

NPS Form 10-900
(Oct. 1990)

OMB No. 1024-0018



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hubbell Family Farm and Kelly's Corners Cemetery

other names/site number _____

2. Location

street & number NY 30☐ not for publicationcity or town Kelly's Corners☐ vicinitystate New Yorkcode NYcounty Delawarecode 025zip code 12455

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally ☐ See continuation sheet for additional comments.

Signature of certifying official/Title

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet for additional comments.

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the
National Register.
☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain): _____

Hubbell Family Farm/Cemetery

Name of Property

Delaware County, New York

County and State

Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-State
- ☐ public-Federal

Category of Property

(Check only one box)

- ☐ building(s)
- ☒ district
- ☐ site
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
19	2	buildings
2	0	sites
2	0	sites
4	0	structures
0	0	objects
25	2	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use**Historic Functions**

(Enter categories from instructions)

AGRICULTURE/fields, outbuildings, storage, processing,

animal facility

DOMESTIC/single dwellings

COMMERCE/TRADE/office, store

INDUSTRY/manufacturing, processing, warehouse

LANDSCAPE/agricultural landscape

FUNERARY/cemetery

TRANSPORTATION/railroad

Current Functions

(Enter categories from instructions)

AGRICULTURE/fields, outbuildings, storage

DOMESTIC/single dwellings

COMMERCE/TRADE/office

INDUSTRY/manufacturing, processing, warehouse

LANDSCAPE/agricultural landscape

FUNERARY/cemetery

TRANSPORTATION/railroad

7. Description**Architectural Classification**

(Enter categories from instructions)

no style

Materials

(Enter categories from instructions)

foundation stone, concrete

walls wood

roof asbestos, wood

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

 United States Department of the Interior
National Park Service

Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

The Hubbell Family Farm and the Kelly's Corners Cemetery are located on NY 30 in the hamlet of Kelly's Corners, about four miles north of Margaretville, Delaware County. NY 30 cuts across southern Delaware County in a southwest-northeast direction, skirting the Pepacton Reservoir before turning more directly north at Margaretville. North of Margaretville, the road winds through the narrow valley of the East Branch, Delaware River, enclosed within the steep hillsides of the Catskill Mountains. Although generally rural in character along much of its route, NY 30 is dotted with commercial areas around villages, especially near the popular resort areas in the eastern part of the county. The Hubbell farm spans both sides of NY 30, extending east from the shore of the river to the top of the 1,800-foot eastern ridge. The Kelly's Corners Cemetery is on the east side of NY 30, immediately south of the farm. The nomination boundary encompasses 276 acres, which is the land associated with the farm and cemetery during the period of significance. The Hubbell farm includes the 218 acres established in the mid-nineteenth century and an additional purchase in the early 1930s. The cemetery is sited on a one and one-half acre plot. Each component is significant individually; however, the cemetery is closely associated with the Hubbell family and is the location of all the Hubbell family burials. Since 1931 the cemetery has been operated by an association of Hubbell family members. The nomination encompasses residential buildings, agricultural buildings and structures, commercial buildings, fields, orchards, groves, reforested areas, stone walls, a pond, railroad tracks, a cemetery and building sites that may have the potential for archeological significance.

The farm is laid out with all of its buildings on the east side of the NY 30. The road is now farther from the farm buildings than it was in the nineteenth and early twentieth centuries, as a 1960s road relocation project moved its path to the west. As part of this project, a nineteenth-century complex of residential and farm buildings that was part of the Hubbell family holdings was obliterated. This site is within the nominated property, just south of the extant building cluster. Extant residences and commercial buildings are generally closest to the road, with a large number of agricultural dependencies dispersed behind them to the east. An

☐ See continuation sheet

United States Department of the Interior
National Park Service

**Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY**

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

extensive and complex pattern of stone walls, cattle passes, roads and pedestrian paths demarcates the area slope from the back of the farm complex to the top of the ridge. Between the road and the ridge, land has been divided into pastures, cultivated fields and forested areas. The pattern of field divisions is generally intact to c1920 and reflects the evolution of the farm between the mid-nineteenth century and the present. Most of the twentieth-century land uses are clearly demarcated by fences, tree lines and other field divisions, vegetation or evidence of previous vegetation. The pond and ice house are located near the south end of the property. The cemetery, the southernmost component of the nomination, is on the east side of the road. The cemetery occupies a rounded hillock that rises steeply from road to ridge. Graves have been laid out in terraces up the hillside. At its steepest point, the cemetery affords dramatic views south into the river valley and west to the steep mountain ridge that defines the other side of the valley. On the west side of NY 30, land is characterized by low river flats. Traversing the entire property east of the road are railroad tracks that carry the Ulster and Delaware Railroad on its route from Arkville to Grand Gorge.

Hubbell Farm Buildings – Keyed to site map

Building 1: Ralph Taylor (Toby) Hubbell Residence, 1925

The R.T. Hubbell residence is a two-story wood-frame building with a hip roof. It sits on a decorative faced concrete block foundation; walls are clad in stucco and the roof is covered by asphalt shingles. There is a full basement with mortared stone walls and a concrete floor. On the interior, the building is divided into three rooms (and hall or bath) on each floor. Finishes include plaster walls and ceilings, a brick-faced fireplace and hardwood floors.

United States Department of the Interior
National Park Service

Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Building 2: Robert B. Hubbell Residence, 1894-95

This residence is a three-story wood-frame building built into a hillside. The building sits on a mortared stone foundation and is surmounted by a gable roof. Walls feature beveled siding and a two-story veranda wraps around the south and east elevations. As built, the second story is at ground level on the north elevation and is the location of the main entrance. The building is divided into living spaces on the ground, first and second floors and bedrooms above.

Building 3: Poultry House, 1890s

The poultry house is a 10' by 10' one-story wood-frame building with a gable roof, stone foundation, wood shingle roof and board and batten walls. The interior is divided into two sections: the left was used for a henner; prior to 1900, the right half contained a privy. The building is now used as a garden storage house.

Building 4: "Cornell Approved" Chicken House, early 1920s

The chicken house is a 12' by 36' one-story wood-frame building with a shed roof and a concrete foundation. The roof is clad in rolled asphalt and the walls in asphalt shingle siding over rough cut boards.

