such designation imposes no restriction on private property rights and makes available the significant financial incentives which are available for the rehabilitation of historic income-producing properties.
- ❑ 3. **Develop a school-age preservation education program** including tools such as a historic architecture coloring book (see Fig. 21) with a study guide for implementation by teachers.



- ☐ 4. **Remain pro-active advocates for state and federal legislation favorable to historic preservation** and remain informed about legislative developments which could help or hinder preservation efforts within Kingston.
- ☐ 5. **Develop a priority system for the local designation** of significant properties.
- ☐ 6. **Become fully conversant with the various sources of funding for preservation projects**, including the federal rehabilitation investment tax credit, the New York Landmarks Conservancy's Sacred Sites and Properties Grant program, Community Development Block Grants, NYS Council on the Arts, NYS Legislature Member Items, transportation enhancement funding, the National Trust for Historic Preservation (including Inner-City Ventures Fund and John E. Streb Preservation Services Fund for New York), etc.

- ❑ 7. Seek funding for and develop a Historic Preservation Plan for the City of Kingston. This plan should present a comprehensive approach for preservation within the community, including short- and long-term goals, objectives, activities and assignments for the completion of specific activities, and should be developed with the intention of incorporation into the City's Comprehensive Plan.

- ❑ 8. Institute a project of digitization of historic photos, maps, etc. relating to the historic architectural heritage of the community. The most impressive collection within this arena is found in the City's assessment records, which include assessment cards for all properties in the City. Including on most cards are black-and-white photos of the individual properties dating from the mid-1950s. These photos reflect the appearance of Kingston properties before many unsympathetic changes had occurred, including, in many instance, the application of non-historic siding, porch and trim removal, window replacement, etc. In addition to the documentary value of such an undertaking, the availability of stable digitized images will be invaluable to anyone wishing to restore a property which has undergone change. An immediate step should alert the Assessment Department to the importance of these photos and seek the assurance of the Department that these photos will not be inadvertently destroyed.



- ❑ 9. Consider a program to install interpretive display units in selected historic views and providing narrative descriptions of each particular with the increased awareness of the distinctive historic character of advocate the preservation of historic streetscapes. Images can be collections, post card views, etc. Individual units could be financial institutions, etc, and could also be erected as memorials or



areas of the City depicting vista. Such devices can assist the community and can help to drawn from local historic photo sponsored by local businesses, in honor of individuals.

