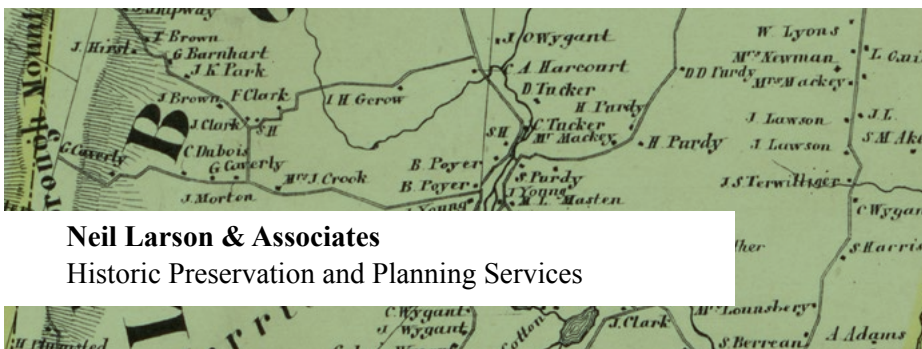


TOWN OF MARLBOROUGH, ULSTER CO., NEW YORK
Phase II Cultural Resource Survey: Upland Area
 Prepared for the Town of Marlborough Survey Committee November 2023



Neil Larson & Associates
 Historic Preservation and Planning Services



Cover images, left to right: (top row) Morey-Kramer House at 6 Cortland Ln; Thomas D. & Mary Bloomer House II at 444 Old Indian Rd; Morey & Elizabeth Wygant House at 169 South St; (second row) Lattintown Baptist Church at 425 Old Indian Rd; Marlborough Farm Trail sign on Western Ave; the old Bell farm barn and cold storage on Clarke's Ln; (third row) Latting & Mercy Caverly House at 286 Old Indian Rd; Schreiber cold storage at 255 Milton Tpk; Thomas & Mary Bloomer House I at 601 Lattintown Rd; (bottom) row) Quimby Stock Farm at 112 Mt. Zion Rd. Map backgrounds are from the 1858 J.H. French Map of Ulster County.

HOW TO USE PHASE I & II REPORTS

This survey was undertaken in two phases each with its own report. The first phase focused on the river hamlets and was completed with a report in 2021. Field work was carried out by John Ham. The second phase covered the rest of the town with a report completed in 2023. Field work for this phase was carried out by preservation specialist Marissa Marvelli. The accompanying map on page 4 of this report indicates the extent of the two survey areas.

Each report contains an inventory of cultural resources identified in independent surveys with historic contexts and selections of significant properties. A spreadsheet containing property data for the combined surveys will be available on the Town's web site with a custom Google map with pins for each surveyed property. One discrepancy between the two phases is that field work for Phase I surveyed more mid- and late twentieth-century properties, which is necessary when considering potential historic districts. Phase II did not identify potential historic districts.

A combined list of properties assessed to have potential for National Register eligibility is provided here. Refer back to the appropriate report for the contexts for evaluation.

A summary list of recommendations for future actions follows. Refer back to the appropriate report for further explanation.

RECOMMENDATIONS

1. Adopt a historic preservation ordinance and create a town historic preservation commission.
2. Work towards preparing documentation for potential historic districts in the following areas:
 - a. Marlboro Hamlet
 - b. Old Post Road
 - c. Milton Hamlet
 - d. North Road.
3. Promote further documentation and study of Marlborough's industrial and riverfront archaeology.
4. Promote further documentation and study of Marlborough's fruit growing agriculture.
5. Document Camp Young.

6. Document properties appearing individually eligible for the National Register and local designation. See below for selections made from this reconnaissance survey.
 - a. This list will help the Town develop a work plan for the future as well as inform property owners, local officials and the general public of properties considered important in the history of the town and region and in need of protections.
 - b. Work with willing property owners to make National Register and local designations and build public support for the program.
 - c. Promote the historic rehabilitation tax credit programs including the NYS Barn Tax Credit. Properties listed in the National Register qualify for state and federal tax incentives.
 - d. Consider providing local incentives, such as tax abatements for restored properties.
 - e. Create publications and other programs to raise public awareness about the range of property types in the village and how their historic integrity can be maintained, even with alterations made to meet current lifestyle demands.
7. Engage in further study of historic themes contributing to the significance of buildings and districts, particularly those relevant to cultural changes in the mid- to late-20th century:
 - a. Economic and social diversity
 - b. Under-represented cultural groups
 - c. Commercial history
 - d. Religious properties
8. Identify vulnerable and threatened historic buildings and closely monitor conditions. Develop rules to temporarily delay approval for demolitions of historic buildings, individually and in districts, to permit alternatives to be considered.
9. Create a self-guided driving tour and events that highlight significant farms, buildings and natural features of Marlborough. With multiple historic cold storage facilities currently sitting idle, one could be repurposed as an interpretive center for Hudson Valley fruit farming. The old Bell cold storage on Prospect Hill Farm is one such example.

PHASE I LIST OF INDIVIDUAL PROPERTIES WITH NATIONAL REGISTER POTENTIAL

The Lewis DuBois House, 1406 Rt. 9W, was determined eligible for the National Register in 2015, but it has yet to be listed.

Hamlet of Marlboro

- 10 Birdsall Ave, Marlboro High School
- 18 Birdsall Ave, Farmerette Dormitory, Camp Young
- 28 Church St, Calvin Wygant House

- 21 Elliot Ln, DuBois House (?)
- 46 Grand St, bungalow
- 51 Grand St, Marlboro Presbyterian Church
- 11 King St, Harcourt House/academy, brick
- 20-38 Mt. Rose Rd, Mediterranean style complex
- 6 Prospect St
- 1330 Rt. 9W, hotel (Racoon Saloon)
- 1348 Rt. 9W, mill (The Falcon)
- 1401 Rt. 9W, Lewis DuBois House
- 1-4 Tally Ho Ln, Carpenter Farm
- 7 West St, bungalow
- 10 West St, Queen Anne style house
- 30 Western Ave, Figaro Mildren House
- 28 Young Ave, mid-century modern house
- 23-25 Young Ave, Adams-Young House

Milton Hamlet

- 107 Church St, Milton Presbyterian Church
- 112 Church St, Milton Methodist Church
- 119 Church St, Stone House
- 4 McLaughlin Dr, W. Lawson House
- 32 Main St, commercial block, Milton
- 56-58 Main St, Sarah Hull Hallock Free Library & Annex, Milton
- 63 Main St, C.M. Woolsey Block, 1896, Milton
- 5 Maple Ave, George Hallock House
- 53 Maple Ave, Queen Anne style house
- 10 Milton Tpk, Caverly House, Gothic Revival
- 21 Milton Tpk, Milton School
- 152 North Rd, Samuel Hallock House
- 159 North Rd, Queen Anne style house & barn
- 220 North Rd, Anning Smith Farm/ Buttermilk Falls
- 1 Old Indian Rd, Elverhoj Colony
- 24 Old Indian Rd, Lewis House
- 1514-6 Rt. 9W, J. Haviland House
- 1525 Rt. 9W, J.F. Lawson House
- 1542 Rt. 9W, Mrs. D. Sands House
- 1557 & 1559 Rt. 9W, B.A. Rose House
- 1564 Rt. 9W, W.G. Quick House
- 1635-45 Rt. 9W, Hepworth Farms
- 1657 Rt. 9W, J. Lyons House
- 1690 Rt. 9W, school
- 1725 Rt. 9W, Ship Lantern Inn
- 1770-2 Rt. 9W, Nathaniel Hallock House
- 1970 Rt. 9W, apple processing facility
- 2011-9 Rt. 9W, cold storage (?)

