

NPS Form 10-900
(Oct. 1990)

OMB No. 1024-0018

United States Department of the Interior
National Park ServiceNational 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 New Kingston Historic District

other names/site number _____

2. Location

street & number CR 6☐ not for publicationcity or town New Kingston☐ vicinitystate New York code NY county Delaware code 025 zip code 12459

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): _____

New Kingston Historic District

Name of Property

Delaware County, New York

County and State

5. Classification**Ownership of Property**

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

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

Number of Resources within Property

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

Contributing	Noncontributing	
44	4	buildings
0	0	sites
4	1	structures
0	0	objects
48	5	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

1 (New Kingston Presbyterian Church)

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwellings

AGRICULTURE/processing, outbuildings

RELIGION/religious facility

COMMERCE/shop

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwellings

AGRICULTURE/processing, outbuildings

RELIGION/religious facility

7. Description**Architectural Classification**

(Enter categories from instructions)

Mid-Nineteenth Century; Late Victorian

Materials

(Enter categories from instructions)

foundation stone

walls wood

roof asphalt

other

Narrative Description

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

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The New Kingston Historic District encompasses nearly all of the small, unincorporated hamlet of New Kingston, in the town of Middletown in southeastern Delaware County, New York. Middletown is within the northern part of the Catskill Mountain region. The hamlet is named for the 5,000-acre New Kingston Tract, set off by Robert Livingston after the Revolution, which also gave its name to the surrounding valley. Most of the hamlet lies in Lot 5 of the 5th Class of the tract's plat. The New Kingston Tract was a portion of Great Lot 40 of the 1.5 million acre Hardenburgh Great Patent.

The New Kingston valley encompasses the narrow upper reaches of the Plattekill watershed, and the hamlet of New Kingston is located near the meeting of the three main upper hollows—Winter, Thompson, and Sanford, each formed by a tributary of this watercourse. The historic district is composed of about thirty properties, which line both sides of Delaware County Highway 6 (CR 6) as it runs generally north-south through this part of the valley. The road rises as it passes through the hamlet until it reaches the site of the New Kingston Presbyterian Church (NR listed, 2002) at the northern end of the district. Steep hillsides, mostly wooded, rise to the north, east, and west of the hamlet; to the south, the valley levels out somewhat before descending again towards the village of Margaretville.

The main and west branches of the Plattekill parallel CR 6 on the east and west sides of the hamlet and serve as its traditional boundaries. Near the south end of the hamlet, the West Branch passes under a steel girder bridge supported by pilings that carry CR 6 over the stream. Both upstream and downstream of this bridge, earlier stone retaining walls, or docking, line the banks. Large slabs of native rock cap the pilings near the crossing.

County Highway 6 (CR 6) is the only thoroughfare in the hamlet of New Kingston. At the hamlet's north end, John Tuttle Road meets it from the west. Within the hamlet, Mechanic Street—the remains of the old road to Weaver Hollow—crosses a metal bridge over the West Branch. Slightly north of this intersection and on the opposite (east) side of the road, Isaac Birdsall Road winds behind the post office and over the Plattekill to provide access to three contemporary residences built on former farmland after the period of significance.

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New Kingston hamlet retains a variety of frame buildings constructed during the nineteenth and twentieth centuries. Most of these have foundations of mortared local stone, but the Presbyterian church and the former parsonage have concrete block foundations dating to about 1900. Houses and associated outbuildings outnumber all other historic building types, which also include a former wagon and blacksmith's shop, a store and post office, small dependencies of two former farms, and an abandoned creamery, all dating to the period of significance. Isaac Birdsall's dairy barn, located southeast of his house (5090 CR 6), is the only such building surviving in the hamlet area. Several agricultural outbuildings, including a stable, a milkhouse, and a frame smokehouse belonging to the much larger Reynolds farm, are reached by a drive on the west side of the road between 5099 and 5107 CR 6. These buildings range along the east bank of West Branch. A plank bridge crosses to open fields on the hillside above. A dam constructed of large stone slabs to impound water for the creamery's ice pond, located a few hundred feet farther north, is visible from this plain decked bridge.

Most of New Kingston's buildings date to the second half of the nineteenth century. The earliest ones are vernacular examples built using the low, broad proportions and stylistic details characteristic of the Greek Revival taste, popular here from the 1830s into the 1860s. All but one of the houses are side-gabled, one-and-a-half-story frame buildings with regular fenestration and deep cornices with partial returns. The only two-story example (6090 CR 6), thought to have been built using published plans, is a sophisticated design featuring an elaborate center front entrance and recessed window above. The earlier block of the store, which is associated with this house, has the distinctive frontal gable characteristic of Greek Revival style commercial buildings. This feature was designed both to stand out from the surrounding houses and to provide easy access from the road to the upper story. A later flat-roofed wing expanded the store southward. The building retains its wagon-height porch and the hoist in the peak reaching the storage areas above.

Overall, New Kingston retains a predominantly post-Civil War era appearance, with more than half of New Kingston's houses dating to the 1870s and 1880s. A few more were added in the 1890s, and at least one earlier Greek Revival style house was enlarged and embellished with new trim during that decade. All of these

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buildings have prominent frontal gable blocks, usually overhung by deep eaves. Most have open porches with squared and chamfered posts spanning much or all of their front façades. Several retain elaborate trim schemes made of turned and scrollsawn components applied to porches, gable ends, and sometimes window casings. They are mostly clad in wood clapboards and feature detailing using a variety of wood shingles. The outbuildings associated with several of these houses have board-and-batten siding or later asphalt shingle siding. With few exceptions, support structures—mainly carriage sheds and outhouses—appear to be similar in date to their associated dwellings. A few properties retain gambrel-roofed garages or shops that were built a little later. The northernmost house in the hamlet, (5219 CR 6), an intact four-square type, was built during the first quarter of the twentieth century. While the houses are all in good condition, some of the outbuildings have deteriorated.

A two-story frame shop building (5041 CR 6) constructed at the turn of the twentieth century faces the store and post office across CR 6. This building is among the last to be built in the hamlet of New Kingston, and it retains the deep eaves and articulated front façade typical of this later period. It was sited to take advantage of the stream passing directly behind it, as was the dilapidated creamery (ca.1900) on the opposite bank of the watercourse. The dam farther upstream provided ice for the creamery, and the wide steel bridge allowed access from the main road. In the 1930s or 40s, the creamery moved to a location in the southeast corner of the district, now the site of 4990 CR 6, where it continued operations into the post-World War II era. Although the contemporary house on the site is non-historic (constructed 1970s-80s), the property was included because of the strong possibility that it may contain archaeological remains related to its earlier use.

The Presbyterian Church, the district's largest building and only public gathering space, was built in 1900 at the top end of the hamlet to replace an earlier Greek Revival style meeting house. The church has been individually listed on the National Register of Historic Places. New Kingston retains an outstanding level of integrity. Nestled into a sparsely settled mountainous landscape, the tiny hamlet presents itself as a tightly knit and well-defined "urban" space unlike anything else in the New Kingston Tract. Its distinctive natural features, buildings, and streetscapes have changed very little over its long history.

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Annotated Property List

All features are contributing unless otherwise noted.

4953 CR 6

Two-story, three-bay, rectangular plan, side-gable-roofed frame house on a slightly banked stone foundation heavily parged with cement; raking cornice at roofline; novelty wood siding on sides and wood clapboards on front façade; flat-roofed porch with turned Queen Anne-era columns spans front porch; two front entrances with plain board casings and drip caps—a six-panel door in the north opening and a Queen Anne-era door with three lower horizontal panels and a large upper glazed panel in the south opening; poured concrete steps rise to the south door; retains two-over-two period wood sash throughout; period brick chimney pokes through front roof face near center of the ridgeline. House is connected to 4979 CR 6 by a short, dilapidated open boardwalk with latticed skirting and railing, probably added last quarter of twentieth century. Built ca.1885.

Historical note: This 83' x 83' property was subdivided from the Archibald farm on the south end of the hamlet by James and Janet Archibald to the latter's mother, Jeannette Ward, (L97, p495), on 4 February 1884. It seems likely the house was put up soon after. It was bounded on the north by the Dicksons' lot and the east by the road.

4979 CR 6

Two-story, T-plan, frame house with a single-story, gable-roofed back ell and a square, two-story tower with a tall pyramidal roof set on the inside corner of the footprint. The house is a vernacular example combining details taken from both the Stick and Queen Anne styles. Despite these details, the deep-eaved roof has no cornice boards, but other details include the flared lower edge of the upper story sheathed in alternating courses of wood fishscale and diamond-shaped shingles; gable ends with matching wood shingles; and panels of diamond-shaped wood shingles above the first story windows set off by plain boards matching the casings and meeting a plain board just below the flared upper story. The original scheme is simply rounded out with plain wood clapboard siding and one-over-one period wood sash in single and paired period fenestration plan in square-headed casings. The glazed entrance porch (added ca.1925) with a frontal gable entrance, shingled kneewall, and fixed two-over-two sash spans the main floor façade of the tower. A brick furnace chimney was added to the north wall in the first half of the twentieth century, and earlier chimneys are gone. Built ca.1900.

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Historical note: This property (4 rods¹ 8 feet x 3 rods 8 ½ feet bounded north by Richard M. Faulkner) was divided from a larger property by Samuel and Jane Ackerly, who assembled considerable acreage in the New Kingston Tract in the 1830s, to brothers John and Walter Dickson (L57, p45) on 10 February 1863. A house was built before the survey for the 1869 Beers *Atlas of Delaware County*, as the Dickson house is shown on that map. The current house, built by James W. Chisholm, who married John Dickson's daughter Ella, replaces the Dickson one. According to Fran Faulkner, Dickson was the wagonmaker noted in the 1856 Gould *Map of Delaware County*.² Chisholm built the shop at the corner of Mechanic Street. The deed refers to the Village of New Kingston.

4990 CR 6

Single-story, rectangular plan, side-gabled frame house with concrete block foundation and board-and-batten siding. Built ca.1980. Non-historic.

Historical note: This is the site of the second and last creamery in the hamlet of New Kingston. The extant house was built here after the building was abandoned and demolished. The property is included because of the likelihood that it contains significant archaeological remains related to its use as a creamery.

4995 CR 6

One-and-a-half-story, side-gable-roofed, frame house with a single-story leanto spanning entire back wall of the building and a later (ca.1890) shed-roofed porch supported by turned Queen Anne-era columns spanning front façade; roof retains deep Greek Revival-style friezes and partial returns. House stands on a rough coursed stone foundation and retains an interior brick stove chimney near the north peak. House may have been a two-family dwelling based on fenestration of front façade, with four window openings with an existing door between the first and second ones and a door-sized space between the third and fourth ones; retains six-over-six period wood sash in plain, square-headed casings. House is sided and roofed with asphalt shingles. Built ca.1855.

Outbuildings:

A small side-gabled shed on a rough coursed stone foundation about six feet south of the south side of the house. This retains a six-over-six sash in the front façade next to a Greek Revival-style door with two vertical panels. This portion of the shed probably built about same time as house. Attached to this building's south end is small, novelty-sided garage on a poured concrete foundation, probably added in the 1920s or 1930s. This retains paired doors.

¹ One rod = 16 ½ feet; one square rod (16 ½ x 16 ½ feet) is also referred to as a rod in many deeds.

² Fran Faulker is a longtime resident and former postmistress of the hamlet who has extensive knowledge of New Kingston's history.