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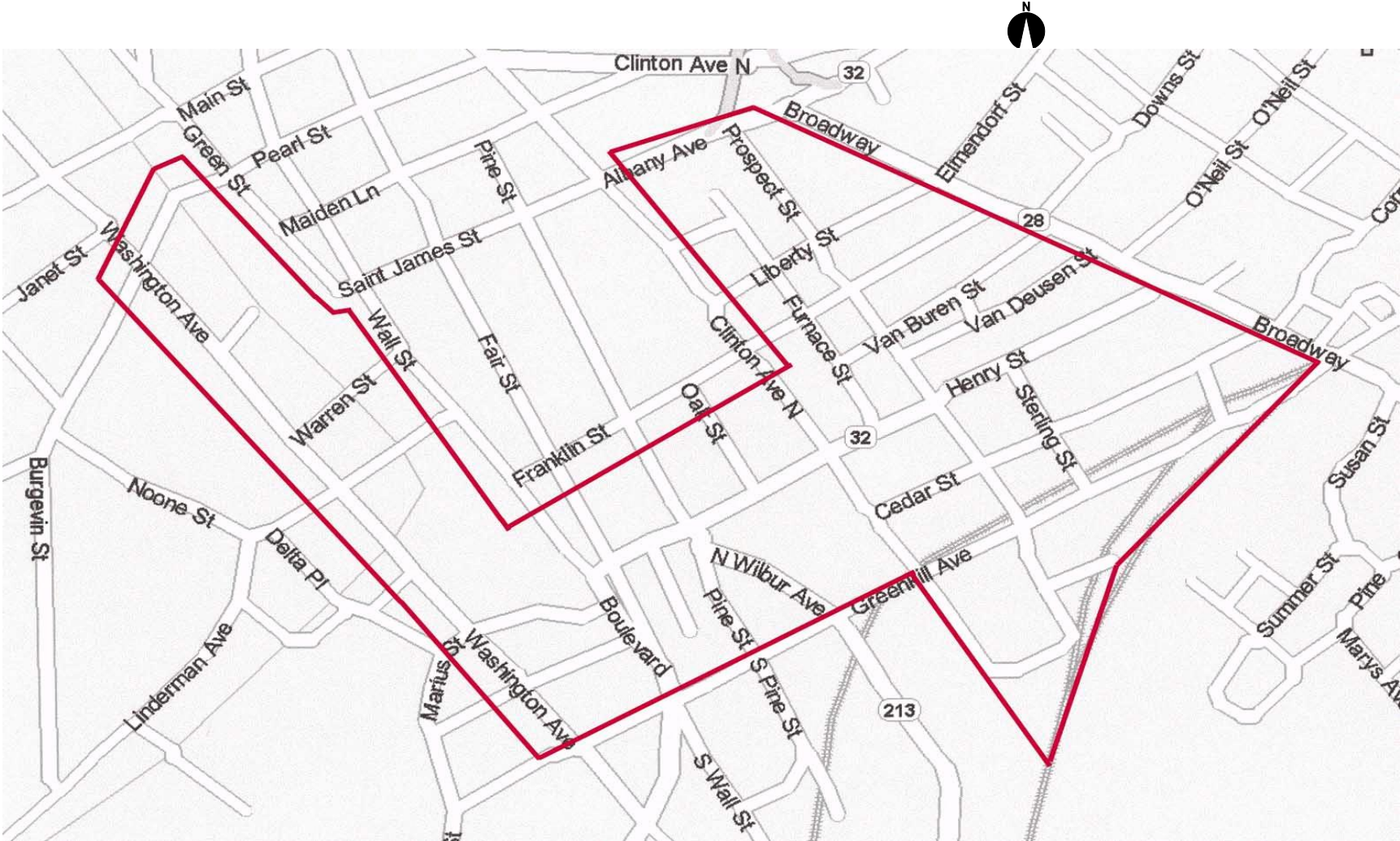
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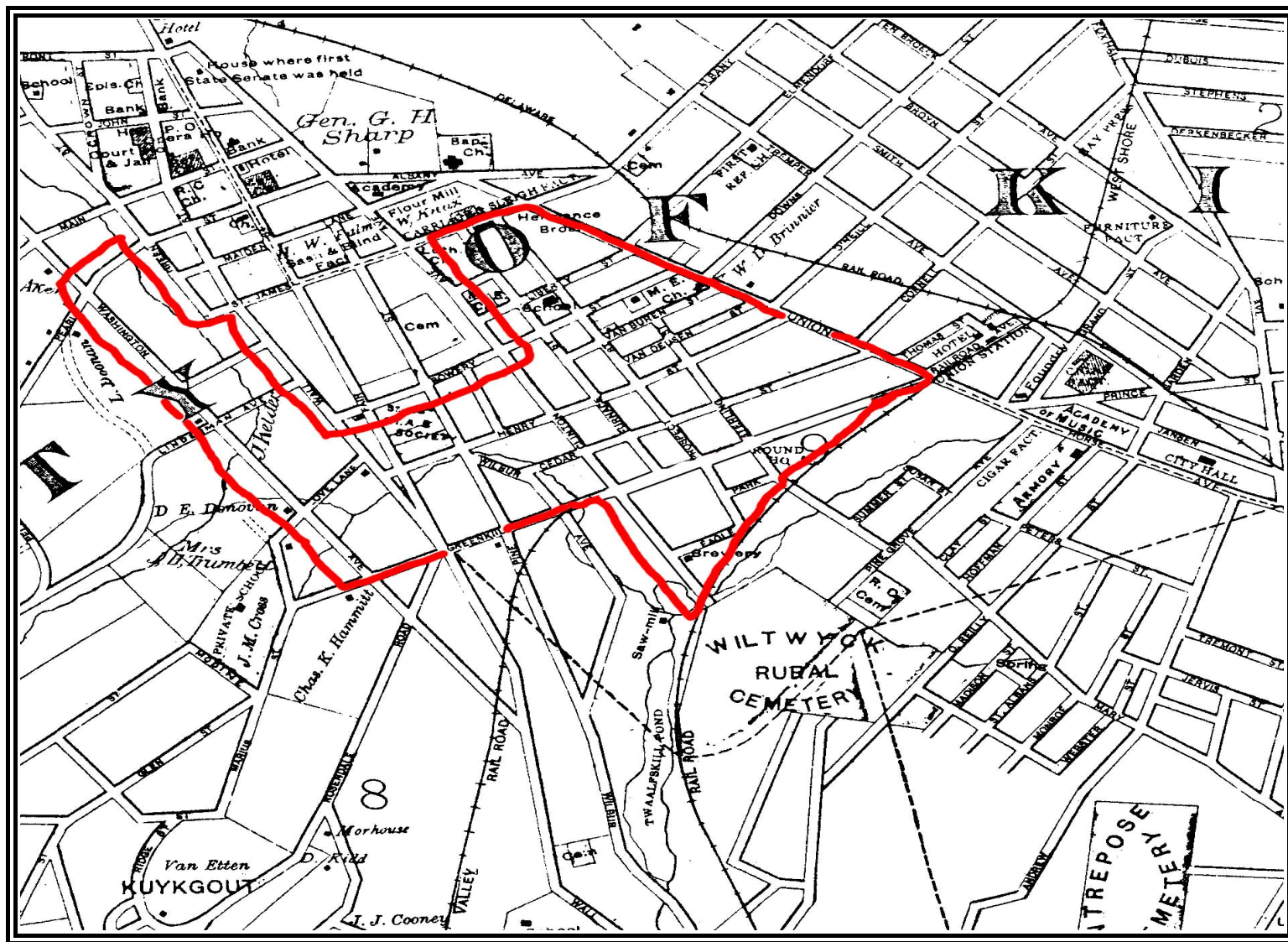
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## Appendix A: Maps of Project Area