Building 5: Woodworking Shop, 1930s

The shop is an 18.5' by 23' one-story wood-frame building with a 8' by 10' addition on the left corner. It rests on a loose fieldstone foundation and has a shed roof; walls and roof are clad in asphalt shingle siding. The interior features board flooring.

Building 6: Keene Residence, date unknown; possibly early nineteenth century

The Keene house is a 12' by 30.5' L-shaped, two-story wood-frame building on a loose fieldstone foundation. The roof is covered in asphalt shingles and the walls are clad in board and batten siding. The first floor is

☐ See continuation sheet

United States Department of the Interior
National Park Service

**Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY**

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

divided into two rooms, with board floors and plaster walls and ceiling. The second floor is divided into one finished room and one open, unfinished space. The history of this building is unknown. Prior to 1925, it was located in the area now occupied by the R.T. Hubbell residence (building 1). It has since been moved and at this location it was used to store glass.

Building 7: Blacksmith Shop (John or Harry Burr), c1880, perhaps earlier

This small building is 14' by 16' in size and 14' high to the eaves. It sits on a stone foundation and features vertical board siding and a gable roof with asphalt shingles. Walls and floors are lined with a 4" to 6" layer of stone and mortar.

Building 8: Playhouse (Uncle Bill's), mid-1930s

This 8' by 12.5' one-story wood-frame building is sited next to the stream and sits on brick piers. The roof is wood shingle and the walls are clad in rough-cut lumber. There is an interior brick chimney on the rear. The front gable end features an entrance door and a small square window. Interior walls are matched boards and the floor is softwood. There is no interior ceiling.

Building 9: First Garage (Burr Hubbell), 1900

The garage is a 12' by 16' one-story wood-frame building with a stone foundation, a gable roof, and board and batten siding. Burr Hubbell's first car, a Stanley Steamer, was garaged here. Later he owned a 1906 Maxwell, which has recently been restored and is housed in the cement shed.

Building 10: Wagon House, date unknown

The wagon house is a two-story barn-like building, 38.5' by 51' in size. It features a motared stone foundation, a gable roof covered in asphalt shingles, and novelty siding on the walls. Joists and beams are hand hewn. The

United States Department of the Interior
National Park Service

**Hubbell Family Farm and
 Kelly's Corners Cemetery
 Kelly's Corners, Delaware County, NY**

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

first floor has a concrete floor and walls covered in rough native lumber. There is no ceiling covering. The second floor has wide-board flooring but no interior finishes. There is a 40' by 60' one-story wood-frame addition with a metal clad roof on the rear elevation. This non-historic addition was added c1970s and is used as a machine shop for Hubbell Companies equipment repair.

Building 11: "Cornell Approved" Business Outhouse, 1920s

The 5' by 8' one-story wood-frame building has a concrete foundation, wood-shingled gable roof and board siding. The building has two separate entrances and a full-story center partition allowing for separate toilet facilities for men and women. The interior has novelty siding and a wood floor.

Building 12: Privy (Milo Hubbell Residence), c1850s

The 6' x 6' building has a wood covered stone foundation, board siding on the exterior and interior, and a wood shingled roof. The interior features a bench with three holes.

Building 13: Laundry/Wood House, c1900

The combination wood house and laundry is a 24' by 30' two-story wood-frame barn-like building. It has a motared stone foundation, gable roof with metal cladding and novelty siding. The south half of the building, used for stove wood storage, has an earthen floor and no interior finishes. In the north half, a first-floor laundry has running water, large wooden sinks, a wood stove, boilers and two steam engines. The loft above has a board floor but is otherwise unfinished. On the east elevation, there is an 8' by 24' one-story addition with a shed roof covered in rolled asphalt. The north end of the addition is enclosed with a wood-shingled wall and the south end is open.

United States Department of the Interior
National Park Service

**Hubbell Family Farm and
 Kelly's Corners Cemetery
 Kelly's Corners, Delaware County, NY**

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Building 14: Carriage House, c1860-70

During the 1920s, this building was moved to this site from another location on the farm. The two-story wood-frame building has a concrete foundation, a gable roof with wood shingles and wide board siding. The first floor is divided into three garage bays with swing out wooden doors. The second floor is open and has a matched wood floor. Attached to the north side of the carriage house are two one-story garages similar to the bays on the larger section.

Building 15: Milo Hubbell Residence, pre-1848 with later alterations

This residence was acquired by Milo Hubbell and Mary Faulkner when they purchased the property in c1848. Its exact date of construction is unknown; however, in the mid-nineteenth century it was described as a one and one-half story Greek Revival style residence on a stone foundation, five bays wide and two bays deep under a broad, side gabled roof, with interior end chimneys. It was sided in clapboard and featured eyebrow windows and a recessed center entrance set within a large-scale classical surround. The interior was symmetrical, with a center hall and four rooms on the first floor and a loft above. Between 1848 and c1910, there were several substantial alterations. These include construction of a new roof with a large cross-gable to support an additional story and one-half on the original house, replacement of windows and construction of a one and one-half story wing with gable roof on the south side elevation in 1890. Additionally, several porches were added, some of which have since been enclosed. Non-historic changes to the exterior within the last thirty years include the application of vinyl siding over the original wood siding in 1971 and new roof cladding with asphalt lock shingles.

On the interior of the five-bay section, the original first floor plan generally survives, while the former loft is now divided into four chambers, two baths and a laundry. Rooms feature hardwood floors, plaster walls and ceilings and retain evidence of gas lighting. There is a full basement with stone walls and a concrete floor

United States Department of the Interior
National Park Service

**Hubbell Family Farm and
 Kelly's Corners Cemetery
 Kelly's Corners, Delaware County, NY**

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

under approximately half of the original section; the attic is unfinished. The interior of the south wing is divided into three rooms on each floor. Walls and ceilings are plastered and most rooms have hardwood floors. This wing has a full basement with mortared walls and a concrete floor. The kitchen area was remodeled in 1999.