- 46 Sands Ave, John H. Newman House
- 64 Sands Ave
- 16 Sands Dock Rd, factory ruin
- 25 Watson Ave, George Hallock House
- 28 Woodcrest Ln, boarding house

Industrial Sites

- Buttermilk Falls:
238-44 North Rd
238-44 North Rd
- Ball Forge:
25 Maple Ave
1 Maple Ave
3 Hallock Dr
- Buckley's Mill:
352-60 Old Post Rd
- Lattintown Creek:
1347-51 Rt. 9W (Wright's Mill)
1355 Rt. 9W (Wright's Mill)
Dock Rd (Lattintown Creek gorge, basket factory)

PHASE II LIST OF INDIVIDUAL PROPERTIES WITH NATIONAL REGISTER POTENTIAL

- 384 Bingham Rd, Purdy-Cosman House
- 38 #1 Clarke's Ln, J. Westervelt Clarke House
- 38 #2 Clarke's Ln, A.B. Clarke House
- 40 Clarkes Ln, Clarke House
- 73 Clarkes Ln, Bell Family barn and farm house (now part of Clarke Family farm)
- 50 Conklin Hill Rd, Weed-Rhodes House
- 6 Cortland Ln, Morey-Kramer House
- 94 Hampton Rd, Caruso-Maurer House
- 96 Idlewild Rd, Staples House
- 251 Lattintown Rd, District No. 5 Schoolhouse
- 278-300 Lattintown Rd, Francis & Sarah J. Anderson House (Borchert Orchards)
- 439 Lattintown Rd, Wygant-Staples-Baker House
- 454 Lattintown Rd, mid-19th c. mill building
- Lattintown Rd, St. Mary's Cemetery
- 601 Lattintown Rd, Thomas D. & Mary Bloomer House I
- 626 Lattintown Rd, Cornelius & Elizabeth Bloomer House
- 645 Lattintown Rd, unnamed house
- 667-669 Lattintown Rd, District No. 7 Schoolhouse
- 839 Lattintown Rd, D. Woolsey House and barn
- 67-85 Lyons Ln, Overlook Farms Cold Storage Complex
- 204 Milton Tpk, Abraham & Emma Palmer House
- 255 Milton Cross Rd, Tiel Cold Storage Facility

- 267 Milton Tpk, Herschel-Horton House
- 287-295 Milton Tpk, Charlie & Angelica Calandrino Farmstead
- 384 Milton Tpk, William & Ann Carpenter House and carriage house
- 496 Milton Tpk, Harper House and barn
- 512 Milton Tpk, Thorne M. & Jane Maria Mackey House
- 112 Mt. Zion Rd, Quimby Stock Farm
- 57 Mulberry Ln, Soper-Mackey House and barn
- 72-76 Old Indian Rd (historically associated with 80 Old Indian Rd), Woolsey barn
- 80 Old Indian Rd (associated with barn at 72-76 Old Indian Rd), Woolsey House and barn
- 148 Old Indian Rd, C.M Woolsey House and barn
- 172 Old Indian Rd, Harcourt House
- 208 Old Indian Rd, DeWitt C. & Martha Vail House
- 286 Old Indian Rd, Latting & Mercy Caverly House and barn
- 380 Old Indian Rd, John & Jane Hait (?) House and barn
- 416 Old Indian Rd, Lattintown Garage and associated house
- 444 Old Indian Rd, Thomas D. & Mary Bloomer House II
- 449-453 Old Indian Rd, Weed Orchards Barn Complex
- 467-474 Old Indian Rd, Wygant & Phebe Merritt House and barn (later)
- 261 Orchard Rd, Craftsman bungalow
- 268-272 Orchard Rd, Hull House
- 204 Plattekill Rd, Bond-Baxter House
- 383 Plattekill Rd, Herbert-McConnell House
- 438 Plattekill Rd, unnamed mid-19th c. house
- 132 Reservoir Rd, Cape Cod house
- 114 Ridge Rd, Dennis D. & Caroline Purdy House and barn
- 307 Ridge Rd, Joseph & Elizabeth Harcourt House
- 527-531 Route 44-55, Gas Station
- 552-554 Route 44-55, Craftsman bungalow
- 582 Route 44-55, Rhoads House and barn
- 5 Sabella Pl, Gilbert & Anna Thorn House
- 169 South St, Morey & Elizabeth Wygant House
- 25 Wenz Way, Craftsman bungalow
- 150 Western Ave, Staples-Stearns House and carriage barn
- 184-186 Western Ave, Marlboro Canning Factory
- 81 Willow Tree Rd, Mackey House, barn, and pottery shed
- 300-304 Willow Tree Rd, Fowler-Birdsall House and barn
- 307-309 Willow Tree Rd, Rowland R. Lounsbery House and barn
- 346 Willow Tree Rd, Anamias & Amanda Quick House
- 6 Wygant Rd, Wygant House and barn

NATIONAL REGISTER-LISTED PROPERTIES IN TOWN OF MARLBOROUGH (AND YEAR LISTED)

- DuBois-Sarles Octagon House, 16 South St. (2002)
- Amity Baptist Church, 49 Bingham Rd (2004)
- Milton Railroad Station (aka Milton Train Station), 41 Dock Rd. (2007)

- Christ Episcopal Church, 426 Old Post Rd. (2010)
- Lattintown Baptist Church, 425 Old Indian Rd (2010)
- Elliot-Buckley House, 404-6 Old Post Rd. (2011)
- Shady Brook Farm, 351 Old Post Rd. (2012)

Town of Marlborough, New York
Phase II Cultural Resource Survey: Upland Area

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Overlook Farms on Lyons Lane

ACKNOWLEDGMENTS

Neil Larson & Associates thanks the people who contributed to this historic resource survey. The support of Town of Marlborough Supervisor Scott Corcoran and Howard Baker, chair of the Town's Survey Committee was instrumental in getting this second phase of the project funded and off the ground. Committee member Matt Kierstead provided tremendous energy in initiating and planning the overall survey, connecting us to valuable source materials and local contacts, and emphasizing for us the significance of orchard and cold storage buildings. Ellen Stewart was our link to the Marlborough Historical Society, and Rosemary Wein was the successful grant writer for the project. Both were members of the Survey Committee. Emily Amodeo, librarian at the Marlboro Free Library helped us navigate the library's historical collections. The committee worked tirelessly first to develop local interest in the project, obtain grant monies and then seeing it through despite the hurdles of the Covid-19 pandemic.