Project Location Map





Appendix B: Résumé of Project Manager David L.  
Taylor

**DAVID LEWIS TAYLOR**  
**9 Walnut Street**  
**Brookville, Pennsylvania 15825**

**RELATED PROFESSIONAL EXPERIENCE**

1992-	Principal, Taylor and Taylor Associates, Inc., Brookville, Pennsylvania
1986-1992	Borough Manager, Borough of Brookville, Pennsylvania
1984-1996	Community Development Consultant, Pennsylvania Department of Community Affairs, specializing in municipal management and the issues related to downtown revitalization
1983-1986	Main Street Project Manager, Historic Brookville, Inc., Brookville, Pennsylvania
1981-1983	Executive Director, Columbus Landmarks Foundation, Columbus, Ohio
1976-1981	Director, Southeastern Ohio Regional Historic Preservation Office, Zanesville, Ohio
1979-1981	Instructor of Architecture (part-time), Muskingum Area Technical College, Zanesville, Ohio
1979	Adjunct Instructor of History, Muskingum College, New Concord, Ohio

**EDUCATIONAL BACKGROUND**

1979	Ohio University, Athens, Ohio: Graduate studies in Public Administration
1977-1979	The Ohio State University, Columbus, Ohio: Graduate studies in American architectural history, historic preservation planning and administration, Graduate School of Architecture
1978	Western Kentucky University, Bowling Green, Kentucky: Master of Arts, Center for Intercultural Studies
1970	Muskingum College, New Concord, Ohio: Bachelor of Arts

**PROFESSIONAL APPOINTMENTS**

	36 CFR 61-certified for architectural history by the State Historic Preservation Offices of New York, Maryland, West Virginia, Kentucky, Pennsylvania, and Ohio
2003	Commonwealth Speakers Bureau, Pennsylvania Council on the Humanities, Harrisburg, Pennsylvania
2003	Grant review panel, Keystone Historic Preservation Grant program, Pennsylvania Historical and Museum Commission, Harrisburg, Pennsylvania
2003-	<b>Site Resources Oversight Committee, Mountain Laurel Center for the Performing Arts, Bushkill, Pennsylvania</b>
1999-	<b>Governor's Sound Land Use Advisory Committee, Office of Governor Tom Ridge, Harrisburg, Pennsylvania</b>
1998-1999	Steering Committee for the development of a Historic Preservation Plan for the Commonwealth of Pennsylvania, Pennsylvania Historical and Museum Commission
1995-	Board of Directors, Preservation Pennsylvania, Harrisburg, Pennsylvania (Treasurer, 1996-1997; President, 1998-present)