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Frame, frontal gable, pre-fabricated garden shed with T-111 siding set alongside edge of creek. Built ca.1980. Non-historic

Historical note: Samuel and Jane Ackerly sold this .75-acre parcel to Richard M. Faulkner in 1855 (L47, p7) for \$100, suggesting there was not yet a house on it. The deed refers to the "neighborhood of New Kingston" and calls the brook running behind the property the West Sprout, an old name for a branch stream or tributary. Faulkner, a shoemaker, died in 1901 and his daughter, Rosena Oles, took over the property. The shoe shop may have been located in the northern, older part of the shed attached by the breezeway to the house.

Bridge

Steel-girder bridge with asphalted deck carries CR 6 over the West Branch of the Plattekill just above where it runs into the main Plattekill. Abutments made of heavy steel beams driven vertically into the banks of the watercourse. Both up and downstream of the crossing, earlier stone retaining walls still delineate the creek. The piles are capped by large slabs of native stone. Built 1960s or later to replace an earlier crossing. No bridge identification number (BIN) visible. Bridge Non-historic, but stone retaining walls up and downstream do contribute to the district.

5030 CR 6

Rectangular plan frame house composed of two single-story, gable-roofed blocks, each with an attic, set to create a cross-gabled roof. Main entrance, flanked by windows, is located in the long wall of the block facing the road. Building has been resided with new wood clapboards; windows have small wood six-over-six replacement sash. The latter appear to retain an earlier plan, but the individual windows may be smaller than the original ones. Concrete block chimney applied to exterior of north wall. Low stone foundation largely hidden by siding. Built ca.1820-1840.

Historical note: By the mid-nineteenth century, when J. Dumond lived in this house, this property was associated with the shop building next door. John Dumond acquired the .75-acre house lot from Walter E. and Jane Thomson in 1856 (L48, p463), but while the blacksmith shop is noted, Dumond is not on the Gould *Map of Delaware County*. The 1869 Beers *Atlas of Delaware County* notes the owner as A. Dumond, possibly Abram, who owned many acres at this time.

5041 CR 6

Large, two-story, T-plan building with a prominent center gable. The center of the front façade of the main floor is dominated by a large opening, now with a vertically sliding garage door. Main floor retains pairs of horizontally sliding six-light sash in the side walls. Upper story retains regular fenestration using two-over-two period wood sash in

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plain, square-headed casings with drip caps, paired in the center front and set singly throughout the rest of the story. Building sided over with vinyl and all details clad in aluminum except for the wood raking cornice and beadboard eaves. A late twentieth century wood deck projects over the stream running behind, which runs directly behind the banked stone foundation. On sides and front, foundation mostly hidden but appears to have been parged with concrete. Built ca.1900.

Historical note: This building was constructed as a blacksmith's and wagon shop and replaced an earlier building used for the same purpose. The wagon shop was in the center portion of the building entered through paired doors in the center front, while the blacksmith's shop was entered through paired doors at the north end of the front façade. This opening has been covered. James W. Chisholm built the shop in addition to the vernacular Queen Anne-style house at 4979 CR 6. The 1869 Beers *Atlas of Delaware County* notes the site occupied by blacksmith and wagon shops owned by J.L. Dickson.

Mechanic St Bridge This single-span bridge crosses the West Branch of the Plattekill between 5041 and 5057 CR 6. It is a narrow two-lane steel girder bridge with a wood deck and simple railings composed of tubular steel and posts of pierced angle beam stock. Built early 1900s to provide access to the first New Kingston creamery, located on the west bank of the watercourse.

10 Mechanic St *Historic name:* New Kingston Creamery
(behind 5057 CR 6) Dilapidated one-and-a-half-level frame building with novelty siding and variety of doors and windows; poured concrete floor. Built early 1900s.

Historical note: This building was the first (or an earlier) New Kingston Creamery than the one located on the east side of the highway that has since been demolished. Alexander Thomson sold this parcel on the road to Weaver Hollow to the Hudson Valley Creamery on 26 February 1903 by (L138, p687). The building was once about three times as long as the surviving portion and continued north following the creek. It used ice cut from a dammed pond about 150 feet farther up the watercourse. This facility made butter and cheese on site, and a large barrel churn survives in the building. The upper half story was used as a storage area. This creamery was superseded by one built across the road where 4990 CR 6 is now located. The latter facility was used until about the 1930s.

5057 CR 6 Frame house built in two main phases on stone foundations. First phase is a one-and-a-half-story, vernacular Greek Revival-style frontal gable building constructed ca.1860 with a cross-gabled addition on the south wall added ca.1900. The latter block is part of an

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extensive updating of the house's appearance from the earlier Greek Revival taste to the Queen Anne style popular at the end of the nineteenth century. A small single-story, gable-roofed ell on a high foundation projects from the rear of the earlier block. All of the house's details lend it a vernacular Queen Anne-style appearance, including the three-sided, single-story bay window addition surmounted by an open porch on the front of the later addition, decorative wood shingling and elaborate vergeboards combining lathed and scrollsawn components in the gable ends, a porch with turned columns and a spindle course at the roofline spanning the front façade, a main entrance door with a glazed upper half surrounded by blocks of colored glass, and two-over-two period wood sash.

Outbuilding: Side-gabled, frame privy with board-and-batten siding and vertical board door. Built ca.1860. Moved to back of lot in late twentieth century.

Historical note: The house appears to have been occupied by blacksmith A.[lexander] White by the late 1860s; White may have built it or bought it from previous owner, Egnos D. Reynolds. A deed records White's purchase of the house and land in November 1870 for \$100. It was enlarged and updated twenty to thirty years later.

5060 CR 6

Frame commercial building composed of two rectangular plan frame blocks spanned by a recessed, wagon-height porch with squared, chamfered posts and a projecting deck. The porch posts were probably added with the later block. The older, northern block (ca.1850) is a one-and-a-half-story, three-bay, frontal gable structure. It retains a hoist in the front peak above a twenty-light fixed sash that replaces the old door into the upper story. This is flanked by small windows with period six-over-six wood sash. The center entrance on the main floor retains paired doors with glazed, six-light upper panels dating to the third quarter of the nineteenth century. These are flanked by large windows with plain casings and six-over-six period wood sash. The later, southern block (ca.1865-1875) is a two-story, three-bay wing with a flat roof sloped to the south away from the older block's south roof face. The wing's center entrance with paired paneled doors is also flanked by six-over-six period wood sash. The upper story windows retain nine-over-six period wood sash. A deep cornice, raking on the earlier block, spans the entire front facade's roofline. Building retains flushboard siding on the recessed area below the porch roof, wood shingles on the upper story front, and board-and-batten siding on the sides and much of the rear, where there is an open porch deck (ca.1970-80) off the upper story of the newer block. The north unit of the building retains a post office interior dating to the second half of the nineteenth century on the main floor. The stone foundation, banked to the rear, is exposed except below the front porch, where it has been

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parged at least twice. A small portion of earlier scored parging survives on the north end, but the bulk of the parging appears to date to the first half of the twentieth century.

Outbuilding: Two-bay frame garage with board-and-batten siding added to south wall in late twentieth century; south half of building appears to date to the third quarter of the nineteenth century.

Historical note: This store and adjacent house (5090 CR 6) were built on a 14-acre property (minus a reservation to Gideon Miller) transferred to Swart and Birdsall for \$500 in 1848 (L32/141) by Samuel and Jane Ackerly. Birdsall sold his portion of the store to Swart and Winter in 1880 with a provision that Birdsall would remove the "old white store and foundation" by the first of November 1881. This may have been the storehouse noted in the 1869 Beers *Atlas of Delaware County*. Its removal would have cleared the way for the later south wing on the store. The Faulkner family managed the store in the late 1800s.

5069 CR 6

Two-story, L-plan frame house with cross-gabled roof composed of a three-bay, frontal gable block and two-bay wing. It rests on a foundation composed of large, roughly coursed stones. A flat-roofed veranda supported by squared, chamfered posts and millwork braces with quatrefoils and a wood-splat skirting spans the wing. The main entrance is located in the sidehall position on the frontal gable block. All window casings on the front façade have pedimented caps with decorative millwork tympana and two-over-two period wood sash. Windows in the sides have plain, square-headed casings and similar sash. The roof retains its raking cornice, but the walls are now clad in vinyl siding. Concrete block chimney on ridge appears to replace earlier one in same location. Built ca.1870.

Outbuildings:

Single-story, shed-roofed building with exposed rafter ends and plywood siding, ca.1950. Small, single-story, gable-roofed frame shed with board-and-batten siding, ca.1900.

Historical note: This house was not mapped in 1856 or 1869. The lot transferred on 16 April 1870 from H.P. Reynolds to Egnos D. Reynolds (L71, p233) with 21.5 acres in non-contiguous lots of the New Kingston Tract for \$2,950. The price suggests that the land was improved agriculturally and probably had buildings, if not a house. This house appears to have been built soon after the property changed hands. Isabella Cowan bought the house lot in 1910 (L163, p41).

5083 CR 6

One-and-a-half-story, two-bay, rectangular plan, frontal gable frame house built in two phases, one behind the other. Earlier front block is spanned by a shed-roofed porch with

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squared, chamfered posts, scrollsawn corner braces, and wood splat apron; main entrance with Italianate style door in south bay of front. Later rear block continues footprint on the sides and the ridgeline axis, but roof rises slightly higher than the earlier block. Entire house retains fenestration, using square-headed, plain window and door casings with two-over-two period wood sash throughout; wood clapboard siding with cornerboards except for flushboard siding beneath the porch roof. An open-decked porch added to back of house in the late twentieth century. Built ca.1884.

Outbuildings:

Gable-roofed frame privy with vertical board siding and raking cornice, ca.1870.

Single-story, shed-roofed frame shed with wood clapboard siding, early twentieth century.

Single-story, shed-roofed chicken house, ca.1920.

Historical note: This 165' x 33' (1/8 acre) house lot was divided off from the next one south (5069 CR 6) by Egnos Reynolds in 1883 (L95, p422) and sold to Elizabeth Dumond for \$100. Based on its appearance, Dumond probably built this house soon after. Her heirs sold the property in 1897 for \$650.

5090 CR 6

Two-story, five-bay, rectangular plan, side-gable-roofed frame house with a Greek Revival-style cornice with a deep articulated frieze and partial returns. The house has several other decorative Greek Revival-style features including Doric-style corner pilasters and, most prominently, its recessed center bay set off by Doric-style pilasters. The first story of this bay has the center entrance, which retains a period Greek Revival-style door flanked by sidelights with fretwork muntins, and a transom with a scrollsawn course of upturned bellflowers alternating with darts. Fluted Doric-style columns support the entablature of triglyphs and metopes above. The recessed window opening above the center entrance retains paired eight-light casements flanked by sidelights matching those of the door below. The house retains wood clapboard siding and period six-over-six wood sash in plain casings with drip caps. Coursed foundation of large stone blocks. Built ca.1849.

Outbuilding: Two-level, gable-roofed frame barn with board-and-batten siding and a raking cornice stands southeast of the main house; doors in long wall replaced by late twentieth century vertically sliding garage doors. Built ca.1860-1880.

Historical note: This house was built shortly after Swart and Birdsall established their store in New Kingston. Its unusually well-developed design may have been a published plan, but the source has not been identified. In addition to the house and store, the 12-acre property was used to raise produce. The irregularly shaped tract crossed the

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Plattekill and included open land on the far bank. The farmland has been sliced away in several transactions beginning in the last quarter of the nineteenth century and continuing into the twentieth century.