Building 16: Hubbell Brothers Office, Former Machine Shop and Hardware Store, 1884-2001

The core of this multi-stage building is the original Hubbell Brothers office and hardware store; however, there have been several subsequent additions. The original component is a two-story building, 16' by 40' with a 7' cellar. It is of wood-frame construction with wood shingled walls and a gable roof with metal cladding. The interior office is finished in beaded-board siding. Window and door moldings feature corner blocks displaying the variety of moldings sold by the original business. The center component is one-story tall and was constructed in three sections. Its interior is open to the 9' eave. Floors are concrete and the shed roof features half-lap salvage roofing. The largest component is a 32' by 50' two-story building with a concrete foundation. Walls are wood-shingle and clapboard. The gambrel roof is balloon framed and covered with asphalt lock shingles. The first floor of this building was used as a machine shop by Harry Hubbell for at least thirty years. It was later incorporated into the enlarged Hubbell Brothers hardware store. It is currently leased to the Catskill Forest Association. The second floor is 13' high with wood joists and a wood shiplap floor.

Building 17: Lumber and Cement Storage and Scales, pre-1900, scales later

The former storage shed is a two-story wood-frame structure with an attached scale. The building sits on concrete block piers and has a gable roof with wood shingles. Exterior siding is rolled asphalt over native boards; interior floors are wood. The scales and weigh beams are sheltered by a shed roof. There is a full-width porch with a shed roof on the west elevation.

United States Department of the Interior
National Park Service

**Hubbell Family Farm and
 Kelly's Corners Cemetery
 Kelly's Corners, Delaware County, NY**

National Register of Historic Places Continuation Sheet

Section number 7 Page 8

Building 18: Dairy Barn, Silo and Milk House, c1860, possibly earlier; c1920

The dairy barn is a 50' by 70' bank barn with three levels. It features heavy timber framing, a stone foundation, vertical board and novelty siding, a saltbox type roof; original wood shingles are now covered in metal. There is a concrete floor at basement level. In the drive-through basement, the north side (34') accommodated dairy cows, while the south side, built into the bank, is not accessible. Above the dairy area, the hay loft has two levels. The upper level includes the main drive floor, flanked by two hay bays. The middle level has entrance ramps to the upper hay bays. The barn floors are wood planks. There is a wooden silo with vertical plank siding on the east elevation and a shed-roofed addition with vertical plank siding on the south elevation. The small, one-story milk house is just west of the barn. The building rests on a stone foundation is surmounted by a gable roof with metal cladding. A shed-roofed portico shelters the entrance.

Building 19: Root Cellar and Tool Shed, mid-1880s

This 16' by 20' one-story wood-frame building is built into a bank with a full basement, board and batten siding and a metal-clad gable roof. The foundation and basement walls are mortared stone except for the north wall, which is of decorative concrete block. The basement, originally used as a root cellar, has a concrete floor. There is a ground level entrance and window. The first floor was used as a tool shed and now stores a 1930 four-wheel Massy Harris tractor.

Building 20: Sawmill/Cider Mill, 1850-1860

This is a banked building with multiple components. All three floor levels are accessible at ground level. Building segments vary in age, but the sawmill is probably the earliest. In general, components are characterized by heavy-timber framing, stone foundations, gable roofs and board and batten or vertical board siding. The sawmill is on the top floor facing south, with its gable end oriented west, toward the road. There are wood floors in the sawing area and an engine room (with a Fairbanks-Morse one-cylinder motor) and dust

United States Department of the Interior
National Park Service

Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY

National Register of Historic Places Continuation Sheet

Section number 7 Page 9

room in the full basement below. West of the sawmill at the top level is a planing room. The section behind the sawmill to the north is an area where apples are brought in to be sorted and washed. An elevator conveyor takes the apples to the grinder, which is also in this section. West of the sorting/grinding area, the middle level houses the 1884 cider press (4' by 8'). This section is perpendicular to the sawmill, with its gable oriented to the south. The lowest level, constructed with its gable end toward the road, is used for drawing and bottling cider. A corn crib is attached to the second level on the west elevation and there are several other shed-roofed overhangs. All of the machinery associated with these businesses is in working order and the sawmill is still in operation.

Building 21: Former Ice House (and adjacent pond), now Sap House, c1850s

This is a 14' by 18' wood-frame structure with a wood-shingled gable roof, board siding and a concrete foundation. In the 1970s, this building was converted to a sap house to allow room for a large evaporator. There are two non-historic additions: a room for bottling and storing sap on the north elevation and a shed roof overhang for wood storage on the east.

Building 22: Lumber Shed, c1960s; non-historic

This metal pole barn was constructed to replace the lumber sheds demolished as part of the reconstruction of NY 30.

Building 23: Powder Magazine, late 1800s

This small structure is 4' square and 4' high under a gable roof with rolled asphalt cladding. The 3' thick walls are of board covered by asphalt shingles.

NPS Form 10-800-a
(8-88)

OMB Approval No. 1024-0018

 United States Department of the Interior
National Park Service

Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY

National Register of Historic Places Continuation Sheet

~~Continuation Sheet~~

Section number 7 Page 10

Building 24: Sheep Barn, now Camp, pre-1850, non-contributing

The former sheep barn is located near the top of the eastern ridge. It is sited on a small plateau and is oriented west, toward the farm below and the mountains across the river. The center section of the building is one and one-half stories tall with a saltbox type roof; there are one-story shed-roofed additions on the north and south sides. Exterior siding is rolled asbestos. Fenestration includes small, multi-paned windows that appear to date to the historic period and contemporary windows and doors. There is a one-story deck across the front. On the interior, the center section is open to the roof, probably retaining its original configuration. The side rooms are bedrooms, bathroom and a kitchen. The former barn has been extensively remodeled to serve as a camp and no longer reflects its historic appearance or function.

Landscape Features

The farm landscape includes a large number of features that document its varied agricultural uses over a century and a half. These include the plan itself, the layout of buildings and structures and the division of the land into functional units, cultivated and built features related to the farm's function and small-scale features such as gardens. Landscape features include field divisions: stone walls, fences, tree lines and hedgerows; circulation features: roads, pedestrian paths and cattle paths and land-use features: cultivated fields, pastures, groves, wood lots, reforested areas, orchards and an ice pond.

Ulster and Delaware Railroad Tracks

An approximately 2,000-foot section of railroad tracks runs north-south through the Hubbell farm property west of the road. This section of the railroad was constructed in c1871, with stations at Halcottville to the north and Arkville to the south. The Kelly's Corners Station, no longer extant, was located on the Hubbell farm near the site of the R.J.D. Hubbell farm site. The U&D is still in operation as a tourist railroad.