1994	Steering Committee, International Countryside Stewardship Exchange in Pennsylvania, Center for Rural Pennsylvania, Harrisburg, Pennsylvania
1993	Rural Tourism Roundtable, Center for Rural Pennsylvania, Harrisburg, Pennsylvania
1993	Project Planner Status, Bureau of Community Planning, Pennsylvania Department of Community Affairs
1988-1992	Member, Pennsylvania Historic Preservation Board (Chairman, 1991-1992)
1985	Steering Committee, 8th Annual Pennsylvania Conference on Historic Preservation, State College, Pennsylvania
1984-1986	Resource Teams, National Main Street Center, National Trust for Historic Preservation, Washington, D.C.
1984-1990	Board of Directors, Brookville Area Chamber of Commerce (President, 1984-1985)
1984-1994	Jefferson County Redevelopment Authority (Chairman, 1988-1994)
1983-1986	Brookville Planning Commission (Secretary, 1985-1986)
1984-1998	Jefferson County Development Council (Vice President, 1984-1987; President, 1987-1989)
1983-1998	Brookville Industrial Foundation (Vice President, 1984-1987)
1982-1983	Downtown Council, Columbus [Ohio] Chamber of Commerce
1978-1981	Architecture and Building Trades Advisory Board, Muskingum Area Technical College, Zanesville, Ohio
1979-1980	Grants and Policy Committees, Ohio Historic Preservation Office, Columbus, Ohio
1976-1980	Editor, <i>Journal of the Ohio Folklore Society</i>
1978-1983	Grants Advisory Board, Joint Programs in Human Values and the Built Environment, Ohio Arts Council and Ohio Program in the Humanities (Chair, 1982-1983)

### **SELECTED PUBLICATIONS AND RELATED PROFESSIONAL ACTIVITIES**

"The Fordson Coal Company: Insider Stock Trading and an Eastern Kentucky Company Town," Kentucky Historic Preservation Conference, Danville, Kentucky, 2002.

The Integration of Historic Architectural Survey Data into an Area-Wide G. I. S. System," Kentucky Historic Preservation Conference, Danville, Kentucky, 2002. (with Larisa Hughes and Emily Nordloh)

Keynote Speaker, Northern Kentucky Planning Council, Annual Meeting, Covington, Kentucky, 2001.

"Erlanger, Kentucky: Portrait of a Railroad Suburb," Kentucky Historic Preservation Conference, Louisville, Kentucky, 2000.

Faculty member, "Preserving Landmarks and Landscapes," continuing legal education seminar, Pennsylvania Bar Institute, Philadelphia, Pennsylvania, 1999.

*Brookville, Pennsylvania: A Historic Architecture Coloring Book*, 1996.

"Design Among the Derricks: The Architecture of Oil City and Emlenton, Pennsylvania," Sixth Annual Oil Heritage Conference, Oil City, Pennsylvania, 1996.

*Mercersburg, Pennsylvania: A Historic Architecture Coloring Book* [with Study Guide], 1995.

"Historic Preservation as an Economic Development Tool," keynote address, and "Design Assistance as a Catalyst to Historic Preservation," presented at the annual meeting of Downtown Ohio, Inc., Columbus, Ohio, 1994.

"Economic Development Strategies," presented as part of a statewide workshop series, "Rural Pennsylvania: Lost, Rediscovered, Sustained," The Center for Rural Pennsylvania, 1993.

"Stemming the Decline in Small-Town Downtowns," Annual Conference of the Ohio Preservation Alliance, Chagrin Falls, Ohio, May, 1993.

"Revitalizing Main Street: A Conference for Leaders in Business," two nationwide teleconferences sponsored by the Edward D. Jones Company, St. Louis, Missouri, 1993.

"A Pennsylvania Community Keeps Its Water The Best," *The Authority* [Pennsylvania Municipal Authorities Association], February, 1992 (with Terry J. Rhinehart, P.E.).