5096 CR 6

Two-story, frontal gable frame house with a steeply pitched roof with an attic window set in the peak and a single-story, gable-roofed kitchen ell extending from the rear wall of the main block. The house rests on a rough coursed stone foundation. The steep roof is characteristic of the emerging late Victorian eclectic Queen Anne and Stick styles, but virtually all of its decorative scheme is characteristic of the Italianate taste, which was fading by the time this house was built. These details include small brackets at the roofline and anchoring the ends of the square-headed window casings composed of heavy moldings, a single-story, three-bay window with round-arched windows projecting from the south wall on a brick foundation, and the two entrance doors, each with paired, round-arched lights. The house's prominent shed-roofed porch, added in the first quarter of the twentieth century, has shingled kneewalls and spans the front and south side to where it meets the bay window. The front retains flushboard siding and the sides and rear have wood novelty siding. Built ca.1880.

Outbuilding: A two-bay, frontal gable frame garage is built on a highly banked stone foundation sloping to the rear of the lot. This has a small foundry chimney at the back of the building. Built 1920-1930.

Historical note: Isaac Birdsall subdivided this 40-rod house lot from his 12-acre parcel on the east side of the highway in 1877 to Adam J. Scott (L92, p54) for \$200. Scott sold the property in 1886 to Henry P. Reynolds in 1886 for \$1,400 (L102, p15). This suggests that Scott built the house in the interim.

5099 CR 6

One-and-three-quarter-story, L-plan, frame house with cross-gabled roof and a single-story, gable-roofed back ell. Main entrance with four-panel Italianate style door with arched upper panels occupies south bay of the two-bay front façade; secondary entrance with an Italianate-style door with glazed, round-arched upper panels opens into the wing at the back of the veranda. Flat-roofed veranda with squared, chamfered posts capped by squared Italianate-style capitals spans the front and south side to the interior corner of the L-plan. Regularly spaced square-headed openings survive, but all windows replaced with recent vinyl one-over-one sash; vinyl siding covers or replaces earlier siding; plywood skirting with jigsawn openwork mimics old wood splat skirting. Built ca.1880.

Outbuildings: One-and-a-half-level, frontal gable, frame carriage shed with board-and-batten siding, a raking cornice, and sliding period doors in the front façade. Built ca.1880

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Historical note: This house lot was subdivided from a farm property owned by Egnos D. Reynolds, who sold it to Robert W. Winter in May 1877 for \$200 (L84, p427). There are several former farm outbuildings behind this property and the adjacent one at 5107 CR 6 that appear associated with them, but actually stand on the farm from which this lot was cut (see below). The drive between the two houses reaches the farm land on the far side of the Sanford Hollow stream via a plank culvert bridge. This property also includes the old creamery's ice pond dam, now partially removed, and the pond site (see below). Winter probably built the house on this lot relatively soon after he bought it based on its combination of mainly Italianate-style detailing combined with its prominent Queen Anne-style roofline, characteristic of emerging taste of the time. The house and lot transferred to Winter's wife, Margaret A., in May 1897 (L121, p513).

Rear of 5099 & 5107 CR 6

Outbuildings and features:

Frontal gable frame smokehouse; lime mortar sides and raking cornice. Built ca.1845. Small, frontal gable frame shed with board-and-batten siding with door in gable end. Built ca.1860-1900.

Frontal gable, frame milkhouse with sliding door on gable end and asphalt shingle siding. Built ca.1920-1940.

Stone dam on creek built of large stone slabs; center slabs removed to allow flow. Site of the ice pond for the creamery on north, or upstream, side.

Historical note: These outbuildings date to Cornelius or H.P. Reynolds's ownership of the farm that once faced onto the west side of the highway. Although they have long been associated with the properties at 5099 and 5107 CR6, their lots were never formally extended to include them.

5107 CR 6

Two-story, rectangular plan, side-gable-roofed frame house with stone foundation, mostly parged with concrete, and single-story, gable-roofed back ell. House entirely renovated ca.1970-1980 using metal casement windows, new wood clapboards; roofline detail replaced with boxed soffits; shed-roofed porch with stock turnings and plywood skirting spans front façade. Built ca.1845. Non-contributing (due to loss of integrity)

Historical note: This is among the oldest houses in the New Kingston hamlet and once served as the farmhouse for the farm behind, which was reputedly part of a tract transferred by Samuel Ackerly to Cornelius Reynolds. The latter deeded 21.5 acres, part of it being a farm in the western part of Lot 5, 5th Class, for \$525 on the 21 April 1842 (L53, p387), which suggests that Henry rather than Cornelius built the house. The house is shown on the 1856 Gould *Map of Delaware County* (Reynolds is misspelled Rendell).

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Henry sold the same property to his son, Egnos D.[umond] Reynolds (b.1839) on 16 April 1870 (L71, p233) for \$2,950. Based on building form and location, this house appears to have been the farmhouse, and the buildings behind went with it. While Henry had begun to sell road frontage parcels, Egnos eventually subdivided the remaining frontage from the farm as house lots, including that containing the family's own house, during the 1870s.

5114 CR 6

One-and-a-half-story, L-plan frame house composed of a two-bay, frontal gable block cross-gabled with a three-bay wing both resting on a rough coursed stone foundation. A shed-roofed ell projects from rear of the building, and a late twentieth century open deck extends beyond that. A single-story, three-sided bay window contemporary with house extends from the south wall. A shed-roofed porch (date uncertain) with Tuscan-style columns made of fiberglass or other new material spans the entire front façade. The house retains wood clapboard siding and raking cornices typical of its building period, as well as much its regular fenestration of plain, square-headed openings. The openings, however, appear to have been widened and shortened, possibly in the early twentieth century. All openings have wood one-over-one sash. In addition, the front wall of the wing below the porch roof has been angled, creating a different footprint. Built ca.1877.

Outbuilding: One-and-a-half-level, frontal gable, frame carriage shed with paired sliding doors made of battened beadboard; sided with asphalt shingles. Built ca.1878.

Historical note: Isaac Birdsall subdivided and sold this 40-rod house lot to James H. Thomson for \$200 on 6 September 1877 (L83, p716). Later, according to Fran Faulkner, it belonged to Myron J. Faulkner and shared a deed with the store (5060 CR 6).

5123 CR 6

Two-story, rectangular plan, frontal gable frame house with a single-story back ell and shed-roofed bay window on its south wall; hip-roofed porch with squared, chamfered posts and arcaded braces spans front and south side of house. Porch knee walls, clad in vinyl siding matching the rest of the house, probably an early twentieth century alteration. Period fenestration of regularly spaced openings retained, but all sash replaced with vinyl one-over-ones and doors with late twentieth century stock ones; vinyl siding covers or replaces earlier siding with sheet aluminum covering cornices and trim; a new metal roof caps the porch; exterior stone chimney on north wall near front, probably for mid-twentieth century fireplace, and a brick furnace chimney set farther back. Built ca.1876.

Outbuildings: One-and-a-half-level, frontal gambrel carriage shed with horizontally sliding doors; a shed-roofed leanto on its south long wall added later; fenestration of upper level suggests use as an apartment. Built ca.1910-1920.

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Historical note: This quarter-acre house lot was transferred to Adam J. Scott by Egnos D. Reynolds in October 1875 for \$185 (L80, p495); house probably built soon after.

5126 CR 6

One-and-a-half-story, side-gable-roofed, rectangular plan, frame house with a single-story, shed-roofed ell set on a high banked foundation off the back of the main block; retains Greek Revival-style partial returns, but all other historic detail, including most of the fenestration lost to remodeling; two friezeband windows with gabled heads survive. Sided with asbestos or cement shingles; cobblestone chimney dating to the 1910s or 1920s on south wall. Built ca.1878.

Historical notes: Isaac Birdsall and wife subdivided this house lot of 40 square rods (¼ acre) and sold it to Sarah Adece, wife of Peter Adece and sister of Egnos D. Reynolds, on 6 November 1877 for \$200 (L89, p162). The house appears to have been built soon after.

5131 CR 6

One-and-a-half-story, four-bay, rectangular plan, side-gable-roofed frame house with Greek Revival-style partial returns, deep frieze, and narrow corner pilasters. Main entrance set in second bay from southeast corner of main block. All door and window cases plain and square-headed with drip caps; retains six-over-six period wood sash and fixed louvered shutters throughout; small brick center chimney near center of ridgeline; wood clapboard siding with plain cornerboards. The upper story has two friezeband casement windows in the front façade. Rough stone foundation and a period brick chimney located on the ridgeline. A late twentieth century bay "greenhouse" window added to south end and a single-story, gable-roofed ell added to back. Built ca.1858.

Outbuildings:

One-and-a-half-level, frontal gable frame carriage shed with novelty wood siding, period vertical board sliding doors in gable end with mow loading door above; six-light fixed sash in peak and raking cornice. Built ca.1880.

Single-story, frontal gable, frame guest house with scalloped detail on eaves set on bank behind house. Built ca.1970. Non-historic

Historical note: This house was probably built by William Happy, who bought a 50 x 74-foot parcel in January 1858 from Henry P. and Rachel K. Reynolds for \$45 (L50, p47). On 22 December 1860, the Happys added a 20-foot wide parcel bought from the Reynoldses for \$20 (L53, p479), and sold both parcels with a house on them to Robert Dickman in 1861 for \$650 (L53/660). The house is noted in the 1869 Beers *Atlas of Delaware County* as owned by J.[ames R[ussell].] Scott.

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5140 CR 6

Two-story, cross-gabled frame house set on a banked, random ashlar stone foundation laid to accommodate the sloping lot. A single-story, shed-roofed porch with squared posts and a period spindled railing wraps the front and north sides, running to an enclosed entrance on the north wall. House retains raking cornice and period fenestration of regularly spaced square-headed window casings with plain frames and two-over-two period wood sash and period door with glazed upper panel. Siding is covered or replaced with asbestos or cement shingles. Built ca.1890.

Historical note: Isaac Birdsall subdivided this quarter-acre house lot and sold it to William Ward for \$200 on 2 October 1888 (L108, p168). The house appears to have been built soon after.

5150 CR 6

One-and-a-half-story, rectangular plan frame house with a cross-gabled roof creating the appearance of a frontal gable block and wing. To rear, there is a single-story, gable-roofed ell on a high banked, rough coursed stone foundation. Shed-roofed porch (added 1910-1930) with paired fiberglass or other new material Tuscan-style columns spans the "wing" and the southernmost bay of the frontal gable portion. Fenestration features regularly spaced windows with later one-over-one wood sash and main entrance in middle bay of overall front façade. The house retains clapboard siding and a raking cornice. On the front façade of the "wing," there are deep half-windows below the frieze. Exterior brick chimney, probably for a parlor fireplace, on north wall and a concrete block furnace chimney on the south wall replace earlier ones. Built ca.1863.

Outbuilding: Frontal gambrel, one-and-a-half-level shop with wood novelty siding and vertically sliding garage doors; paired fixed six-light sash in peak. Built ca.1900.

Historical note: Swart and Birdsall sold this house lot to John Dumond in February 1863 (L56, p147). House was built after that date. According to Fran Faulkner, the shed was built by Miller Spickerman as a repair shop.

5157 CR 6

Two-story, T-plan, cross-gabled frame house with a single-story, gable-roofed back kitchen ell; a lower, late twentieth century gable-roofed ell is added to that and attached to carriage shed (ca.1870-1880) at the southwest corner of the older ell on a stone foundation. Façade spanned by an open, shed-roofed porch (built ca.1925, replaced earlier porch) with shingled kneewall and squared, tapered columns. Main entrance retains period door with glazed upper panel at back wall of porch on south side. Stone steps lead to doorway. House retains considerable detail from period of construction, including wood shingled gable ends, an unusual shingled cornice, scroll sawn vergeboards and window acroteria. The upper front window is an elaborate Renaissance

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Revival-style example. Otherwise, the building retains two-over-two period wood sash in the original plan and wood clapboard siding. The latter appears to replace earlier flushboard siding, at least on the front, based on photographic evidence. Built ca.1880.