☐ See continuation sheet

United States Department of the Interior
National Park Service

**Hubbell Family Farm and
 Kelly's Corners Cemetery
 Kelly's Corners, Delaware County, NY**

National Register of Historic Places Continuation Sheet

Section number 7 Page 11

Cemetery

The Kelly's Corners Cemetery occupies a one and one-half acre parcel on the east side of NY 30, adjacent to the south end of the farm. The parcel rises steeply from the road and the cemetery is laid out in terraces up the hill. There are stone walls on three sides (sides and rear); at roadside, the parcel is enclosed by a non-historic wire fence with gate. A walkway extends up the middle and to the sides in the shape of a cross. The cemetery includes approximately 150 burials. The earliest one dates to 1875 and the cemetery is still in use.

Sites

Because of its long history of changing uses, there are a number of building and structure sites that may provide information about the farm's history and development. Information about known sites is listed below; however, an investigation by a professional archeologist has not yet been conducted. Drawing of these features are on file with the SHPO. In addition, oral histories hold that Native American artifacts have occasionally been recovered in the flatland areas along the river. This area may also warrant professional investigation.

Robert J.D. Hubbell Farm Site

This farmstead was located on both sides of NY 30, just north of the cemetery. It was destroyed in c1965 as a result of road reconstruction. The mid-nineteenth century farm included a Greek Revival period farmhouse, privy, work shop, ice house, horse barn/carriage house and dairy barn on the east side of the road and a tenant house, lumber shed and wood-shingle shed on the west side.

The following list of demolished farm features is based on a 1964 inventory:

--farmhouse: two-story wood-frame building with one-story wing, stone foundation, full basement, novelty

☒ and coved siding

--privy, work house, ice house and horse barn

☐ See continuation sheet

United States Department of the Interior
National Park Service

**Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY**

National Register of Historic Places Continuation Sheet

Section number 7 Page 12

- dairy barn: two and one-half story wood-frame bank barn: 26.5' by 36.5', heavy-timber framing, loose stone foundation, vertical board siding, wood shingled roof
- tenant house: two-story wood-frame building: 24' by 40', fieldstone foundation, no basement, weathered wood siding, no heat, electricity or plumbing; this appears to have been a duplex with a center hall flanked by two units on each floor
- lumber shed: one-story wood-frame building, 25' by 30' with 6' wide shed on north elevation; stone foundation with concrete slab floor; gable roof, board siding; the building was open on the east side and enclosed by a wooden picket fence
- wood storage building: one-story wood-frame building, 16' by 26', 12' high to eaves; fieldstone foundation, board and batten siding, wood-shingled roof
- wood storage and shed building: one-story wood-frame building, 10' by 30', loose fieldstone foundation, board and batten siding, asphalt shingle roof
- storage building: one and one-half story wood-frame building, 14' by 16', loose fieldstone foundation, board siding, wood-shingle roof
- poultry house: one-story wood-frame building, 8.5' by 16', stone pier foundation, drop siding, wood-shingle roof
- poultry house: one-story wood-frame building; 6.5' by 8', log tier foundation, wood siding, asphalt roofing
- milk house foundation: concrete foundation with water pipes

Kelly's Corners Railroad Station Site

The former Ulster and Delaware Railroad station, constructed c1870, was originally located on the west side of the road but was moved to the east side in the early 1950s. It was a one-story wood-frame rectangular

building, 12' by 45', on concrete piers with a brick chimney. It featured a hipped roof and was sided in wood shingles and asphalt.

Hubbell Family Farm/Cemetery

Name of Property

Delaware County, New York

County and State

8 Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria considerations

(mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☒ **D** a cemetery.
- ☐ **E** a reconstructed building, object or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

agriculture
industry
commerce
architecture
commerce
architecture
social history

Period of Significance

c1850-c1950

Significant Dates

n/a

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

various

9. Major Bibliographical References**Bibliography**

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (38 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey
- #
- ☐ recorded by Historic American Engineering

Primary location of additional data

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Hubbell Family Archives

United States Department of the Interior
National Park Service

Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Summary

The Hubbell Family Farm is significant as it documents the evolution of a mid-nineteenth century farm in Delaware County over a century and a half and for its association with a number of themes significant in regional history. Located on the east bank of the Delaware River north of Margaretville, the 276-acre farm extends from the river flatlands to the summit of the steep enclosing ridge. Acquired by Milo W. Hubbell c1850, the farm was initially developed as a small mixed-use farming operation. Beginning in 1862, successive generations of Hubbells enlarged and diversified agricultural production, expanding the dairy and cider operations, introducing new crops and commencing a variety of manufacturing, industrial and commercial operations. Over the next half-century, Hubbell businesses included a dairy farm, lumber mill, custom millwork and woodworking shop, large-scale cider and maple syrup operations, an ice harvesting business, a machine shop, a bicycle sales and repair shop, an engine repair, car sales and service facility and a hardware store. While nearly all of the Hubbells took an active part in the farming operation, several family members were also involved in other aspects of local history. Elder J.D. Hubbell (1836-1905) was well known for his association with the Old School Baptist Church in Roxbury and his missionary work throughout the region. Will and Burr Hubbell, who established Hubbell Brothers in 1884, were active local businessmen who engaged in a wide variety of commercial enterprises, and several of the Hubbells have served as elected officials or in other public service positions.

The exceptionally intact farm landscape clearly illustrates the property's long and varied agricultural uses. Its layout is typical for farms in this region, responding to the distinctive geography of the western Catskills. Low pasture lands lie along the narrow river valley floor; buildings are generally close to the road; and cropland, pastures, groves, orchards and forested areas range up the steep hillside. The interpretative potential of the historic landscape is enhanced by the complex system of stone walls, cow passes, road and pedestrian paths, which define and demarcate land use and circulation patterns, as well as by surviving vegetation from the

☐ See continuation sheet

 United States Department of the Interior
National Park Service

Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY


National Register of Historic Places Continuation Sheet

Section number 8 Page 2

historic period and evidence of vegetation related to earlier land uses. A diverse collection of more than twenty intact buildings and structures documents nearly all aspects of the farm's use during the period of significance. These include farm residences, tenant houses, dairy barn, saw mill, cider mill, woodworking shop, blacksmith shop, carriage house and a variety of small support features. Additionally, the known sites of a several farm and related features may provide additional information about its history and development. An intact section of Ulster and Delaware Railroad tracks paralleling the river represents the U&D's important role in the history and development of the Catskills. Beginning in the 1870s, the railroad was the catalyst for the development of the tourist industry, which changed the social and economic history of the region, and for the twentieth-century resurgence of the dairy industry, made possible by the ability to transport fresh milk to urban areas. Although its uses continue to change, the Hubbell Family Farm remains an active and viable enterprise today. The continued interpretation and preservation of the farm will be facilitated by the large volume of archival material that survives, including records, diaries and photos.