Howard Baker provided essential background information on the active farms, orchards, and the infrastructure that supports them, including an inventory of them. His tours of the survey area in his pickup truck greatly expanded the project team's understanding of Marlborough agricultural landscape from a multi-generational fruit grower's point of view. He also organized an informative tour of cold storage facilities with sixth-generation grower Steve Clarke, the owner of one of the oldest coolers in town. Steve generously shared his deep knowledge of fruit farming and interpreted the interior functions of an apple cooler.

Kathy Howe and Chelsea Towers from the New York State Historic Preservation Office (SHPO) were involved in determining the scope and methodology of the project and provided access to the state's digital Cultural Resource Information System (CRIS). Linda Mackey at SHPO and Frances Gubler and Janna M. Rudler of the Preservation League of New York State provided valuable assistance in obtaining two matching grants from the Preservation League's Preserve New York Grant Program. Without that support, the survey would not have been possible. The Town could only provide limited funding on an annual basis, so it was decided to break up the project into two parts, this survey covering the western farm section of the town.

Preserve New York is a signature grant program of the New York State Council on the Arts and the Preservation League of New York State. Preserve New York is made possible with the support of Governor Kathy Hochul and the New York State Legislature with generous additional support from the Robert David Lion Gardiner Foundation.

PROJECT TEAM

NEIL LARSON

Principal of Neil Larson & Associates and architectural historian with extensive experience with historic resource surveys and the assessment of significance of historic properties and districts following the guidelines of the National Register and State Historic Preservation Office. He provided analysis of significance of surveyed properties in architectural and historic contexts and wrote the historic overview.

MARISSA MARVELLI

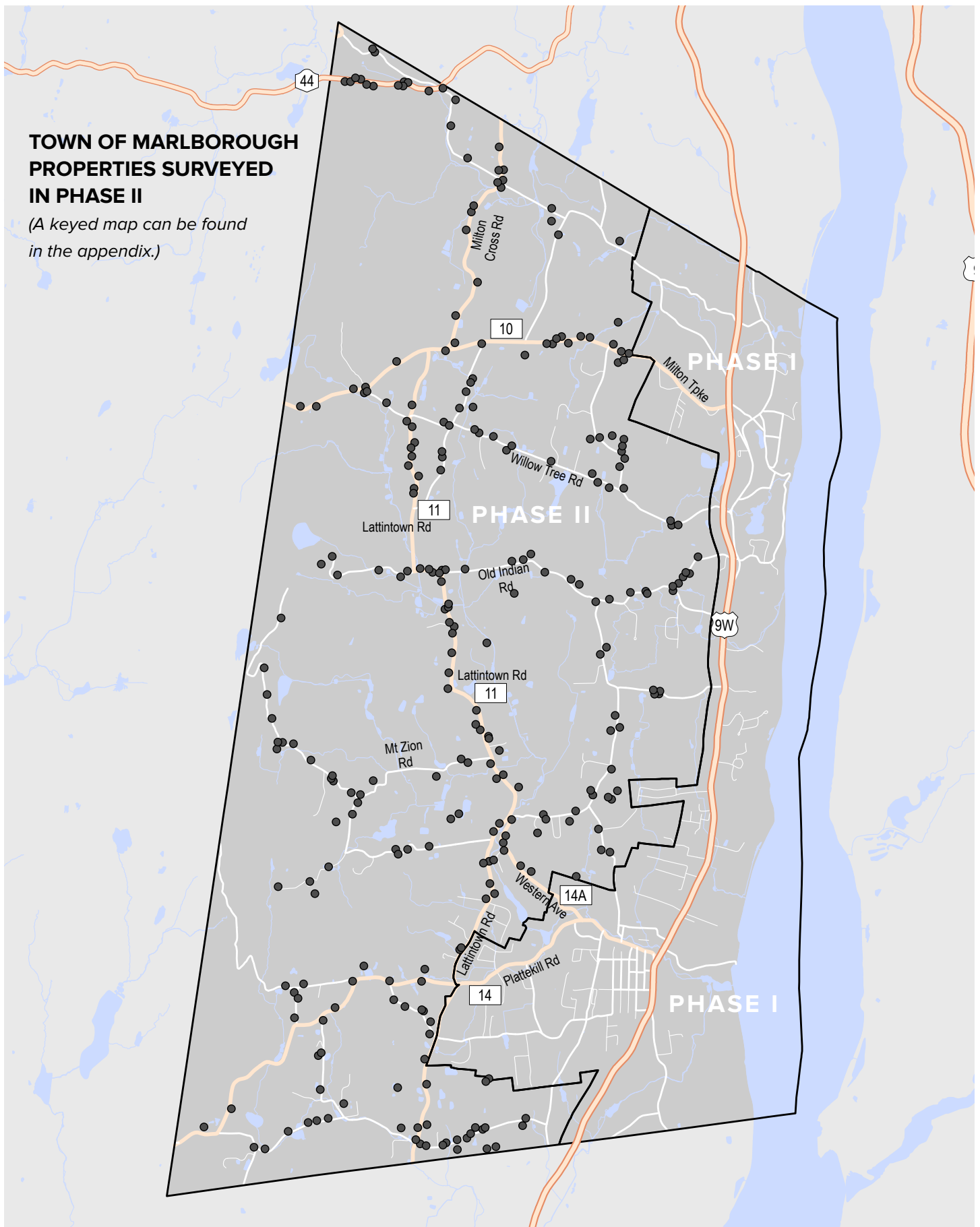
A skilled historic resource survey fieldworker with experience inventorying properties using the Trekker application of the state's Cultural Resource Information System (CRIS). She was responsible for field recording properties in the survey area and organizing data in tables and on maps. She also provided documentary research for individual properties and cold storage facilities and formatted this report. All photos are by Marissa unless otherwise noted in the image caption.

CHRISTOPHER BRAZEE

Project GIS specialist who created the maps in this report.

**TOWN OF MARLBOROUGH
PROPERTIES SURVEYED
IN PHASE II**

*(A keyed map can be found
in the appendix.)*



PROJECT OVERVIEW AND RECOMMENDATIONS

Like most Hudson Valley towns, Marlborough is rich with surviving historic resources. It has a significant agricultural history as well as two venerable hamlets—Marlboro and Milton—and numerous industrial sites, not to mention a long Hudson River shoreline. In September 2020, after more than a year of planning, a survey project and obtaining funding, the Town of Marlborough initiated the first of a two-phase town-wide reconnaissance-level historic resource survey. Neil Larson & Associates of Kingston, New York, was selected to conduct the necessary fieldwork and research and develop a report of its findings and recommendations. Fieldwork was delayed by the shutdowns caused by the Covid-19 pandemic but progressed through the spring and summer of 2021, with data entry completed by the end of August. The analysis of survey data and the completion of a report occurred shortly after.