Outbuildings and features:

Lot features a prominent stone retaining wall, capped by large slabs, which shortens from south to north following the contour of the sloping road and stone slab sidewalk.

One-and-a-half-level, frontal gable frame carriage shed with board-and-batten siding and period horizontally sliding doors reached by a drive running behind the church from John Tuttle Road. Built ca.1880.

One-and-a-half-level, frontal gable board-and-batten carriage shed attached to main house by latest ell. Building may have been moved to the location, but not recently, as it stands on a stone foundation.

Single-story, frontal gable, frame building with raking cornice, board-and-batten siding, and plank door. Built late nineteenth century.

Gable-roofed frame outhouse with board-and-batten siding and quatrefoils in gable ends. Built late nineteenth century.

Historical note: Thomas H. (b.1852), son of New Kingston builder James R. Scott and Jennie, married in 1880, sold this house and lot on the first of January 1884 for 40,000 feet of pine lumber. The agreement describes the property as a "parcel of land . . . and dwelling thereon . . . between lot now owned by James R. Scott and the lot owned by the U.P. Church." (L95, p493) The house displays a variety of detail probably meant to show off the builder's craft and taste. Thomas and Jennie Scott moved to the Village of Walton, Delaware County, where he built several houses.

5170 CR 6

Two-story, three-bay, frontal gable frame house with a cross-gabled, single-bay wing on its north wall and steeply pitched roof. Two-level open porch spans much of main block; Tuscan-style columns and spindled railings on both levels replaced with fiberglass or other new material components (matched using photographs). Center entrance has an Italianate-style door with paired arched lights. Details include shingled gable ends and scrollsawn bargeboards in the peaks. Regular fenestration with square-headed window casings retains one-over-one wood sash, possibly later replacements. Coursed ashlar stone foundation mostly parged. Built ca.1884.

Outbuildings: Single-story, two-bay, side-gable-roofed, frame garage with period sliding doors set on a banked stone foundation; asphalt shingles on sides. Built 1910-1920.

Historical note: James A. Scott (b.1851), son of James R. Scott and a second generation builder in New Kingston, constructed this house on a lot he assembled in two different

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purchases. Philip G. Yapple sold him 15 square rods on 7 December 1883 for \$75 (L97, p132). Hannah Dumond and her daughter, Nettie Adey, sold him 34 square rods for \$170 on 23 January 1884 (L97, p131). More elaborate than most New Kingston houses, this building may have been intended to showcase Scott's abilities.

5177 CR 6

Name: New Kingston United Presbyterian Church (NR listed, 2002)

Single-story, frontal gable, frame building on a raised basement foundation of concrete blocks (period). A square tower with a square-headed front entrance topped by a scrolled, broken pediment located at northeast corner of building. Tower capped by a steep pyramidal roof with a vase-shaped finial. The louvered belfry rises above the main roofline. An enclosed, hip-roofed entrance porch with a triple window and a second doorway spans the remainder of the front façade. Three-sided, single-story bays project from both long walls of the main block. All windows except those in the gable ends are square-headed and retain geometrically patterned stained glass. The gable ends have partial returns and keyhole-shaped louvered openings in the peaks; the front façade has a round-arched window above the porch. Building roofed in fishscale and square slate.

Historical note: Henry P. Reynolds sold this corner lot to the Trustees of the Associate Reform Church of Middletown, William Clement, Archibald Elliott, William Laidlaw, Robert Dickman, Andrew C. Douglas, James H. Thomson, for \$30 on 12 January 1856 (L47, p154). The church standing on the site now, built in 1900 by James A. Scott of New Kingston to the design of architect Charles E. Hillyer of Kingston, New York, replaces a vernacular Greek Revival-style frame meeting house built in 1856. The deed references the West Sprout, but not the village of New Kingston.

5184 CR 6

One-and-a-half-story, two-bay, frontal gable frame house with raking cornice, and bargeboard at the roofline; open porch with squared, chamfered posts and Italianate-style capitals spans front and south side to an enclosed entrance porch at the southeast corner of the house. House retains regular fenestration with square windowheads trimmed with a dentil course along their top edge; variety of sash, including two-over-two wood sash (appear to be later replacements with heavy muntin bars); single-light replacements upstairs, and widened ones in the front parlor. Main entrance with a period six-panel door in side hall position of front façade and second entrance with an Italianate-style door with paired arched lights through porch on south wall retains period doors. Retains wood clapboard siding with flushboard siding under porch roof; stone foundation heavily parged. Built ca.1870.

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Historical note: This quarter-acre house lot was sold to Robert Dickman by Abraham H. and Frances Yapple on 5 January 1864 for \$100 (L59, p297), but it seems the house was built somewhat later, as it was not mapped in the 1869 Beers *Atlas of Delaware County*.

18 John Tuttle Rd
(faces onto CR 6)

Historic name: Presbyterian Parsonage

One-and-a-half-story, frontal gable, rectangular plan, frame house with later (ca.1900) short wings added to its north and south sides and a single-story woodhouse attached to the northwest corner of the main block. A hip-roofed porch with turned columns, spindled balustrade, and scrollsawn corner braces (added ca.1900) spans front and south side of the main block to the south wing. Three-sided south wing creates bay windows on the first and second floor and stands full height; raking cornice comes down to squared corners supported by exposed braces. North wing has rectangular footprint. Stone steps lead up to main entrance in the side hall position of the main block. Wood door dating to earlier construction period is capped by a bracketed transom and flanked by sidelights. The house retains its fenestration, with plain, square-headed casings, but the one-over-one wood sash probably date to the turn of the twentieth century, as does the rusticated concrete block foundation. Built ca.1860.

Outbuildings: One-and-a-half-story, frontal gable frame carriage shed with wood novelty siding and raking cornice stands on a stone foundation; paired battened doors with a mow door above in the gable end. Built ca.1860-1870.

Historical notes: Abraham H. and Frances I. Yapple sold this 90-square-rod house lot for \$112 to the New Kingston United Presbyterian Church on 15 December 1859 (L52, p567). The church built a parsonage here soon after. It appears to have been updated with a new concrete block foundation and new sash when the church was replaced in 1900. The house was subsequently sold.

5219 CR 6

Two-story, square plan, pyramidal-roofed frame house with clapboard first story and wood shingled upper story. A hip-roofed dormer projects from the front roof face. A shed-roofed porch with square supports and a spindled balustrade spans the front façade. A walkway leads up to the center entrance, which is flanked by large Queen Anne-style parlor windows. The house retains its fenestration, composed of evenly spaced, square-headed casings, but all sash have been replaced. A large cobblestone chimney, probably added in the 1920s or 1930s, is applied to the south wall. Built 1914.

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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.)

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 (36 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 Record # _____

Areas of Significance**Areas of Significance**

(Enter categories from instructions)

community planningarchitecture**Period of Significance**c1845-c1940**Significant Dates**na**Significant Person**

(Complete if Criterion B is marked above)

na**Cultural Affiliation**na**Architect/Builder**
various builders, including several members of
the Scott family
Primary location of additional data

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

Name of repository: _____

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The New Kingston Historic District is significant as a representative and highly intact example of a small, rural, nineteenth-century hamlet in Delaware County and for its role in the history and development of the New Kingston Valley, a large, 5,000-acre settlement area derived from an eighteenth-century patent in southeastern Delaware County. Settled primarily by Scottish immigrants in the early nineteenth century, the settlement area is a steep, mountainous region characterized by scattered upland farms. The hamlet developed around the establishment of a church, store, and several small shops and is the only social and community center within the New Kingston Valley. New Kingston follows a linear plan, with small lots dispersed along either side of CR 6, the main north-south thoroughfare through the valley. The district includes approximately twenty residences, including vernacular interpretations of various popular period domestic styles, including Greek Revival, Italianate, Queen Anne and Colonial Revival. The New Kingston Presbyterian Church (National Register listed individually, 2002) and a number of the houses in the hamlet were constructed by members of the Scott family, a locally prominent family of builders descended from one of the valley's early settlers. New Kingston remains virtually unchanged since the early twentieth century, preserving a remarkable record of local history. It also provides information about community planning and development in the small, rural hamlets characteristic of the northern Catskill Region and Upstate New York in general.

The New Kingston Valley and the New Kingston Tract

The New Kingston Valley, named for the 5,000-acre New Kingston Tract, encompasses parts of the Towns of Andes, Bovina, Middletown, and Roxbury in the southeastern part of Delaware County. The hamlet of New Kingston, however, lies wholly in Middletown, which was incorporated in 1789 as part of Ulster County. As the landscape was settled and developed, additional civil divisions allowed for easier administration of local and regional affairs. Delaware County was set aside eight years later, in 1797.

The New Kingston Tract was once part of the 1,500,000-acre Hardenburgh Great Patent, located in the ancestral lands of the Esopus Indians to the north and the Minisink Indians to the south and encompassing the Catskill Mountain region. Lying west of the Hudson River, this mountainous area was less accessible to

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seventeenth-century European settlers than land on the east bank and less economically important than either Albany or New York City. As land there was acquired from the native tribes and patented to servants of the British crown, the land on the west bank became the next object of the overwhelming land greed of the period. Land formed the basis of wealth and control in the New York colony, where a landed aristocracy patterned on the British model developed the land and derived a large part of its income from it.

The Hardenburgh Patent was the largest one ever granted by the British crown, but the letter of patent signed on the 20th of April 1708 provided no actual description of the tract granted to the patentees. Named for Johannes Hardenburgh, the patentees formed a cartel of eight entrepreneurs and gentry linked by family, religious affiliation, and business relations. They included Hardenburgh himself; William Nottingham, a justice of the peace in Marbletown and the son-in-law of Jacob Rusten, who was Hardenburgh's father-in-law; Benjamin Faneuil, a Huguenot trader and rum distiller from New York City; Leonard Lewis, Hardenburgh's brother-in-law; Peter Fauconnier, a Huguenot merchant of New York and also a cohort of the notorious Lord Cornbury, who acted as the manager of the patent; Philip Rokeby, acting as a front man for Attorney General Major Bickley; and Robert Lurting, acting for Thomas Wenham, a member of the Governing Council. Augustine Graham, surveyor general of the province, was a silent partner.¹ The patent languished unsurveyed and unsettled for nearly forty years, although shares in it were traded regularly. Over time, these shares diminished in value due to irregularities in the grants and an inevitable proliferation of heirs. The ongoing Franco-British struggle also contributed to the devaluation, as the patent lay beyond the protected frontier, and potential settlers would be unprotected. The low price of shares, however, encouraged Robert Livingston (1688-1775) of Clermont to begin buying them, and the New Kingston Valley's development history is inextricably intertwined with the interests of the Livingston family.² Livingston, the younger son of the first

¹ Norman J. VanValkenburgh, *The Hardenburgh Patent: The Largest Colonial Grant* (Phoenicia, New York: West and Brooks, 1988): synopsis of 1-19. Also, see Shirley A. Houck, *The Evolution of Delaware County, New York. Being a History of its Land* (Nashville, Tennessee: Express Media Corporation, 1995): 9.

² Alf Evers, "The Livingston Presence in the Great or Hardenburgh Patent," *The Livingston Legacy. Three Centuries of American History* (Annandale-on-Hudson, New York: Bard College, 1987): 397.