The nomination also includes the Kelly's Corners Cemetery, a one and one-half acre burial ground just south of the Hubbell farm. The cemetery, laid out on a terraced hillside with dramatic views of the river valley, was established by Elder J.D. Hubbell in 1886. Since that time, it has served as a community cemetery for residents in the vicinity of Kelly's Corners, as well as the resting place for every member of the Hubbell family associated with this farm. Since the 1930s, the cemetery has been administered by an association of Hubbell family members.

Town of Middletown

 Middletown is located in a mountainous area of the western Catskills. Its topography is generally characterized by steep rocky hillsides traversed by numerous narrow river and stream valleys of the Delaware River and its tributaries. Originally part of Ulster County, Middletown was incorporated in 1789. It is one of the oldest towns

**United States Department of the Interior
National Park Service**

**Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY**

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

in Delaware County and once encompassed most of the southern half of the county. The town falls within Great Lots 7, 8, 38, 39 and 40 of the Hardenburgh Patent, an large early eighteenth century land grant that encompassed much of land between the Rondout and Delaware Rivers. The earliest documented European settlers in Middletown were Dutch farmers who arrived in c1763. During the Revolution, the town became a Tory stronghold and most of the early settlers were driven off. Many returned after the war, however, and permanent settlement was established by the early nineteenth century.

Milo W. Hubbell

Joseph and Mary Hubbell, the first generation of the family to settle in the town of Middletown, arrived from Connecticut around 1800, settling on what is now known as Hubbell Hill.¹ Their son Milo W. Hubbell (1798-1886) grew up in Bragg Hollow, where he married Mary Faulkner and started a family. In 1845-47 (during Anti-Rent War) Milo Hubbell served as supervisor of the town of Middletown, and in 1847 the family moved to Kelly's Corners. In 1850, Hubbell purchased land along the east bank of the Delaware River from John Armstrong. There is evidence that the parcel had been settled previously, and at least one extant building, a pre-1850 farmhouse (Milo Hubbell Residence, Building 15), may pre-date the Hubbell occupancy. During the Milo Hubbell period, 1850-1862, activities centered on clearing land and developing a small mixed-use farm. Hubbell raised cows, sheep and pigs and cultivated a large variety of crops, including oats, buckwheat, rye, hops, tobacco and apples. In addition to the farmhouse, the most substantial surviving buildings from this period are the c1850-60 sawmill/cider mill (Building 20) and the c1860 dairy barn (Building 18).

¹ Information about the history of the Hubbell family and its farming and business operations was compiled from family archival records and oral histories provided by Robert and Carolyn Hubbell, 2000.

United States Department of the Interior
National Park Service

Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

John D. Hubbell

By 1862, operation of the farm had been passed on to John D. Hubbell, Milo's son, who oversaw agricultural operations until the 1890s. While actively developing and managing the farm, J.D. Hubbell (1836-1905) was also pastor of the Second Old School Baptist Church of Roxbury, becoming an elder in 1872. As part of his ministry, J.D. Hubbell ministered to four churches and traveled thousands of miles throughout the region. Apparently a controversial figure, Hubbell became involved in an ongoing theological controversy among Old School Baptist congregations, essentially a disagreement between progressive evangelical members and those who were more traditional and conservative. When a new Old School Baptist Church was constructed in Halcottville in 1886, the congregation divided according to theological orientation, with some following Elder Isaac Hewitt to the new church and others remaining with Elder Hubbell at the "Yellow Church" in Roxbury.

John D. Hubbell was responsible for substantially enlarging and improving the farm and transforming it into a commercial operation. In his diaries, J.D. Hubbell described the assets of the farm he inherited in 1862 as fifteen cows, twelve yearlings, five calves, eight hogs, three horses, a lumber wagon, thrashing machine and other equipment worth \$1200. During the 1870s and 80s, he added a milking stable, wagon house (Building 10), carriage house (Building 14), blacksmith shop (Building 7), root cellar (Building 19), ice house (Building 21) and sap house. He also purchased a threshing machine and enlarged the cider operation. In 1885, Hubbell described his improved farm as having doubled in value, including "one yoke oxen, 30 cows, 4 yearlings, 4 calves, two hogs, 3 horses, two lumber wagons, one cart, one pleasure wagon, one top buggy, one buggy harness, one cutter, one pair Bobbs, two harrows, one mower, one reaper, one engine, one thrasher, corn shelter, straw cutter...." At his retirement, Hubbell noted that his expenses over a thirty-two year period had exceeded \$28,000.

United States Department of the Interior
National Park Service

Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

Ulster and Delaware Railroad

In 1872 the Ulster and Delaware Railroad purchased a right-of-way (66 feet wide by 1,799 feet long) passing north-south through the Hubbell farm along the Delaware River. Transportation has always played an important role in the development of the mountainous Catskills region, with early travelers relying on old Indian trails and the many streams that wind through the steep hills. By the mid nineteenth century, several turnpikes served the town of Middletown; however, it was the arrival of the Ulster and Delaware Railroad in the 1870s that had the most dramatic effect on regional history. The U&D originated in Kingston and traveled northwest through the Catskills to Oneonta. From Phoenicia, in nearby Ulster County, the line ran to Pine Hill, Fleischmanns and Arkville, where it turned north towards Kelly's Corners, Halcottville and Grand Gorge. Although the railroad was of enormous significance in transforming the region into a mecca for seasonal visitors, it had an equally significant role in agricultural history because it provided an efficient way to transport milk and produce to the demanding New York City markets. The Kelly's Corners Station, no longer extant, was originally located at the south end of the Hubbell property.

Kelly's Corners Cemetery

The Kelly's Corners Cemetery was established by J.D. Hubbell in 1886. The cemetery occupies a steep hillside, with burials terraced up to the summit. The cemetery was originally enclosed within a stone fence with wooden entrance gates. Original paths and portions of the original stone fence survive today. The cemetery is operated by an association of Hubbell family members. It has been closely associated with the family throughout its history and contains the graves of all family members associated with this farm. It has also served as the Kelly's Corners community cemetery for than a century. Markers illustrate types and styles typical of their periods. The largest, most decorative and prominently sited monument marks the grave of Elder J.D.