The Town received grant funding in 2022 to complete the town-wide survey with a second phase focusing on the agricultural section on the west side of the town. In this phase a methodology was followed to incorporate active agricultural parcels as well as buildings. The project has created an inventory of historic properties in the western zone in both a state-wide database managed by the New York State Historic Preservation Office (SHPO) and in an Excel Spreadsheet that the Town can use independently of the state. The data base contains information on property types, architectural features and construction history that serves both as a record and a tool for assessing significant features in the broader historical context of the town. Each of the 276 properties recorded in the database have accompanying photographs and have been mapped. In addition, a total of 41 active agricultural properties (most comprising multiple tax parcels) have been inventoried and mapped; some of these contain buildings and are included in the property list.

A narrative overview was written to associate the inventoried properties with broader architectural contexts and historical themes to provide a basis for evaluating the significance of areas and individual properties. Sixty-two individual properties were found to have significance with potential for designation. (A list of these can be found below.) A reconnaissance survey identifies resources with apparent significance; however, more intensive documentation and analysis is required before eligibility for the National and State Registers of Historic Places or local designations can be officially determined. In addition to providing an overview of Marlborough's historical development, this survey narrows the field of properties appearing eligible for designation, allowing the Town to focus on its most significant architectural and historical resources.

Town agencies and the public will be able to access property data online through the SHPO CRIS website or locally on an Excel spreadsheet created from the CRIS property data, which may be more convenient to use in managing and applying the property data independently. Properties determined to be significant by assessments made in this survey are indicated in the table.

Up to this point, archaeological data has been recorded in only a small number of surveys limited to SHPO reviews of discrete highway and development projects; the town's extensive industrial archaeology has yet to be adequately documented. Before the inventory compiled in Phase I of the survey was entered into CRIS, no historic properties had been represented in the state's inventory except seven individual properties listed in the National Register and one eligibility determination.

RECOMMENDATIONS

1. Adopt a historic preservation ordinance and create a town historic preservation commission. The SHPO provides a model ordinance for municipalities, and if it is essentially adopted by the Town, it would enable the local designation of historic properties and districts as well as provide oversight of actions impacting them. If the local ordinance is certified by the SHPO and the National Park Service, the Town would be eligible for grant funding under the Certified Local Government Program to advance its historic preservation program and many of the following recommendations.
2. Promote further documentation and study of Marlborough's fruit growing agriculture. The history of the agricultural development of the town's farms, orchards, and vineyards would benefit from deeper research and documentation to understand its significance in a broader regional context as well as fruit propagation, harvesting, transportation and marketing. Planning and funding for this project would be an appropriate task for a town historic preservation commission.
3. Identify vulnerable and threatened historic buildings and closely monitor conditions. Develop rules to temporarily delay approval for demolitions of historic buildings, individually and in districts, to permit alternatives to be considered.
4. Promote the historic rehabilitation tax credit programs including the NYS Barn Tax Credit. Properties listed in the National Register qualify for state and federal tax incentives.
5. Create a self-guided driving tour and events that highlight significant farms, buildings and natural features of Marlborough. With multiple historic cold storage facilities currently sitting idle, one could be repurposed as an interpretive center for Hudson Valley fruit farming. The old Bell cold storage on Prospect Hill Farm is one such example.

SUMMARY LIST OF PROPERTIES APPEARING TO HAVE NATIONAL REGISTER POTENTIAL

Organized by period of construction. (# is map key reference.)

1750-1819

Quimby Stock Farm at 112 Mt. Zion Rd (137)
Purdy-Cosman House, 384 Bingham Rd (28)
Clarke House, 40 Clarkes Ln (38)
Weed-Rhodes House, 50 Conklin Hill Rd (43)
Morey-Kramer House, 6 Cortland Ln (46)
Unnamed house, 645 Lattintown Rd (82)

(Keyed to Table of Surveyed Properties in the appendix.)

-
- PROPERTIES WITH NATIONAL REGISTER POTENTIAL**
 (Keyed to Table of Surveyed Properties in the appendix.)
- 1** NR Potential
2 NR Listed
- PHASE I
 PHASE II
 PHASE I
- 44 237 245 240 191 109 124 10 113 128 127 43 94 123 121 153 271 268 41 37 36 262 261 165 164 9W 231 170 169 171 174 180 178 182 185 187 186 85 82 79 77 11 137 46 95 225 97 214 65 257 255 14A 64 276 14 202 201 254 53 52 247 59 246 57 206 205 28 11
- Milton Cross Rd
 Willow Tree Rd
 Lattintown Rd
 Old Indian Rd
 Mt Zion Rd
 Western Ave
 Plattekill Rd

D. Woolsey House and barn, 839 Lattintown Rd (94)
Woolsey House (and barn), 80 Old Indian Rd (associated with barn at 72-76 Old Indian Rd) (164 & 165)
C.M Woolsey House and barn, 148 Old Indian Rd (169)
Latting & Mercy Caverly House and barn, 286 Old Indian Rd (174)
John & Jane Hait (?) House and barn, 380 Old Indian Rd (178)
Hull House, 268-272 Orchard Rd (192)
Gilbert & Anna Thorn House, 5 Sabella Pl (246)

1820-1859

~~Unnamed barn, 84 Willow Tree Rd (Schreiber Orchard) (262) demolished October 2023~~
Woolsey barn, 72-76 Old Indian Rd (historically associated with 80 Old Indian Rd) (164)
Staples House, 96 Idlewild Rd (53)
Wygant-Staples-Baker House, 439 Lattintown Rd (64)
Harper House and barn, 496 Milton Tpk (127)
Thorne M. & Jane Maria Mackey House, 512 Milton Tpk (128)
Soper-Mackey House and barn, 57 Mulberry Ln (153)
Harcourt House, 172 Old Indian Rd (170)
Bond-Baxter House, 204 Plattekill Rd (202)
Herbert-McConnell House, 383 Plattekill Rd (205)
Unnamed mid-19th c. house, 438 Plattekill Rd (206)
Dennis D. & Caroline Purdy House and barn, 114 Ridge Rd (225)
Joseph & Elizabeth Harcourt House, 307 Ridge Rd (231)
Morey & Elizabeth Wygant House, 169 South St (247)
Anamias & Amanda Quick House, 346 Willow Tree Rd (271)
Fowler-Birdsall House and barn, 300-304 Willow Tree Rd (268)
Wygant House and barn, 6 Wygant Rd (276)
Mid-19th c. mill building, 454 Lattintown Rd (65)
District No. 5 Schoolhouse, 251 Lattintown Rd (57)
District No. 7 Schoolhouse, 667-669 Lattintown Rd (85)