"The Rehabilitation and Reuse of Upper-Story Space in Historic Commercial Buildings," Pennsylvania Downtown Center, First Annual Statewide Downtown Conference, State College, Pennsylvania, 1991.

"Walking Tour of Historic Brookville," Historic Brookville, Inc., 1991.

"Organizing for Effective Downtown Design," Annual Ohio Historic Preservation Conference, Columbus, Ohio, May, 1990.

"General Guidelines for Sensitive Facade Rehabilitation in Older Commercial Areas," *Centerpiece* [Pennsylvania Downtown Center], Vol. 1, No 3, March-April, 1989 (with William L. Snyder, Jr., R. A.).

"Preserving Small-Town Main Streets," presented as part of a conference, "Historic Preservation--New Views and Old Values," West Chester University, West Chester, Pennsylvania, November, 1988.

Keynote Speaker, Iowa Conference on Downtown Development, Marshalltown, Iowa, September, 1987.

"Brookville, Pennsylvania: A Town on the Move," *The Authority* [Pennsylvania Municipal Authorities Association], April, 1987, pp. 1-7 (with Terry J. Rhinehart, P.E.).

"The Role of the Project Manager in Downtown Revitalization," National Main Street Town Meeting, Winston-Salem, North Carolina, September, 1986.

"The New Main Streets in Pennsylvania Communities," *Pennsylvanian* [Pennsylvania State Association of Boroughs], August, 1986, p. 4 ff.

Moderator, Seminar on Downtown Revitalization, Eighth Annual Pennsylvania Conference on Historic Preservation, State College, Pennsylvania, April, 1986.

"Brookville's Looking Great," *Main Street News* [National Main Street Center of the National Trust for Historic Preservation], July, 1985.

Keynote Address on Downtown Revitalization, Ohio Preservation Alliance, Annual Meeting, Hillsboro, Ohio, 1985.

Panelist, Muskingum College Summer Symposium on Historic Preservation, New Concord, Ohio, 1985.

"Effective Design for the Older Downtown," Sixth Annual Pennsylvania Conference on Historic Preservation, Lancaster, Pennsylvania, 1984.

Panelist on Downtown Revitalization, Pennsylvania Association of Housing and Redevelopment Agencies, Annual Meeting, Pittsburgh, Pa., 1983.

*Walking Tour of Zanesville's McIntire Terrace Historic District*, funded and published through a grant from the Taylor-McHenry Foundation, Zanesville, Ohio, 1981.

"They Like to Sing the Old Songs: An Introduction to the A. L. Phipps Family and to Their Music," *John Edwards Memorial Foundation Quarterly* [published at U.C.L.A.], Vol. 13, No. 45, pp. 29-37.

"Gone But Not Forgotten: The Life and Work of a Traditional Tombstone Carver," *Keystone Folklore*, Vol. 21 (1976-1977), pp. 14-33 (with Mary Helen Weldy).

"Architectural Conservation and Small-Town Identity," Community College Social Science Association of America, Annual Meeting, Louisville, Kentucky, 1979.