Hubbell.

NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

**United States Department of the Interior
National Park Service**

**Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY**

National Register of Historic Places Continuation Sheet Continuation Sheet

Section number 8 Page 6

Hubbell Brothers

In 1884, J.D. Hubbell's sons, Will (1862-1931) and Burr (1867-1933), established Hubbell Brothers, a building supply company selling an extensive array of lumber, custom millwork and woodworking products. The original office (Building 16) is finished in samples of company products, with window and door moldings embellished with a variety of decorative corner blocks (carved to represent animals, leaves, flowers, etc.) that display the firm's woodworking talents. Although the brothers' first products were building materials, over the next century, the business evolved into a large and diverse enterprise. Among other concerns, Hubbell Brothers opened a shop that built, repaired and sold bicycles, and, in 1899, Burr Hubbell patented the Star Bicycle Stand, a device for repairing bicycles and truing wheels. The Hubbells were its sole manufacturers. Burr Hubbell became skilled in telephone repair and electrical work and was responsible for installing electricity for numerous local customers. In 1905, the brothers added custom dynamiting to their services. Between 1915 and 1918, Hubbell Brothers sold Fairbanks Morse gas engines. In the early 1920s, Burr Hubbell established an automobile dealership, selling Maxwell autos (made in Tarrytown between 1904-1926) and Dodges, as well as operating an auto repair business. Also during this period, Harry Hubbell (1892-1966), Will's son, developed a complete machine shop, fitted with two metal lathes, a key cutting machine, metal planer, drill press, rod and pipe threading machine, and an elaborate system of overhead pulleys, belts and shafts in the car repair shop. He was also in demand as a plumber, often called upon for repair work at nearby hotels and resorts. The hardware store continued to thrive, offering building supplies, wire fencing, hay, coal and kerosene engines, among other staples. Hubbell Brothers became an important stop for local framers, who often purchased supplies on their return from the creamery at Halcottville. Will's daughter, Fanny Hubbell, was also a full partner in the business, serving as bookkeeper and accountant for many years. As late as 1984, Hubbell Brothers still sold paint, tools, lumber, carpeting, coal, used cars, lawn mowers, snowmobiles, gravel and other supplies. Some of the physical changes made to accommodate the evolving business included expanding the original office

 United States Department of the Interior
National Park Service

Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY

National Register of Historic Places Continuation Sheet ~~Continuation Sheet~~

Section number 8 Page 7

(Building 16) to house the hardware store and machine shop and adding the tool shed (Building 19), powder magazine (Building 23), woodworking shop (Building 5) and garage (Building 9).

John and Ralph Hubbell

In 1894, J.D. Hubbell transferred ownership of the farm to his sons Will and Burr. Subsequently, J.D. Hubbell built a retirement house (Building 2), where he lived until his death in 1905. During much of the twentieth century, Will Hubbell's sons John and Ralph were the principal caretakers of the farm; however, numerous extended family members were involved in all aspects of the agricultural enterprise. Fanny Hubbell, John and Ralph Hubbell's sister, described the farm as a family "compound" in which everyone worked and each had an individual specialty. During the 1920s and 30s, horses were still used for farm work and products included dairy products, maple syrup, hay, corn, millet and cider. The Hubbells also harvested ice and sold it to area farmers (using a Model T car frame that came fixed with a blade). In 1930, John and Ralph Hubbell introduced cauliflower, a popular regional crop, to the farm, and in 1933, Ralph Hubbell bought first the evaporator for sap. A one-cylinder 15 hsp. Fairbanks Morse engine (replacing an earlier steam engine) was purchased in c1918 to run the cider mill and wood shop machinery. This engine was also used to generate electricity for the other residential and farm buildings. In the years following the second World War, Ralph's children, William, Robert and Nancy Hubbell Finch, along with Nancy's husband, Dick Finch, became actively involved in farming and business concerns.

Robert Hubbell

In 1969, Robert Hubbell inherited the farm from his father, Ralph. He and his wife, Carolyn, along with a number of other family members, continued to run the agricultural and business operations through the end of the twentieth century. Two of the farm's largest products were apple cider and maple syrup. In the early 1980s, there were 700-1,000 maple trees on the property and the farm produced 5,000 gallons of cider a year, still using

☐ See continuation sheet

NPS Form 10-900-a
(9-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

the 1884 press. In addition, Bob Hubbell and Dick Finch also acquired the Arkville Feed and Coal and Van Buren Coal and began selling coal in the region. Bob and Carolyn Hubbell continue to operate the farm today, and their grown sons have already begun making their mark on the family business.

The Hubbell Family Farm preserves an amazing record of agricultural, industrial and commercial history in the town of Middletown and represents several themes that defined Delaware County's history over the last 150 years. The farm and cemetery retain an outstanding level of integrity and convey a particularly strong sense of feeling and association with the significant themes. The combination of a large and diverse collection of intact natural, cultivated and built features, associations with members of a prominent local family over a long period of time, and a remarkable archive of research materials make the Hubbell Family Farm and Kelly's Corners Cemetery an historic resource of great value in documenting and understanding regional history.

☐ See continuation sheet

Hubbell Family Farm/Cemetery

Name of Property

Delaware County, New York

County and State

10. Geographical DataAcreage of property 276 acres**UTM References**

(Place additional UTM references on a continuation sheet.)

1	18	533988	4671134
	Zone	Easting	Northing
2	18	533806	4669810

3	18	533060	4670324
	Zone	Easting	Northing
4	18	533094	4671712

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Kathleen LaFrank, Program Analystorganization New York State Historic Preservation Officedate February 2001street & number Peebles Island State Park, Box 189telephone 518-237-8643 x 3261city or town Watfordstate New York zip code 12188**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Robert and Carolyn Hubbell; Kelly's Corners Cemetery Association; Catskills Revitalization Corp., Inc.

street & number _____

telephone _____

city or town _____

state _____

zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

Hubbell Family Farm and
Kelly's Corners Cemetery
Kelly's Corners, Delaware County, NY

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Bibliography

Bonafide, John. "Old School Baptist Church of Halcottville." National Register of Historic Places Nomination Form; 1999.

Jenotte, Dexter. "Phoenicia Railroad Station." National Register of Historic Places Nomination Form, 1995.