1860-1889

Overlook Farms Cold Storage Complex, 67-85 Lyons Ln (97)
Weed Orchards Barn Complex, 449-453 Old Indian Rd (186)
A.B. Clarke House, 38 #2 Clarke's Ln (37)
Thomas D. & Mary Bloomer House I, 601 Lattintown Rd (77)
Cornelius & Elizabeth Bloomer House, 626 Lattintown Rd (79)
Francis & Sarah J. Anderson House (Borchert Orchards), 278-300 Lattintown Rd (59)
William & Ann Carpenter House and carriage house, 384 Milton Tpk (124)
DeWitt C. & Martha Vail House, 208 Old Indian Rd (171)
Thomas D. & Mary Bloomer House II, 444 Old Indian Rd (185)
Wygant & Phebe Merritt House and barn (later), 467-474 Old Indian Rd (187)
Rhoads House and barn, 582 Route 44-55 (245)
Staples-Stearns House and carriage barn, 150 Western Ave (255)
Mackey House, barn, and pottery shed, 81 Willow Tree Rd (261)
Rowland R. Lounsbery House and barn, 307-309 Willow Tree Rd (269)

1890-1919

St. Mary's Cemetery, Lattintown Rd (95)

Bell Family barn and farm house (now part of Clarke Family farm), 73 Clarkes Ln (41)

J. Westervelt Clarke House, 38 #1 Clarke's Ln (36)

Abraham & Emma Palmer House, 204 Milton Tpk (113)

1920-1944

Caruso-Maurer House, 94 Hampton Rd (52)

Charlie & Angelica Calandrino Farmstead, 287-295 Milton Tpk (123)

Lattintown Garage and associated house, 416 Old Indian Rd (180)

Craftsman bungalow, 261 Orchard Rd (191)

Cape Cod house, 132 Reservoir Rd (214)

Gas Station, 527-531 Route 44-55 (237)

Craftsman bungalow, 552-554 Route 44-55 (240)

Craftsman bungalow, 25 Wenz Way (254)

Marlboro Canning Factory, 184-186 Western Ave (258)

1945-1969

Tiel Cold Storage Facility, 255 Milton Cross Rd (109)

Herschel-Horton House, 267 Milton Tpk (121)

METHODOLOGY

This project is the first effort to undertake a comprehensive, community-wide survey and assessment of historic resources in the Town of Marlborough. Many historic buildings have been documented in local publications, web pages, and house-tour booklets, but this is the first systematic survey conducted using a professional methodology developed by the National Register Program and the New York State Historic Preservation Office (SHPO).

In consultation with the SHPO and members of the town's survey committee, a survey methodology was crafted to inventory historic properties in the town. The goal of a reconnaissance survey is to compile a list of historic resources in the town that appear to have architectural and/or historical significance. It includes a study of the town's historic and architectural development that identifies historical contexts and themes on which to base evaluations of significance.

The survey methodology used in Phase II was the same as that described in the Phase I Report. All properties appearing to predate 1945 were inventoried including those containing orchards and vineyards and cold storage facilities. Once field data collection was completed, every eighteenth- and nineteenth-century building was associated with locations on historic maps. More extensive research was conducted for properties that appeared to have elevated significance to understand the ownership history. In turn, these properties were mapped for reference.

SELECTION CRITERIA AND ELIGIBILITY REQUIREMENTS

Once historic resources were recorded and classified, a number were selected for designation, protection or future study. Selections were guided by the criteria established for evaluating eligibility for the National Register of Historic Places. When applied at a local level of significance, the National Register criteria is a valuable tool for determining a property's importance in the broader contexts and themes that are reflected in local history.

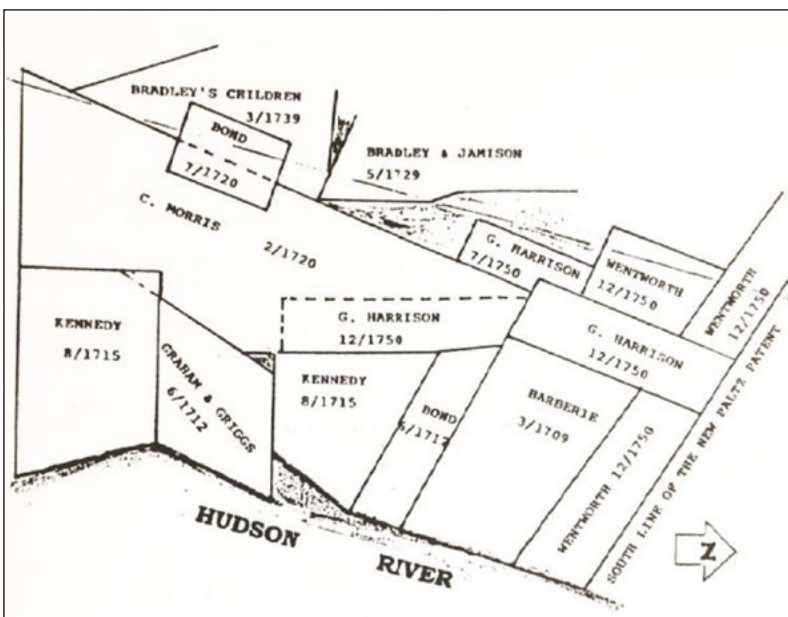
It is important to maintain focus on the local perspective, otherwise notable properties may be overlooked. Because at a reconnaissance level, historic documentation is limited, conditions assessments are superficial and contexts and themes only broadly developed, selections are made to be as inclusive as possible. Whereas not all of the selected properties will achieve National/State Register listing, it will be important for the Town to be familiar with all of its significant resources, including those appearing borderline at this stage. Even if the New York State Historic Preservation Office or the National Park Service may choose not to confer their distinctions on a property, it can be determined significant locally in the context of local history. The National Register criteria will still provide the Town with the basis to make their own evaluations within an established evaluative framework.

For a detailed explanation of how selections were made, refer to this section in the Phase I Report.

HISTORICAL OVERVIEW OF THE ARCHITECTURAL AND AGRICULTURAL DEVELOPMENT OF THE UPLAND SECTION OF MARLBOROUGH

As was recounted in Phase 1 of this survey, which focused on the town's river hamlets, the origin of settlement in the Town of Marlborough was in the granting of land patents in the early 1700s to merchants in New York City with close ties to English colonial authorities. Patents with prime locations on the Hudson and containing creeks with industrial potential were developed early; these 1,000-plus-acre grants extended from river frontages west into the interior where farmland was cleared and cultivated, and natural resources were harvested in the hills. With few exceptions, the original patentees subdivided their grants into smaller tracts that they sold to settlers moving into the region from established towns in southern New York and New England.