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Robert Livingston and brother of Philip Livingston, purchased shares in the patent with proceeds garnered from privateering interests and planned to establish an estate for his family in the aristocratic landholding tradition.³ Partly due to pressure from Livingston, who had acquired a little less than a third of the Great Patent by 1751, the enormous parcel was surveyed into lots to divide it among the shareholders.⁴ A deed of partition drawn up on the 15th of November 1749, and the lottery was held a week earlier on the 8th.⁵

Robert Livingston's plan for subdivision and settlement of his Hardenburgh lands used at least two models. Evers states that Livingston planned to retain the land closer to Clermont and the Hudson River as tenant lands, while selling the more remote lands to generate cash. A road originating at the Hudson crossed the interior as far as Cooper Lake in the present day town of Woodstock. From land along this route, farms were carved out at tenants' expense. Each was meant to include bottom land for arable croplands, gentle hillsides for grazing, and steep hillsides for woodlots.⁶ The more remote areas, including the New Kingston Valley, remained largely unsold and uncleared until the late 1780s due to several occurrences. Both Robert Livingston of Clermont and his son, Robert R. Livingston (b.1718), died in 1775. This put their leases and sales on hold. Further, hostilities between British and American forces again rendered the Catskill Mountain region beyond the defensible frontier. Finally, the Indian claim that they had never sold the land between the east and west branches of the Delaware arose in the late 1760s. Through a series of legal challenges and Sir William Johnson's 1771 decision that the land indeed had not been transferred, father and son recognized the challenge to their claim.⁷ When the British burned both Kingston and Clermont in 1777, Robert R. Livingston (1746-1813), son and heir to Clermont, seized the opportunity to initiate settlement of the land between the branches (possession being, after all, nine-tenths of the law) by making a gift of 5,000 acres in that region to the

³ Evers, 398.

⁴ Evers, 398; Van Valkenburgh, 19.

⁵ Van Valkenburgh, 36.

⁶ Evers, 399.

⁷ Van Valkenburgh, 36.

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"Kingston Sufferers" who had lost their houses.⁸ Being beyond the frontier and with no access through thick woods, however, this New Kingston Tract, as it came to be called, may not have been even surveyed until 1784.⁹

In the post-Revolutionary period, Robert Livingston divided his 500,000-acre holding in the Hardenbergh Patent into tracts ranging from 20,000 to 30,000-acres among himself, his siblings, and his mother.¹⁰ These tracts were assigned Great Lot numbers. The New Kingston Tract is located in Great Lot 40, which went to Janet Livingston Montgomery.¹¹ It differs from the surrounding Livingston lands in two ways. First, the square tract was laid out on a ten-by-ten lot grid of square 50-acre parcels, which were divided into ten classes and numbered 1 to 10 within each class. Second, freehold for each parcel was given on a fee simple deed to one of a hundred designated "sufferers" from the burning of Kingston in 1777. This created a pocket of individual freeholders within the larger landscape of tenancy in the region. Neither the 1790 nor the 1800 federal census shows that any of the freeholders took up their lots.¹² Assuming that those who lost houses in 1777 had been established residents of handsome, almost urbane city of Kingston, probably few of them would have been interested in starting again in the trackless wilderness after the close of hostilities in 1783. Some of their descendants, however, did transplant to the New Kingston valley.

Development of the Hamlet of New Kingston

Land within the New Kingston Tract itself may have been settled a little earlier than the rest of Great Lot 40, which was let on long leases. Early settlers, including the Dumond, VanBenschoten, Swart, and Delameter

⁸ Van Valkenburgh, 24.

⁹ Lincoln R. Long, *The Long Papers. Historical Sketches of the New Kingston Valley* (n.p., [1925, printed in book form, edited by Gilbert M. Palen, n.p.]: 7.

¹⁰ Evers, 400. Evers states this was done in 1782, the year that primogeniture was abolished in New York. A map of the area between the branches states in a typed note that the division was carried out in 1779. The exact date is probably not so important as the fact of the subdivision.

¹¹ This is evident from the 1869 Beers Atlas, which showed the lot lines. A number of these lots can still be traced on modern tax maps and on the landscape itself as stone walls.

¹² Van Valkenburgh, 24.

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families, probably ascended the Esopus Creek from the mid-Hudson region. Until the 1840s, deeds for property in the tract area appear to have gone largely unrecorded, possibly due to the distance over rough roads to Delhi, the county seat. The hamlet itself includes parts of four original farm lots. Based on later deeds, it appears that Samuel Ackerly, a local land speculator (as suggested by deeds filed for several other parcels), owned all of Lot 5 in the 5th Class of the New Kingston Tract by the 1830s. He seems to have used the road called the Main Plattekill Highway, now CR 6, as a dividing line when he sold parts of the lot later. A 1842 deed for this land to Henry P. Reynolds from his father, Cornelius, stated that the elder Reynolds bought 21.5 acres from Ackerly earlier.¹³ Isaac Birdsall and William Swart acquired most of the land in Lot 5 east of the highway, roughly 12 acres, from Samuel and Jane Ackerly in 1848.¹⁴ The Reynoldses and the Birdsalls, in turn, platted and sold most of the house lots that now form the hamlet of New Kingston between 1855 and 1889. At the north and south ends, Abraham Yaple and James Archibald sold a few additional contiguous properties.

Until the 1850s, the Main Plattekill Road passed through open farmland in the New Kingston Tract. In 1828, the Yaple family, who held Lot 6 in the 5th Class, less than a half mile north of the district, had apparently seen the commercial opportunity of a location near where the upper hollows of the valley met and operated a store out their house, but little more is known of it.¹⁵ Instead, Swart & Birdsall's store, which opened soon after 1848 on a site a little farther south than the Yaple store, appears to have provided the initial commercial impetus for the hamlet. The site's frontage on the main highway connecting Bovina Center with Margaretville gave it the advantage of being closer to local farms than either of those larger villages. Next to the new store, Isaac Birdsall built a handsome two-story Greek Revival style house, possibly using a published plan. With its recessed center entrance set off by fluted Doric style columns, corner pilasters, and full returns, it must have been a prominent house in a landscape largely occupied by tenant farmers living in houses of considerable less

¹³ *Book of Deeds* 53, p387.

¹⁴ *Book of Deeds* 32, p141. (Office of the Delaware County Clerk, Delhi, New York).

¹⁵ Shirley Davis and Kathleen LaFrank, *National Register of Historic Places nomination, New Kingston Presbyterian Church*, March 2002.

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worth.¹⁶ The Birdsall house appears to have been the inspiration for the later remodeling of a house in Thomson Hollow, north of the hamlet.¹⁷

In 1854, Birdsall was appointed postmaster at New Kingston. The 1856 Gould Map of Delaware County notes the post township of New Kingston in uppercase letters, but the hamlet was composed of only a handful of buildings. These include Swart & Birdsall's store and post office, a blacksmith shop, and one additional unlabeled building on the east side of the road. The houses of H.P. Rendell (a misspelling of Reynolds) and R.M. Faulkner and two additional unlabeled buildings are shown on the west side. Faulkner bought three-quarters of an acre from Samuel Ackerly in 1854 for \$100 and built a house and a shop, where he made shoes, near Swart & Birdsall's store. Across the road, John Dumond had bought a similarly sized lot for a house and his blacksmith's shop from Walter E. and Jane Thomson in 1856.¹⁸ Missing from the map is the Associate Reform Church of Middletown, built on land bought from Henry P. Reynolds in April 1856.¹⁹ By this time, deeds referred variously to the area as the neighborhood or village of New Kingston; however, they still used the old-fashioned term for the Plattekill tributary running up Sanford Hollow—the West Sprout. The highway bridge over it was called the Sprout Bridge. Later, the stream is called simply by the more prosaic "West Branch."

Lincoln Long, a local historian of the 1920s, posited that the hamlet might have developed around a mill and the necessity to house its operatives, but the census recorded neither a group of mill workers in New Kingston nor a mill in the industrial schedules.²⁰ It appears that the advantageous location at the base of the three upper hollows combined with the entrepreneurship of Swart & Birdsall sufficed to plant the seed of a

¹⁶ Review of the census records for 1850 (federal) and 1855 (New York State) shows that this house was much more valuable than any in the neighborhood.

¹⁷ The house owned by James W. Dumond in 1875 and located at 694 Thomson Hollow Rd was remodeled extensively in the early 1860s, at the same time as many properties in this area were improved. While the quality of the workmanship on this house is not as high as on the Birdsall house and the building's proportions differ, the stylistic details clearly mimic the valley's handsomest dwelling.

¹⁸ *Book of Deeds* 48, p463.

¹⁹ *Book of Deeds* 47, p154.

²⁰ Long, 92-93.

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small hamlet. The "neighborhood now known as New Kingston," as it was described in Ackerly's 1855 deed to Faulkner grew noticeably over the next thirteen years, so that the 1869 Beers *Atlas of Delaware County* shows a *bona fide* hamlet of a dozen houses, a church, the store and a storehouse, the blacksmith's shop, and a wagon shop.²¹ Three businesses were listed in the atlas's directory: Birdsall & Winter, Dealers in Dry Good, Groceries, Hardware, Butter &c.; J.L. Dickson, Manufacturer of Wagons, Sleighs, & Ornamental Painter; and A.[lexander] White, Horse Shoeing, Wagon Ironing, & Gen'l Blacksmithing.

While no industry was recorded in the census, carpenter-builder James R. Scott—newly arrived in New Kingston in 1869—bought a water right "to run machinery" from Egnos D. Reynolds for \$40 in 1870. Located on the west side of the West Branch, it included a 39-foot x 16-foot parcel on the north side of Weaver Hollow Road and touching the west bank at the lot's northeast corner. It allowed for building leaders to run a wheel five feet in diameter. Blacksmith Alexander White was to maintain the docking, or stone walls, bounding the stream. It was also stipulated that Scott would "not take water so as to interfere with churning purposes."²² This last suggests that a creamery just west of the stream was already in operation. Possibly Swart & Birdsall were involved in wholesaling it.

Scott's water right lay in the mechanical part of town, oriented to the West Branch near where it passed under the highway to meet the Main Branch. The 1869 *Atlas* labeled the road leading to Weaver Hollow "Mechanic Street" and showed J.L. Dickson's blacksmith and wagon shops there. South of Faulkner's house stood Dickson's house. The house lot was sold in 1863; the shop lot's deed is more difficult to trace. Also more difficult to trace is the lot held by A.[lexander] White just north of Mechanic Street's intersection with the main highway (5057 CR 6); however, this lot came out of the Reynolds farm.²³

While his water right lay at the south end of the hamlet, James R. Scott, his wife, Mary, and their eight children lived near the church at the north end; their house had been built by William and Nancy Happy on land

²¹ *Book of Deeds* 47, p7.

²² *Book of Deeds* 71, p234.

²³ *Book of Deeds* 57, p45.

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bought from Henry P. Reynolds in 1858. The 1875 census recorded the four oldest children, all sons, working as carpenters. The boys' cousin Adam J. Scott also lived and worked in New Kingston, and their uncle, stonemason John C. Scott, lived nearby. Together, members of the Scott family played leading roles in the building boom in New Kingston, where about a dozen houses were built between 1870 and 1900. The Scotts are also documented as the builders of a number of barns in the New Kingston Valley, and it is likely that they also constructed many of the late nineteenth century houses found on New Kingston Valley farms. By the early 1870s, many of the old leases were bought out, and the dairy industry generated steady income for area farmers to improve properties they now owned.²⁴ Scott's water right would have provided enough space for the machines—lathe, scrollsaw, planer, and shaper—to run the slightly idiosyncratic millwork that still distinguishes many of the New Kingston houses built by the Scott family. The six Scott family carpenters would have provided ample manpower to run a private mill for their own work, and the mill would have had a good commercial advantage in saving travel to a proprietor farther down the valley.