Hubbell Bros. Centennial 1884-1984. Supplement to Catskill Mountain News & The Mountain Eagle.
1.1 (1984).

Hubbell, Robert and Carolyn Hubbell. Interview by Kathleen LaFrank, 2000.

Kelly's Corners, New York. Hubbell Family Archives (Robert and Carolyn Hubbell). Deeds, maps, plans, photographs, diaries, et. al.

Larson, Neil. "First Old School Baptist Church of Roxbury and Vega Cemetery." National Register of Historic Places Nomination Form, 1996.

Munsell, W.W. and Co. *History of Delaware County, New York*. New York: George MacNamara, 1880.
"Town of Middletown." Electronic text by Shirley Becker, CA; Ray LaFever, NY; Alice Greir, NC.
< <http://www.rootsweb.com/~nydela/books/munmid.html> > (22 January 1999).

National Farm Consulting Service. "Hubbell Farm Report." Ithaca: c1964.

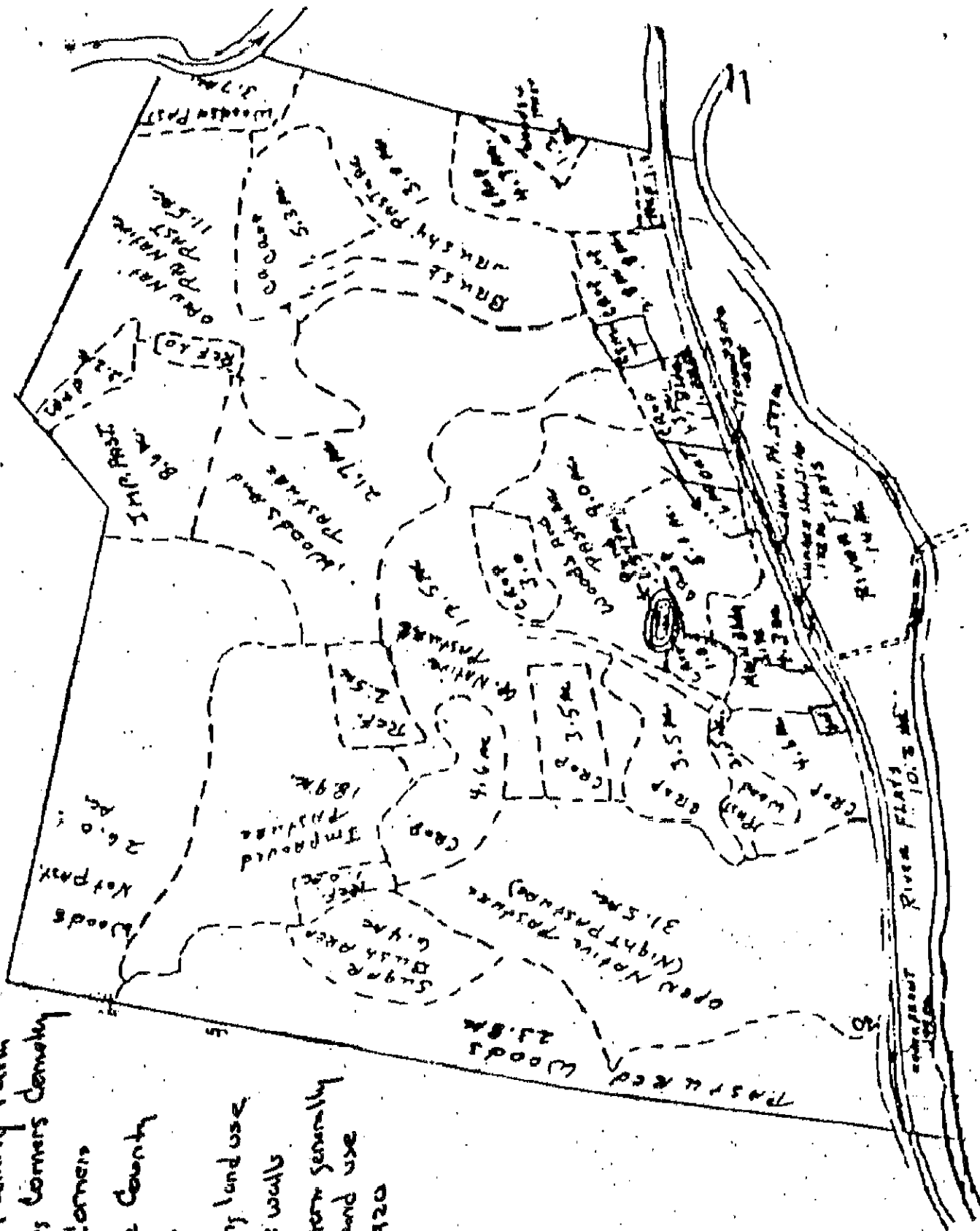
Ulster & Delaware RR Historical Society. "Ulster and Delaware History."
<<http://www.udrrhs.org/html/udhistory.htm>> (n.d.)