Landlocked patents in the western part of the town—the area surveyed in this second phase of the town project—from which the Town of Plattekill split off in 1799, were settled in the same manner and developed as an agricultural zone. The southern two-thirds of this section, covering 3,600 acres, had been granted to Lewis Morris and others in 1723 (Fig.1). Lewis Morris (1671-1746) was the son of Richard Morris, a trader who in 1668 obtained a manorial grant of 3,000 acres in what is now the Bronx and known as Morrisania; he also inherited an equivalent amount of land in Monmouth County, New Jersey, where the family established another estate. Lewis Morris was a noted jurist who served as chief justice in New York and was appointed New Jersey's first colonial governor. The Marlborough deed noted that allowances had been made for “broken barren land and highways.”¹



The “others” with a share in the patent included Augustine Graham (1672-1718), a native of Edinburgh, Scotland, who was engaged in the Atlantic trade and resided on Morrisania. His son, James Graham (1690-1767), a fur trader, married Lewis Morris's daughter Arabella in 1738; they also lived on Morrisania. Their son Lewis Graham was partner with Alexander Griggs in one of

Fig. 1. Map of land grants made in the Town of Marlborough from the Evans Patent after its revocation in 1799. From a copy in the Marlboro Free Library.

the river lots; both were intent on trading in furs. Griggs also was a partner in the Morris patent. Ship captain William Bond, who lived on a river lot near Milton, was one of Morris's partners as well.

Another partner was Henry Wileman, a native of Ireland, who served in several minor official positions until 1711 when he was made register of the court of chancery and deputy secretary of state. In 1712, with his father-in-law, Henry Van Boel, he obtained a patent for 3,000 acres of land in what is now the town of Montgomery, Orange County, where he established a proprietorship. Information on the two remaining partners, Lyman Clarke and Henry Rainer, has yet to be found.

The eastern boundary of the Morris patent abutted the western boundaries of the river lots in a relatively straight line except where the western line of Archibald Kennedy's lot pushed into it nearly as far as Lattintown Road. (Obtaining the patent in 1715, Kennedy soon after conveyed this 1,200-acre holding to Louis Gomez.) The southern boundary of the Morris tract aligned with the town's south line and bordered on a large patent granted to Francis Harrison in the town of Newburgh. Harrison was a customs collector in the city. New York brewer George Harrison, who had a likely but unconfirmed relation to Francis, was granted a patent in 1750 for a lot above the northern edge of the Morris grant. It abutted the 2,000-acre river lot with its 1.25-mile river frontage granted to trader and privateer John Barbarie in 1709. The Morris tract is wholly contained in the town of Marlborough and serves as the western extent of the current town. An irregular shaped parcel containing a mountain comprises the northwest corner.²

Unlike the land grants on the riverfront, where patentees established estates for themselves, the interior tracts were acquired by speculators intending to capitalize on the sale of land to settlers. At this point in New York's history, the colonial government was making land grants across the region with clear stipulations to promote settlement. This was particularly true in southern Ulster and Orange counties where earlier patent disputes had retarded progress.³ It generally took years to prepare these land grants for sale: surveys had to be made, quality land identified, farm lots defined, and access roads cleared. By the time this stage was reached, the original patentees had died and ownership was confounded by heirs, especially in cases like the Morris tract where there were a bevy of partners. So, it was no surprise that it took twenty years before a land sale was recorded.

Settlement occurred along "the road to Newburgh," a north/south route, later named Lattintown Road, that bisected the Morris patent and terminated at its northern limits. Other east/west roads coming from the Post Road and river landings intersected Lattintown Road on their way farther into the interior. These included, using current names, Bingham Road near the southern town line, South Street, Plattekill Road following the winding course of Old Man's Creek, Western Avenue from Hasbrouck's landing, Old Indian Road from Powell's dock in Milton, Willow Tree Road, and Milton Turnpike. Based on the 1797 map of the town, agricultural settlements were concentrated at intersections of Lattintown Road with South Street, Western Avenue (Drake's Mill), and Old Indian Road (Lattintown).

It seems that a generation had passed before the Morris patent was opened for settlement. In 1753 controlling interests sold an undisclosed amount of acreage "being a part of a certain tract of land granted by patent of King George I to Lewis Morris, Augustine Graham and others in 1723" in consideration of 500 Pounds paid by Joseph Carpenter, Benjamin Stanton, John Caverly, and John Latting, all of Oyster Bay, Long Island. On the same day, Euphemia Morris sold 677 acres from the patent to Joseph Carpenter for 600 Pounds, evidently bequeathed to her by her father Lewis Morris. These deeds probably represented the same piece of land.⁴ By

1759, in a deed conveying 390 acres to Carpenter, the area was referred to as “Lattingtown Plains” named for Lattingtown on the north shore of Long Island, near to where the grantees were from in Oyster Bay.⁵

Exactly how this group of settlers found their way to Marlborough is unknown. Yet, other families from Long Island were already acquiring land along the river, many of them on Captain William Bond’s land and the Barberie Patent. Eastern Long Island was inhabited by New Englanders who arrived there, mostly from Connecticut, a century earlier. Like Connecticut across the Sound, it had become overpopulated forcing this generation to look for available farmland in the Hudson Valley. Joseph Carpenter (1705-1786) was born in Musketa Cove in the town of Oyster Bay. He married Sarah Latting (1716-1790), daughter of Richard Latting and Mary Wright of Lattingtown in 1728. Through his father, Benjamin Carpenter (1676-1746), Joseph possessed an interest in land on Long Island, which he sold in 1753 to be able to purchase, with his brother-in-law John Latting, son-in-law John Caverly, and Benjamin Stanton, land in Marlborough.⁶ They and other family members and friends from Oyster Bay established farms in one of the most fertile areas in the town’s interior.

EARLY HOUSES

Charles Henry Cochrane and C.M. Woolsey, the authors of Marlborough histories published in 1887 and 1908, respectively, speculated that the earliest houses in the town were built of log or stone. However, no log dwellings and only a very few stone houses were identified in the 1855 New York State census, so virtually no evidence survived into the generation of these writers. Such misconceptions about architecture are typical of local histories, even to this day. The romantic image of primitive pioneer existence colors these accounts, likely extrapolated from more accurate visible conditions on the western frontier. By the time settlement was attracted to Marlborough in the mid-eighteenth century, the Hudson Valley had been colonized by Europeans for over a century. It was by no means a wilderness. Building materials, construction trades, design traditions and social hierarchies were well-established. It was undeveloped perhaps, but not uninhabited. Stone was a premium material, and stone houses were of the highest class, while log dwellings were of the lowest; in between, wood frame houses were the most prolific. And it was a wood frame building tradition that the newcomers knew and brought with them.