While businesses undoubtedly provided the services that give rise to hamlets, the largest number of buildings are usually dwellings. In New Kingston, these were built on small lots with road frontage, mostly between the bookends of the emerging hamlet—its church at the north end and the store and shop area at the south end. Early hamlet houses include the Dumond house (5030 CR 6), just north of the West Branch on the east side of the highway, which stood on a newly subdivided lot in 1856. Across from it, but south of the West Branch, stood R.M. Faulkner's house (4995 CR 6) and shop on land bought only the year before.²⁵ Soon after the survey for the 1856 Gould map, Henry P. Reynolds sold William Happy a house lot (5131 CR 6) on the west side of the highway in 1858, and used the back line of the church lot to strike the rear boundary for the new parcel.²⁶ North of the church and across the road going up the west hollow, Abraham Yapple sold a house lot to the newly formed United Presbyterian Church, a renaming and joining of two congregations, for a parsonage (18

²⁴ This pattern is readily traced in the censuses of the period using house valuations, real estate ownership, and agricultural schedules recorded. The statistics recorded here strongly support the notion that ownership generates improvement more readily than tenancy.

²⁵ *Book of Deeds* 47, p7.

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John Tuttle Rd), in 1859.²⁷ In 1863, Swart and Birdsall sold a house lot across from the church to John Dumond (5150 CR 6).²⁸ All of these were new house lots, and since they were nestled in farm country, each deed was written with the requirement that the new owner held responsibility for building and maintaining a sturdy fence. The loss of these fences, which protected houses from the depredations of roaming livestock, is probably the most notable change in New Kingston's appearance from the late nineteenth century.

From 1870 to about 1884, the number of new house lots carved from the farms of residents Egnos D. Reynolds and Isaac Birdsall grew quickly. Five houses were built on the road frontage of Reynolds's farm on the west side of the highway. Egnos D. Reynolds (b.1839) had purchased the 21.5-acre farm from his parents in April 1870.²⁹ He seems to have built a new house for himself (5069 CR 6) directly across from the store soon after. In 1875, he sold a ¼-acre lot to Adam J. Scott (b.1849), James R. Scott's nephew, and Susan Hewitt Scott (m. to Adam, 1871).³⁰ Reynolds used the back line of the church lot, like his father before him, to set the rear boundary of Scott's new lot (CR 5123) and required him to build and keep fences. South of the old family house (CR 5107), Egnos Reynolds sold a ¼-acre lot (CR 5099), carrying the established rear boundary to Robert W. Winter in 1877, for \$200, a price that became standard for such a parcel for the rest of the century.³¹ When James R. Scott's second son, Thomas (b.1852), married Jennie Ormiston in 1880, Reynolds sold them the parcel between the church lot and Thomas's parents' lot. Thomas built a house (CR 5157) with a variety of unusual trim details, including cornices clad in wood shingles and applied decorative motifs, on the prominent raised lot. Surely, he meant it to display his abilities. He and his wife Jennie sold the house in 1884 for 40,000 feet of pine lumber and moved to Walton, where he continued his trade, building houses and selling them until 1894.³² Six

²⁶ *Book of Deeds* 50, p47.²⁷ *Book of Deeds* 52, p567.²⁸ *Book of Deeds* 56, 147.²⁹ *Book of Deeds* 71, p233.³⁰ All genealogical information drawn from the IGI database maintained by the LDS Church at <http://www.familysearch.org>.³¹ *Book of Deeds* 84, 427.³² *Book of Deeds* 95, p493; *Biographical Review of Delaware County*. (Boston: Biographical Review Publishing Co., 1895): 522. Several subsequent deeds filed in the Delaware County Clerk's Office find Thomas and Jennie living in the Village of Walton.

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years later, in 1883, Egnos D. Reynolds sold the last two rods (33 feet) of road frontage to Elizabeth Dumond for \$100. To compensate for its narrowness, the lot ran all the way to the bank of the West Branch.³³

Isaac Birdsall (b.1824) sold the remaining road frontage on the east side of the highway, excepting a generous eight-rod (132 feet) frontage for his handsome dwelling, in four ¼-acre lots north of his house on the east side of the highway between 1877 and 1889; each lot was sold for \$200. This very orderly subdivision may have been a storekeeper's business acumen responding to the episodic sale of the Reynolds frontage across the way. Birdsall's lots all measured 4 rods by 10 rods and shared a back line that ran up to the line of the lot he sold to John Dumond years earlier. He sold the first in the row going north to Adam J. Scott in 1877.³⁴ Scott built a house (CR 5096) and sold the property to Henry P. Reynolds, then in his sixties, in 1886 for \$1,400.³⁵ James H. Thomson bought the next lot north (CR 5114) in 1877.³⁶ Egnos Reynolds's sister, Sarah Adey, bought north of Thomson (CR 5126) a few months later.³⁷ William Ward bought the last lot in 1889.³⁸

The houses built in this period on both sides of the road display the eclectic variety of form and detail possible due to the wide availability of decorative millwork and dimensional lumber by this period. Several houses have L-shaped plans, while a few have cross-gabled roofs above rectangular plans. The latter provide the appearance of irregularity, with both frontal gable and side-gabled components of the roof, to otherwise simply built single-block buildings. This form is seen frequently throughout eastern and southern Delaware County. A variety of verandas, most with decorative splat skirting; squared, chamfered supports; and scrollsawn corner braces; grace the fronts and south sides of most of these houses. While fenestration is regular, in keeping with the relatively simple footprints of the buildings, these houses had embellishment with different shingled and scrollsawn motifs. Lathe-turned spindles grace vergeboards, some porch railings, and rooflines.

³³ *Book of Deeds* 95, p422.

³⁴ *Book of Deeds* 92, p54.

³⁵ *Book of Deeds* 102, p15.

³⁶ *Book of Deeds* 83, p716.

³⁷ *Book of Deeds* 89, p162.

³⁸ *Book of Deeds* 108, p168.

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New Kingston is notable for the variety of such decoration displayed, from the Italianate taste through the Queen Anne and early Colonial Revival styles, and for the degree to which these elements survive.

Two additional house lots were platted in New Kingston before the end of the nineteenth century. At the north end of the hamlet, James A. Scott (b.1851), James R. Scott's eldest son, assembled an irregular lot from the Yaples and the Dumonds in 1884.³⁹ Here he built a large frame house (CR 5170) combining elaborate Queen Anne spindles and vergeboards with more restrained Georgian Revival columns and window details. Like the house his brother built across the road a few years earlier, this showcased his skills. The same year, at the south end of the hamlet, James and Janet Ward Archibald subdivided a parcel (83 feet square) to her mother, Jeannette Ward, from their farm.⁴⁰ In contrast to James A. Scott's house, this dwelling exhibits the simplest form and a minimum of detail.

Around the turn of the century, as those who built the hamlet aged, many New Kingston properties changed hands. Isaac and Isabella Birdsall sold their house and remaining land to their son, Samuel (b.1869), in 1895 for \$1,000.⁴¹ They'd sold their interest in the store to partner William Swart and two others in 1880, also for a \$1,000.⁴² Scottish-born blacksmith Alexander White sold his property to Alexander Chisholm. The latter replaced the house built by John and Isabel Dickson with one influenced by the Stick Style and graced by a pyramidal-roofed corner tower (4979 CR 6); Chisholm also replaced the old shop with a larger two-story building (5041 CR 6). In 1900, the United Presbyterian Church replaced its Greek Revival style meeting house with a new eclectic style frame church designed by Kingston architect James W. Hillyer and constructed by second generation New Kingston builder James A. Scott.⁴³ By the turn of the twentieth century, except for the four-square house at the top of the hamlet (5219 CR 6) built ca.1915, New Kingston had achieved the appearance and density that survives virtually intact today.

³⁹ *Book of Deeds* 97, 132, and *Book of Deeds* 97, 131.⁴⁰ *Book of Deeds* 97, p495.⁴¹ *Book of Deeds* 123, p299.⁴² *Book of Deeds* 87, p630.

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New Kingston continued as a small commercial center into the first half of the twentieth century, but with the increasing use of automobiles, more people traveled to Margaretville for their purchases. The store, now run by the Faulkner Brothers, finally ceased business, but the building is still leased by the United States Post Office. Until the mid-twentieth century, a creamery based in New Kingston continued to process milk drawn from farms in the upper reaches of the Plattekill. This was transported to the railroad at Margaretville by wagon and later by truck. A 1903 deed to the Hudson Valley Dairy Company from Alexander Thomson described a half-acre parcel that paralleled the west bank of the West Branch upstream to a dam built of large blocks of native stone that impounded water for running the large churn.⁴⁴ This site appears to take in James R. Scott's 1870 water right, which he apparently shared with an early creamery. The last creamery occupied a building, now gone, at the site of 4990 CR 6, on the east side of the highway. Two additional houses were built in the post-1960 era on lots divided from the Isaac Birdsall property. These, which are located west of the Main Branch and east of the store lot and 5030 CR 6, are reached by Isaac Birdsall Road. Like many upland hamlets, New Kingston is no longer a commercial center, but it retains an active post office, its church, its largest shop building, nearly all of the houses, and many outbuildings dating to its period of significance. It preserves a strong sense of how the Delaware County's upland hamlets, which served far-flung farms scattered across a mountainous landscape, looked and functioned during the historic period.

⁴³ For a more complete discussion, see the National Register of Historic Places nomination for the New Kingston Presbyterian Church in 2002.

⁴⁴ *Book of Deeds* 138, p687.

New Kingston Historic District

Name of Property

Delaware County, New York

County and State

10. Geographical Data**10. Geographical Data**Acreage of property approx. 11.13 acres**UTM References ---- SEE CONTINUATION SHEET**

(Place additional UTM references on a continuation sheet.)

1 Zone Easting Northing
2

3 Zone Easting Northing
4

☐ 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 By

name/title Jessie A. Ravage, ed. Kathleen LaFrank, Program Analyst
organization Consultant / New York State Historic Preservation Office date August 2007
street & number 34 Delaware St/ Peebles Island State Park, Box 189 telephone 607.547.9507 / 518-237-8643
city or town Cooperstown/Waterford state New York zip code 1326 / 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 _____
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.