### AWARDS, FELLOWSHIPS, AND GRANTS

- 2002 Keystone Historic Preservation Grant for the rehabilitation of the Daniel Shipp House, Tamaqua, Pennsylvania, for use as a nonprofit office headquarters; Pennsylvania Historical and Museum Commission (\$60,000)
- 2002 Planning Achievement Award, Westchester County [New York] Municipal Planning Federation, for *Downtown Peekskill Historic District Design Guidelines*
- 2002 Survey and Planning Grant for National Register documentation for the Village of Stone, Pike County, Kentucky; Kentucky Heritage Council (\$5,000)
- 2000 Keystone Historic Preservation Grant for the rehabilitation of the Edleblute-Pearsall Building, Brookville, Pennsylvania, for use as a local history museum; Pennsylvania Historical and Museum Commission (\$90,000)
- 2000 Keystone Historic Preservation Grant for the rehabilitation of the Brockwayville Railroad Depot, Brockway, Pennsylvania for use as a senior citizens' social service center; Pennsylvania Historical and Museum Commission (\$78,750)
- 2000 Historic Preservation Grant for the preparation of a National Register Multiple Property Documentation Form and a historic district nomination, City of Erlanger, Kentucky; Kentucky Heritage Council (\$10,000)
- 1999 Keystone Historic Preservation Grant for the rehabilitation of the Herpel Brothers Foundry, Reynoldsville, Pennsylvania as a senior citizens' social service center; Pennsylvania Historical and Museum Commission (\$80,000)
- 1999 Honor Award for "Rediscovering Lancaster: A Central Business District Strategy," American Society of Landscape Architects, New York Chapter (with Peter J. Smith & Co.)
- 1999 Achievement Award for "Rediscovering Lancaster: A Central Business District Strategy," American Planning Association, New York Chapter (with Peter J. Smith & Co.)
- 1999 Community Revitalization Award for the rehabilitation of the Sylvan Heights Mansion, Harrisburg, Pennsylvania; Pennsylvania Historical and Museum Commission (with Kramer/Marks Architects)
- 1997 Keystone Recreation Fund Grant for the rehabilitation of the Dr. Walter Dick Memorial Park, Brookville, Pennsylvania; Pennsylvania Department of Conservation and Natural Resources (\$26,000)
- 1996 Keystone Historic Preservation Grant for the rehabilitation of the Beaver, Pennsylvania freight depot of the Pittsburgh & Lake Erie Railroad as a local history museum; Pennsylvania Historical and Museum Commission (\$60,000)
- 1996 Institutional Award for *Mercersburg, Pennsylvania: A Historic Architecture Coloring Book and Study Guide*; Pennsylvania Federation of Museums and Historical Organizations
- 1995 Keystone Historic Preservation Grant for the rehabilitation of the P. P. Blood Block, Brookville, Pennsylvania for use as nonprofit organizational offices; Pennsylvania Bureau for Historic Preservation (\$60,250)
- 1994 Main Street Project Grant for the City of Johnstown, Pennsylvania; Pennsylvania Department of Community Affairs, (\$35,000)
- 1993 Recycling Equipment Grant for the Borough of Brookville, Pennsylvania; Pennsylvania Department of Environmental Resources, (\$36,000)

- 1992 "Tree City USA" Award, for the Borough of Brookville; National Arbor Day Foundation
- 1990 Outstanding Downtown Project Award for the Brookville Main Street Project; Pennsylvania Downtown Center
- 1990 Housing and Community Development Grant for Commercial Facade Improvements, Housing Rehabilitation, and Public Improvements in the Brookville Historic District; Pennsylvania Department of Community Affairs (\$115,000) [with Mullen and Lonegran Associates]
- 1989 Local History Grant for archival consulting services; Pennsylvania Historical and Museum Commission (\$3,500) [with Carole A. Briggs]
- 1989 Recycling Grant for the Borough of Brookville's Brookville Recycling Initiative; Pennsylvania Department of Environmental Resources, (\$9,000)
- 1989 Economic Development Grant for the Borough of Brookville, Pennsylvania; Pennsylvania Department of Community Affairs (\$50,000)
- 1988-92 Arts-programming grants for the Brookville Arts Council, Vira Heinz Foundation, Pittsburgh (\$15,000)
- 1987 "Great American Design Award," for the rehabilitation of the Philip Taylor House, Brookville, Pennsylvania; The Pennsylvania State University
- 1986 "Outstanding Pennsylvania Community of the Year" Award for Brookville, Pennsylvania; Pennsylvania Chamber of Business and Industry
- 1986 Recreational Improvement and Rehabilitation Grant for the development of Northside Park, Brookville, Pennsylvania; Pennsylvania Department of Community Affairs (\$23,000)
- 1986 Preservation Initiative First Place Award for the Brookville Main Street Project; Pennsylvania Bureau for Historic Preservation
- 1985 First Place Award for Innovations in Local Government Competition for the Brookville Main Street Project; Governor's Rural Economic Development Committee
- 1983-86 Downtown revitalization grants for the Borough of Brookville; Pennsylvania Department of Community Affairs (\$78,000)
- 1978 Fellowship for Summer Seminar on Victorian Architecture, Boston University, Boston, Massachusetts; Victorian Society in America