The young generation of Long Islanders who selected the Lewis Morris Patent as the place to develop a farm community in 1753 were coming from a mature town only sixty miles away and from landed families with lineages based in New England history. While they may have initially built temporary shelters in which to reside while establishing a homestead, it would not have



Fig. 2. Wilson House, East Main St. in Oyster Bay, Long Island, built ca. 1752. From John E. Hammond, *Oyster Bay* (Arcadia, 2009), 24.

been long before a permanent home was erected. As in other expansion areas in the region, the houses were designed in a manner familiar to them from their hometowns, in this case Oyster Bay, Long Island (Fig.2). None of the early dwellings survive except possibly as portions of or wings on houses of later design.

This one-story (or story-and-a-half) house with a plan of one principal room offset by a lobby entrance and other smaller rooms and, in this case, a saltbox extension is the fundamental English yeoman's house form of the period. Its reduced scale conveys its lesser status, with the two-story, center-chimney New England house representing the best class. A variety of house forms occupied this middle range: story-and-a-half houses with one-room and side-lobby plans (above); story-and-a-half center-chimney houses with hall-parlor plans and center entry (see Micajah Lewis House, Phase I Survey, fig.5); story-and-a-half houses with hall-parlor and central passage plans; story-and-a-half houses with central passage plans one-and-a-half rooms deep; two-

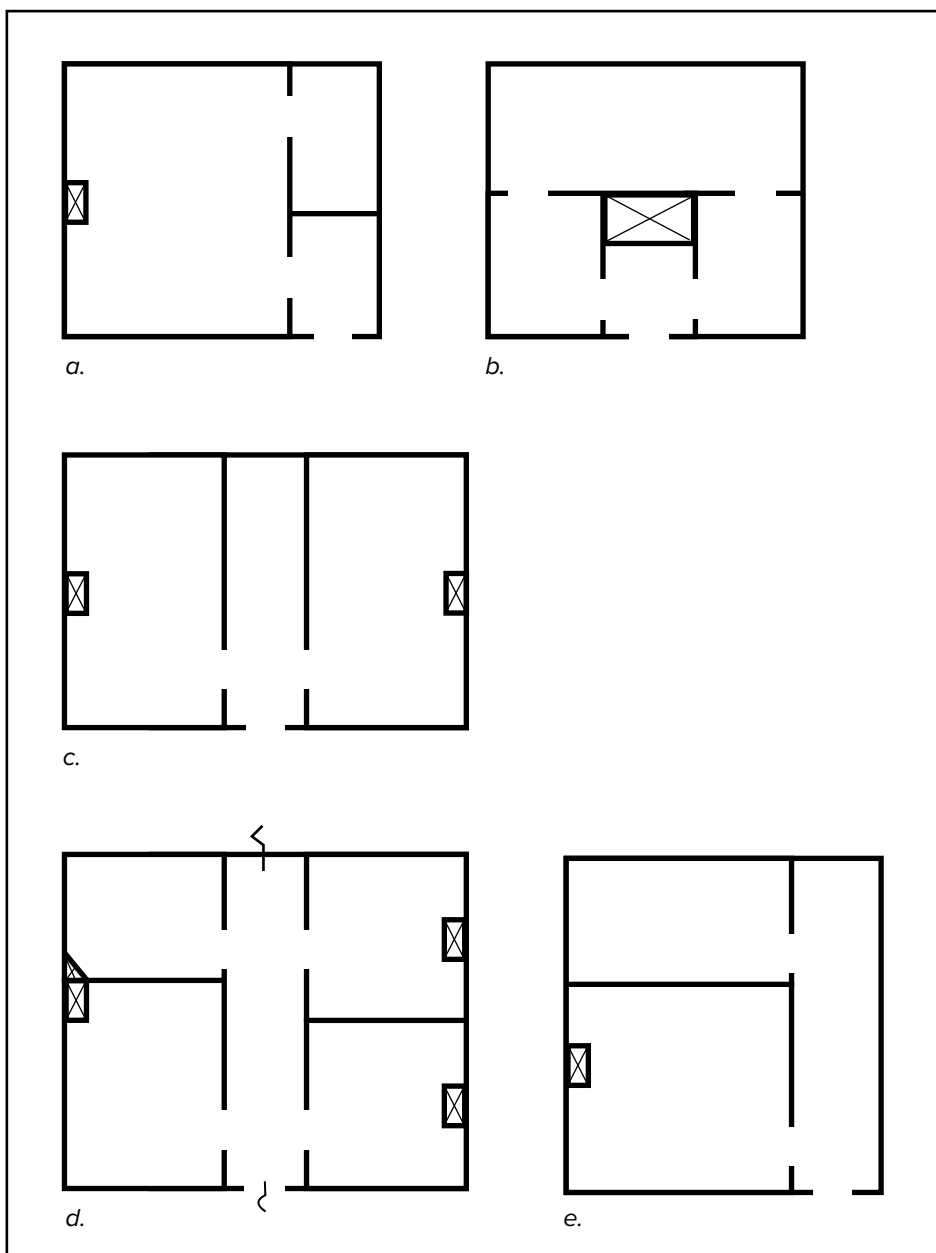


Fig. 3. Common New England house plans: *a.* story-and-a-half houses with one-room and side-lobby plan; *b.* story-and-a-half center-chimney houses with hall-parlor plan and center entry; *c.* story-and-a-half houses with hall-parlor and central passage plan; *d.* story-and-a-half houses with central passage plan one-and-a-half rooms deep; *e.* two-story side-passage house with one- and two-room plan. (Stairs are not shown.)

story side-passage houses with one- and two-room plans, all of which are subordinate to the fully-developed two-story, center-chimney house and ranked by class and wealth (Fig.3).

The appearances of most of Marlborough's earliest houses are difficult to visually ascertain due to later additions and stylistic alterations. Many have been lost. Of the approximately 65 dwellings depicted along the Lattintown Road corridor on the west side of the town on the 1797 map of Marlborough, only about ten have been identified as extant. Parts of others may be incorporated in later houses. With its saltbox profile, the story-and-a-half Morey-Kramer House at 6 Cortland Lane projects an immediate association with the domestic architecture of New England except for the Dutch porch tucked under the eaves in the front (Fig.4). The house was built for Joseph Morey (1738-1809), a native of Dutchess County and his wife Martha Harcourt, granddaughter of John Latting, one of the partners in Joseph Carpenter's 1738 purchase of land in the Morris patent. The Morey house and farm was assessed at \$1,760 in 1799, a good value; Joseph Morey, Jr. sold the property to Richard Smith in 1815 for \$3,500, and it later was bought by a number of short-term owners before it bought by John Kramer who resided there for over 80 years.