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(8-86)

OMB Approval No. 1024-0018

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UTM References - Zone 18

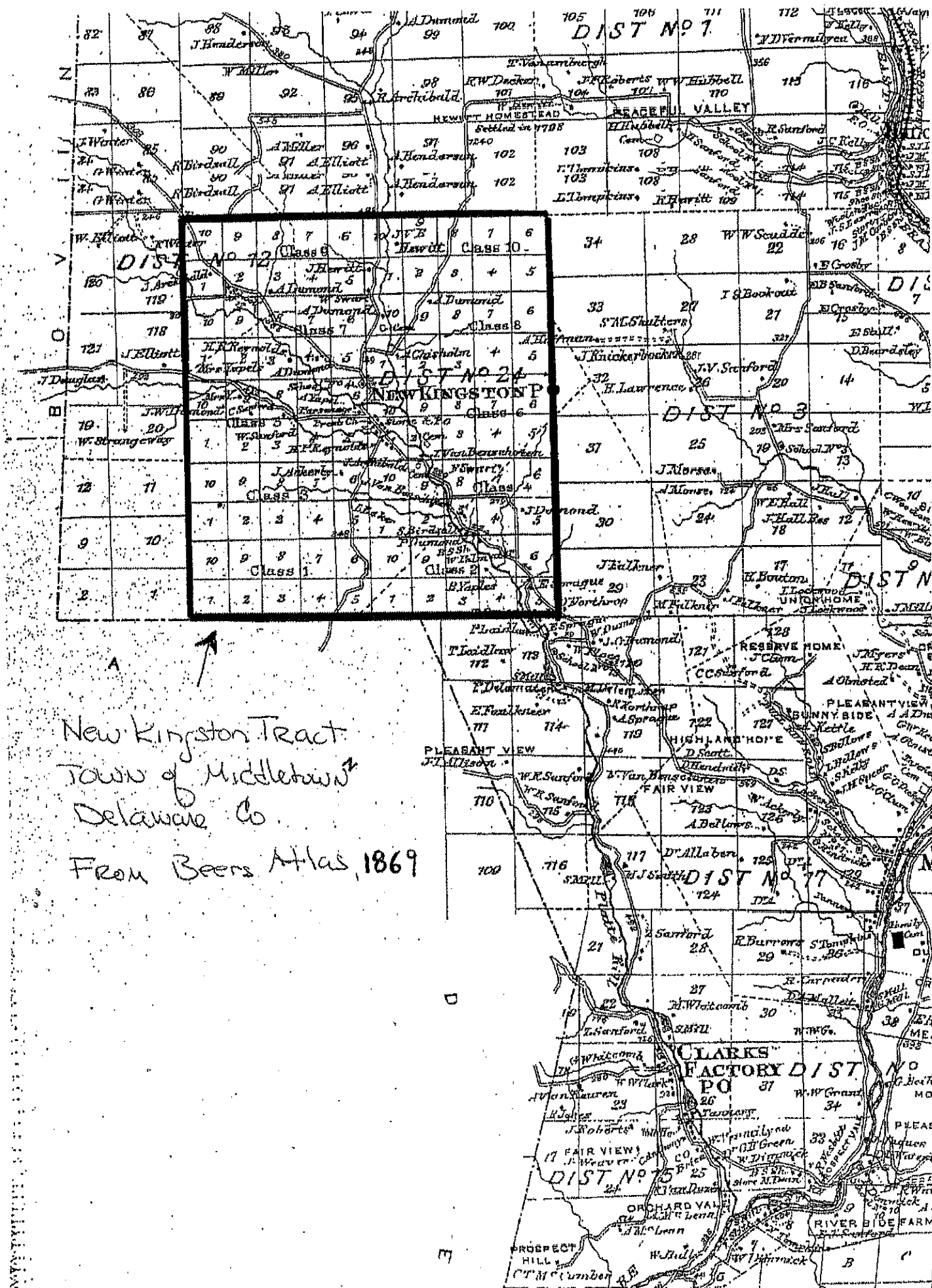
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2. 526362/4673199
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Verbal Boundary Description

The boundary is indicated by a heavy line on the enclosed map with scale.

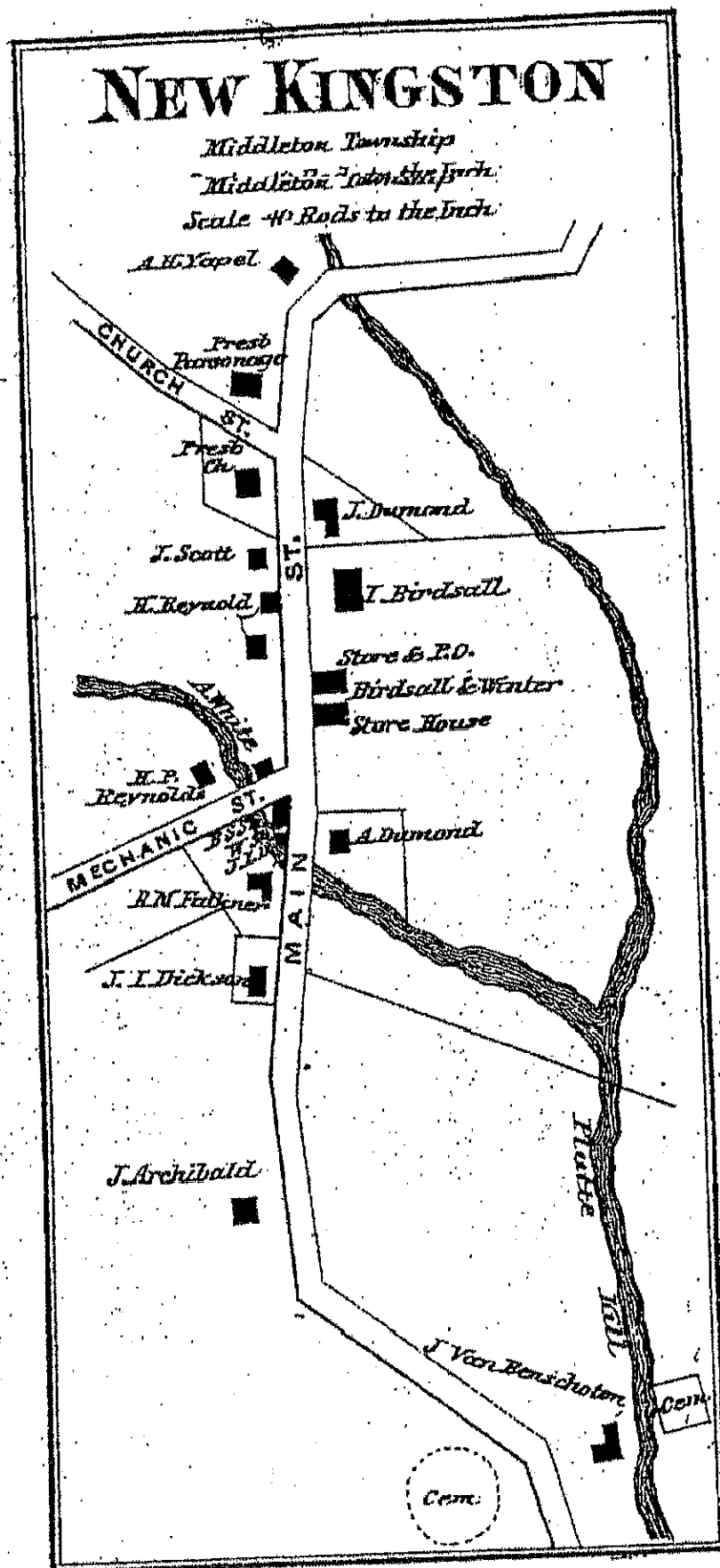
Boundary Justification

The nominations boundary encompasses the cluster of small, densely packed lots known as the hamlet of New Kingston located in the Town of Middletown, Delaware County, New York. The hamlet has a linear organization, and the lots were divided off from four larger farm properties as the small commercial center developed from the mid-nineteenth century into the early twentieth century. Historically, all house lots extend to the center of the highway. The boundary takes in two small portions of farmland outside the hamlet because they contain outbuildings that are adjacent to and associated with hamlet buildings but were never formally included in their lots.



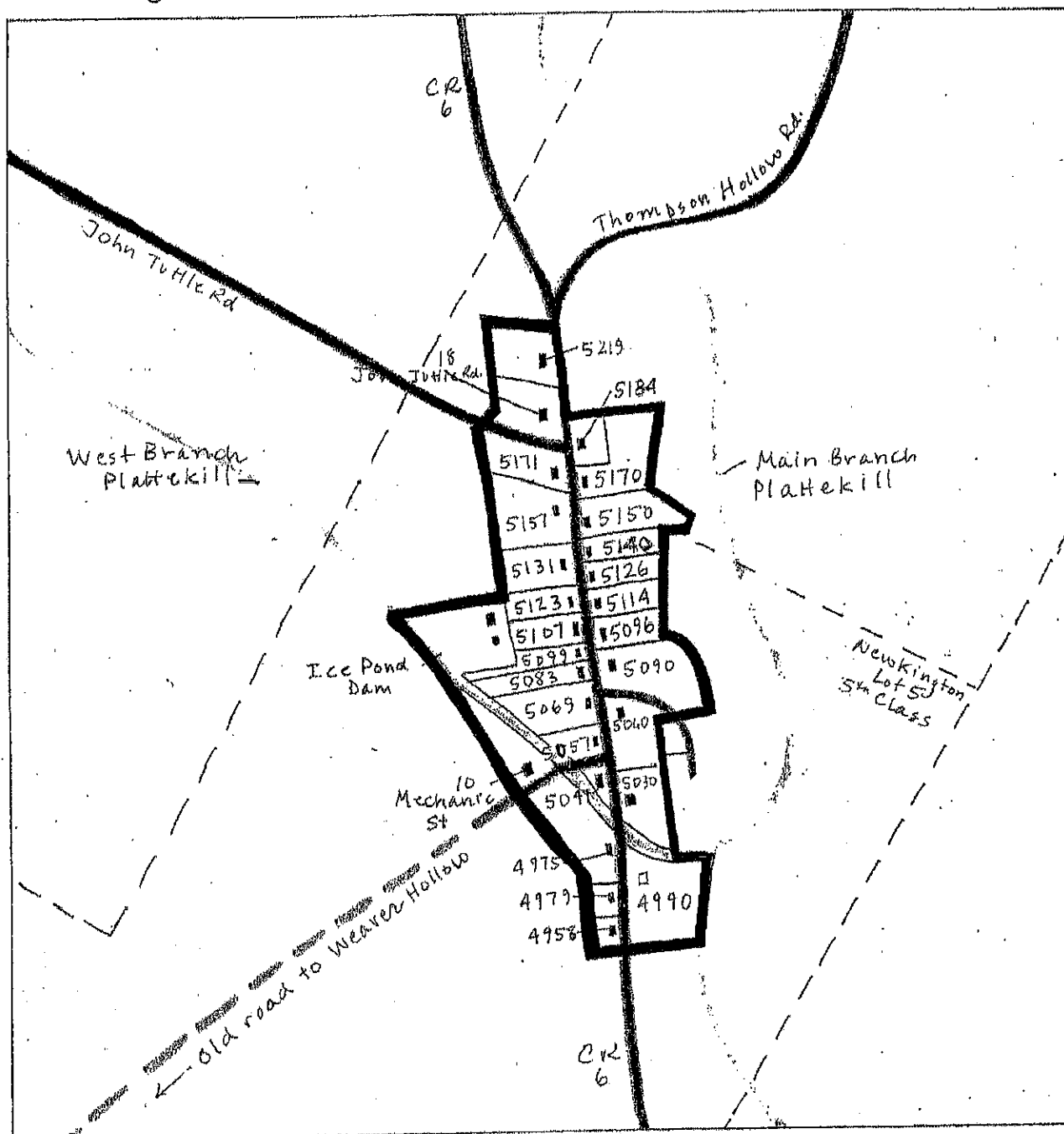
New Kingston
Historic District
New Kingston
Delaware Co.
New York