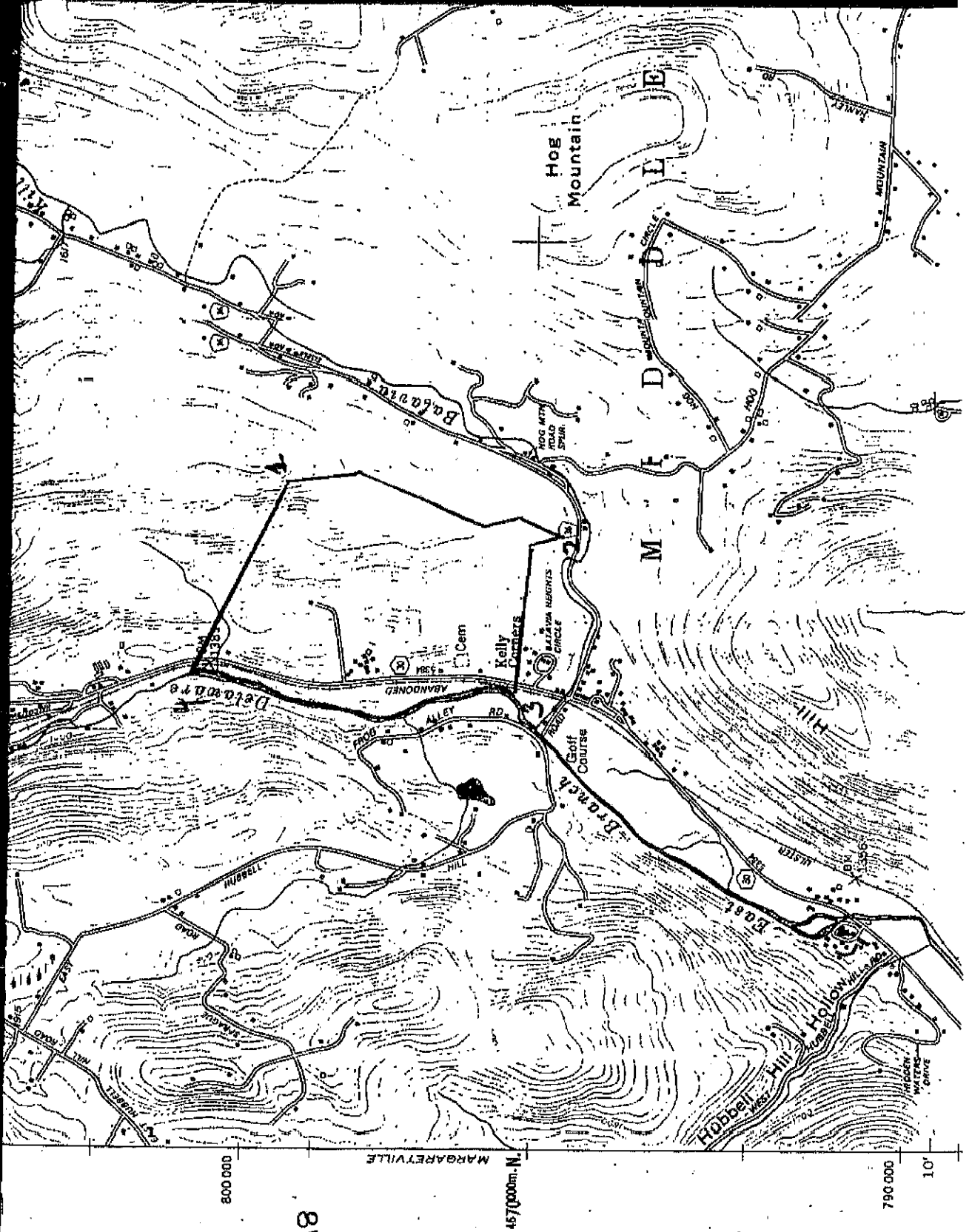
Hubbell Family Farm
and Kelly's Corners Cemetery
Kelly's Corners
Delaware County
New York

Map showing land use

--- stone walls

1960; pattern generally
reflects land use
since 1920

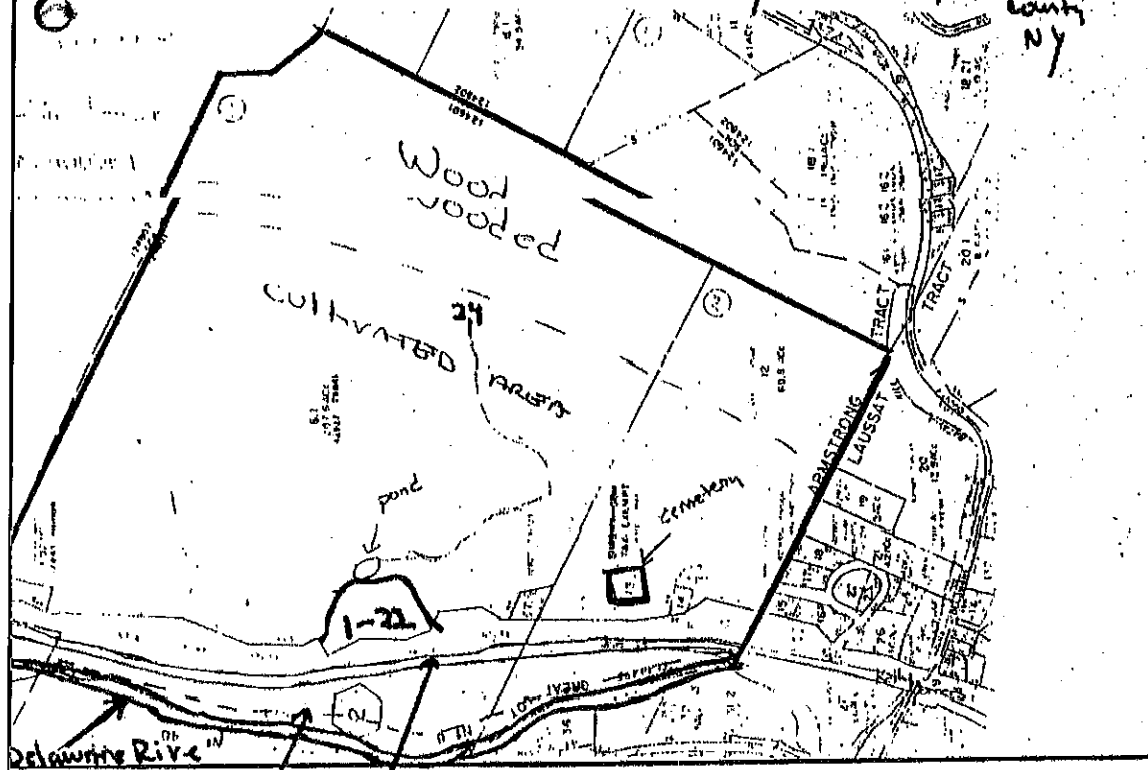




11 Family Farm
Kelly's Corners
Cemetery
Corners
care County
York Zone 18
188/4671134
806/4661810
060/4670324
1094/4671712

Site map showing building
locations
#1's key to building list

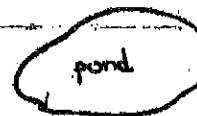
Hubbell Family Farm
AND Kelly's Corners Cemetery
Kelly's Corners, Delaware
County
NY



U&D
Tracks

NY
30

23



6

22

9, 10, 5

7

8

9

20

2

14

12

13

10

17

1

15

16

18

← NY 30 →

Hubbell Family Farm
and Kelly's Corners Cemetery
Kelly's Corners
Delaware County, NY
Delaware County, NY
Nomination boundary
Indicated by heavy line
1"=400'