New Kingston
Hamlet
from
Beers Atlas
1869



NEW KINGSTON HISTORIC DISTRICT

New Kingston, Delaware County, New York
New Kingston, Delaware County, New York



Historic District Boundary

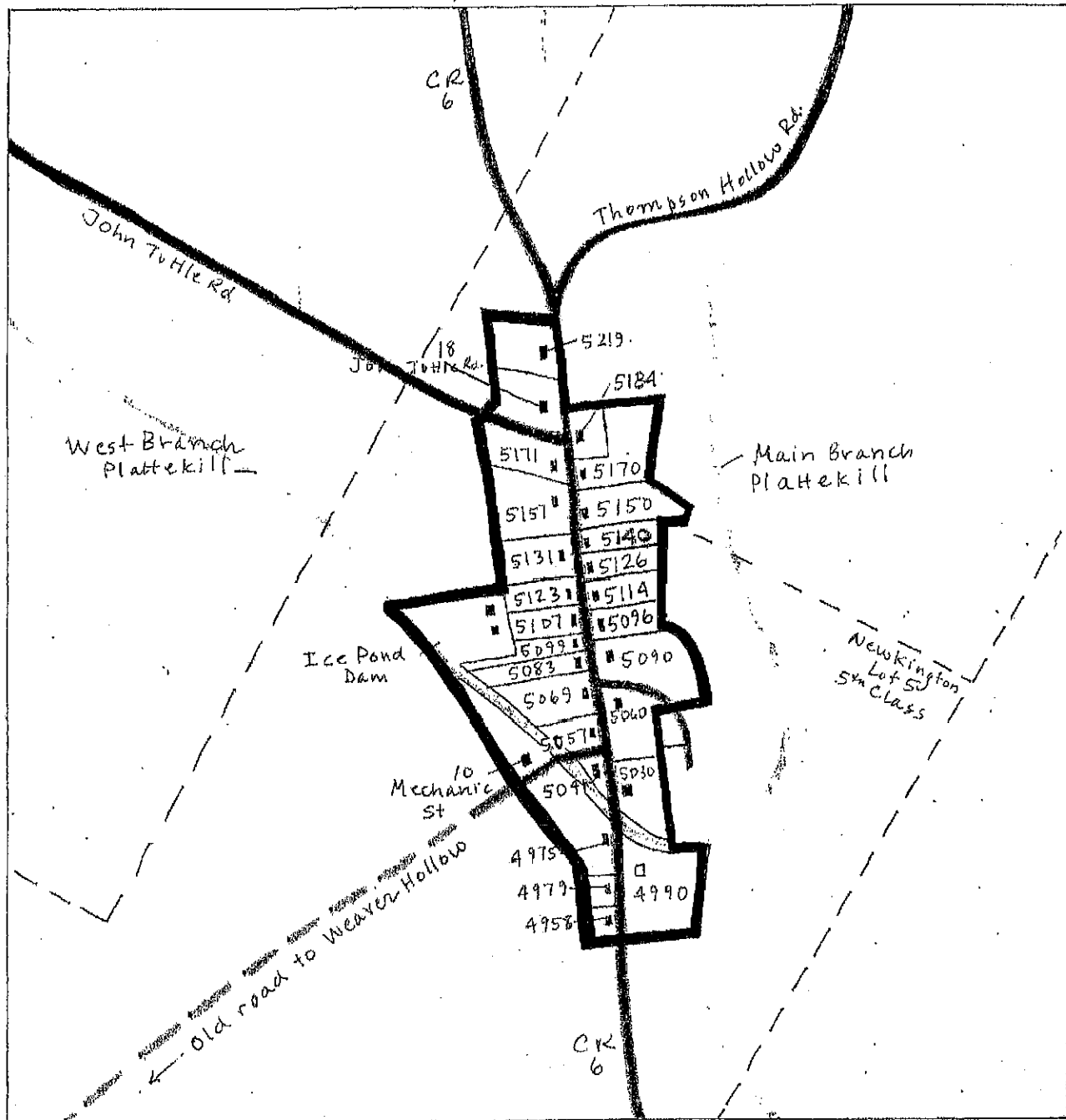
0' 500' 1000'



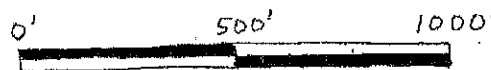
NEW KINGSTON HISTORIC DISTRICT

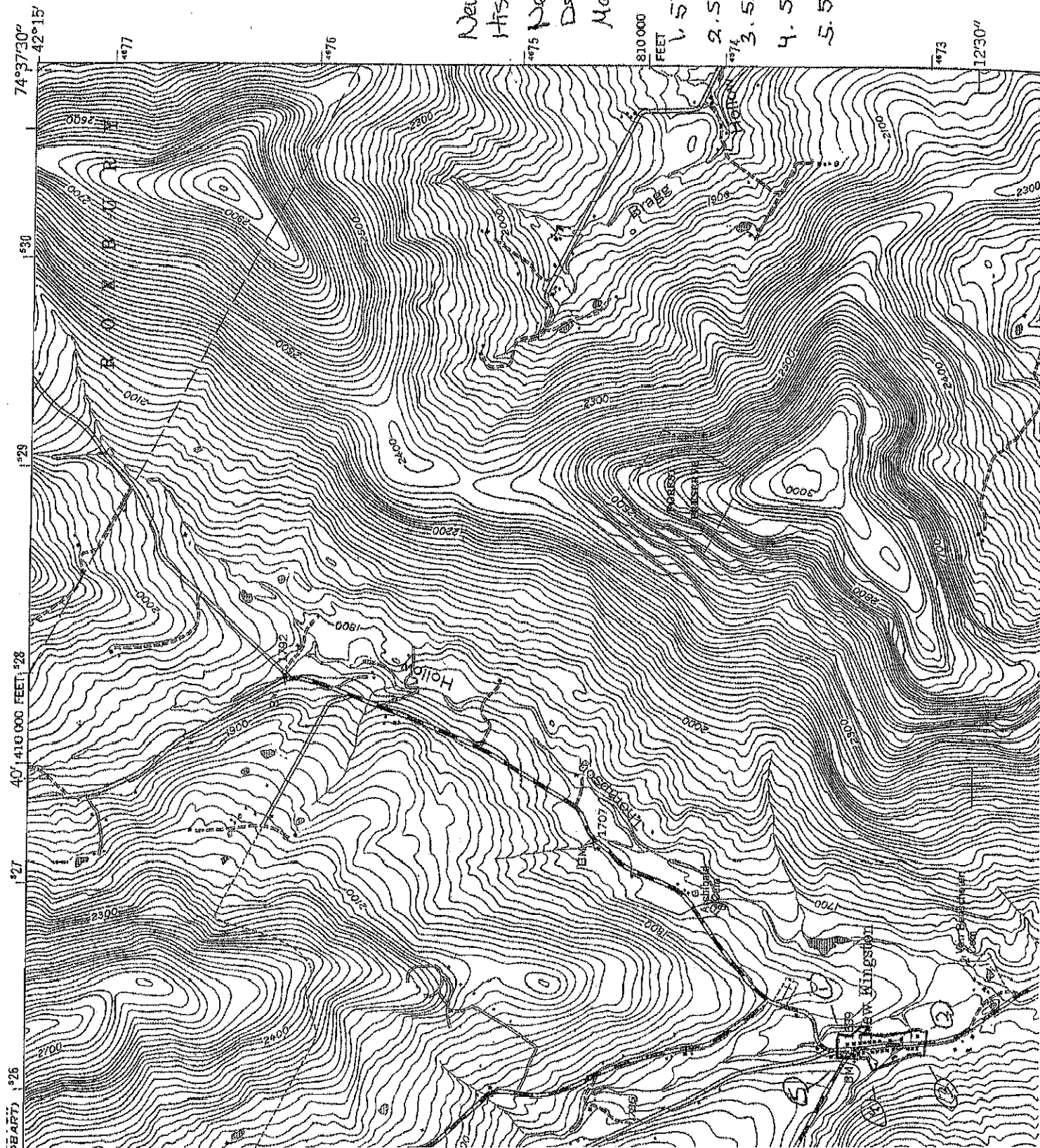
NEW KINGSTON HISTORIC DISTRICT

New Kingston, Delaware County, New York



Historic District Boundary



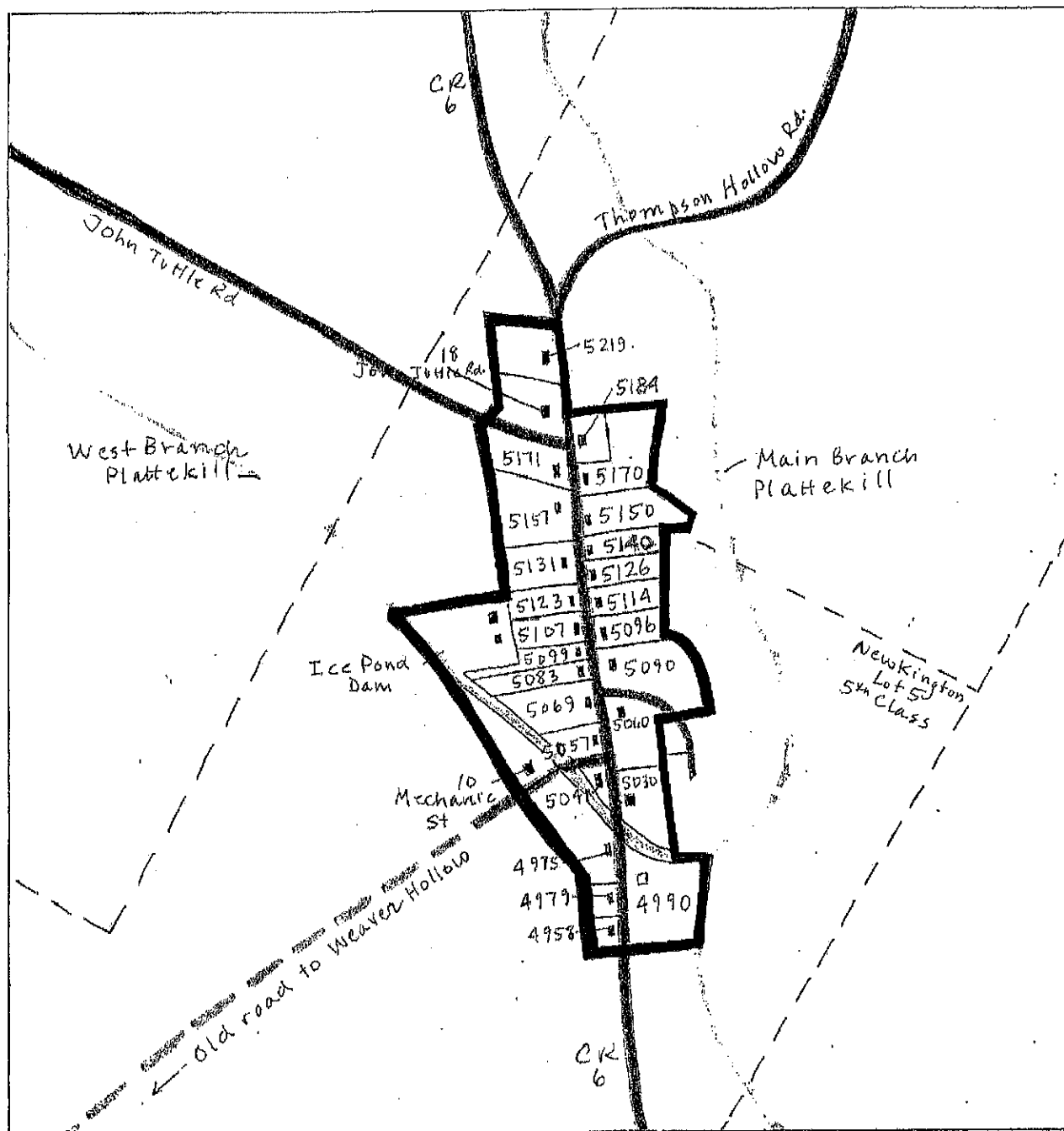


New Kingston
Historic District
Pens to Kingston
Delaware Co NY
Maymontville Quad
810 000 Zone 18
FEET
1. 52633838 / 4673588
2. 52636362 / 4673199
3. 52625256 / 4673199
4. 52613137 / 4673449
5. 52620205 / 467366

NEW KINGSTON HISTORIC DISTRICT

New Kingston, Delaware County, New York

New Kingston, Delaware County, New York



Historic District Boundary