The house currently has a four-bay front façade and a chimney on one end making it something of an anomaly needing a more detailed inspection to place it in context. In 1985 a house tour guide noted a "mystery base" in the cellar, which suggests that the house was built with a center chimney. The guide also described an upper-story room finished with a chairrail and cove cornice consistent with a formal meeting place. Morey was a town official who served as a Commissioner of Highways and Overseer of the Poor when the town was formed in 1788. A sergeant in the local militia, he hosted secret meetings of the Committee of Safety in his garret room. A subsequent owner, Lattintown hotelier Thomas Warren, may have finished the garret space in the 1830s for public use. (Such upper-story "ballrooms" were a common feature of nineteenth-century taverns.)

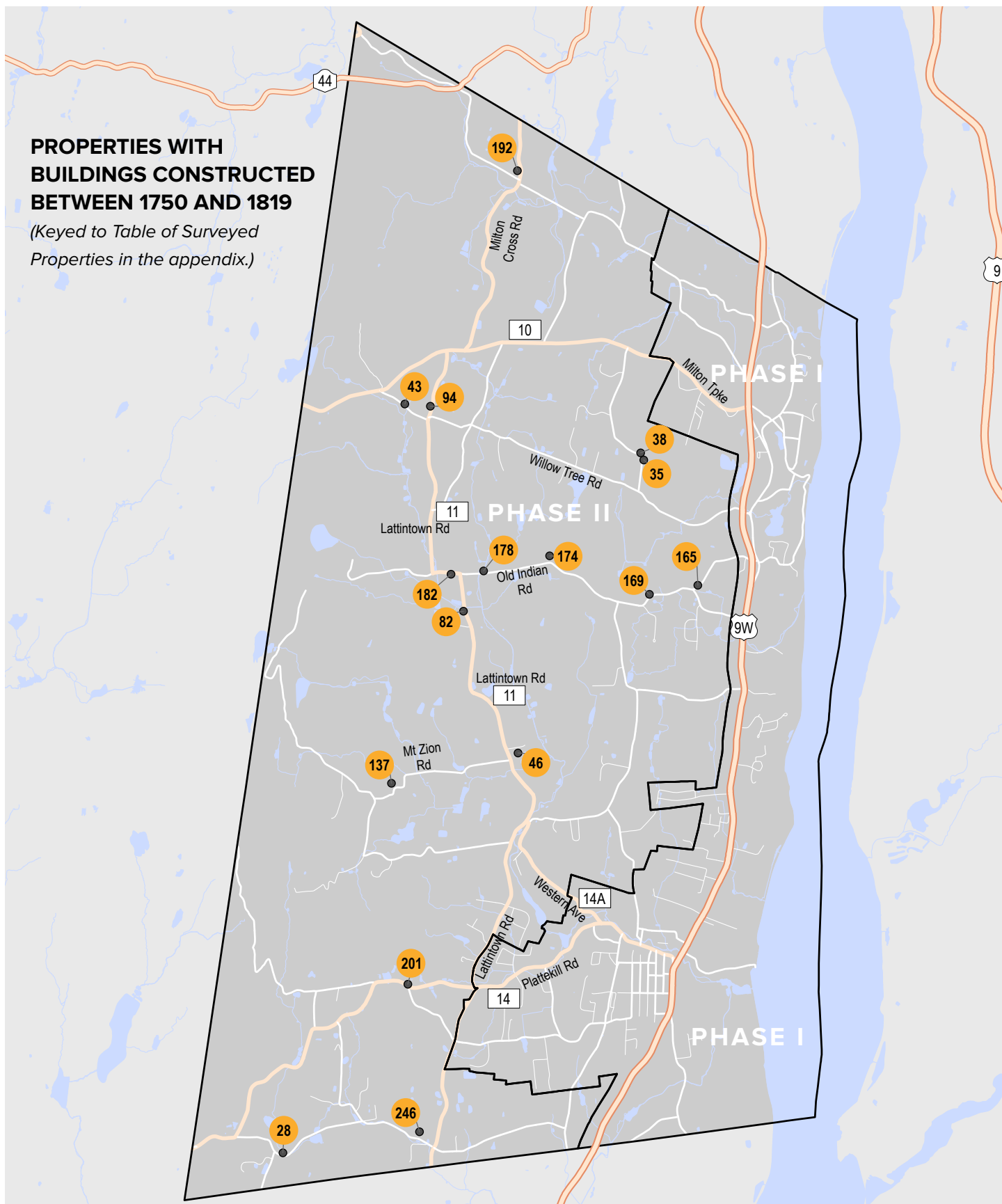


Fig. 4. Morey-Kramer House, built mid-18th c., 6 Cortland Ln near the intersection of Lattintown and Mt. Zion roads. All photos in this report are by Marissa Marvelli unless otherwise noted.

Very few center chimney houses have been found in Marlborough, or for that matter in New York in general. They represented a New England culture, building tradition, and class attractive only to the most atavistic of settlers in the mid-eighteenth century. Far more common was the three-bay dwelling. Some had kitchens on main floors, other in basements, and still others in wings. (Separate kitchen buildings were another option but none can be identified in Marlborough.) Three-bay houses incorporating basement kitchens were sited so that there was access to the exterior at ground level on one end. These fit with the precedents set by early English dwellings in the lower Hudson Valley, as described in Phase 1 (see William Bull House, Part 1, Fig.8), where plans were "stacked" vertically rather than stretched out horizontally, as was typical of Dutch models. There is no record of basement kitchens on Long Island, however, which does not have a rolling topography

**PROPERTIES WITH
BUILDINGS CONSTRUCTED
BETWEEN 1750 AND 1819**

*(Keyed to Table of Surveyed
Properties in the appendix.)*



like Marlborough suitable for sloping house sites. This design phenomenon was common in areas of Dutch and Palatine settlement and appears to have influenced the English in those areas, perhaps due to the presence of Dutch builders in the region. It has been observed that basement kitchens, isolated from the main portion of the house, were apt spaces in which to accommodate enslaved members of the household.

An example of an English house with a basement kitchen oriented to the end is the Weed-Rhodes House at 50 Conklin Hill Road. Extant by 1790, it was built for David Weed (1760-1825), a native of Hartford, Connecticut, and Revolutionary War veteran. Weed was enumerated in the 1790 census, and his house and farm were valued at \$1,930 on the 1799 tax list, well-above the mean value of properties in Marlborough; he did not own any slaves. Built in two sections, as were most surviving eighteenth-century houses in the town, the original story-and-a-half, three-bay dwelling had a side-passage plan one-and-a-half rooms deep above the basement kitchen (Fig.5). There were fireplaces on both stories opposite the passage with their stone backs exposed on the exterior. The fully subterranean basement under the addition would have functioned as food storage.



Although the plan is English, the house was framed in a Dutch manner with long beams spanning the entire depth of the house from posts in front and back walls. Clearly, early house-building practice in Marlborough was rooted in the Dutch tradition. An addition was built at some later point, probably by the next owner, Lewis Rhodes (1799-1859). He was the son of John Rhodes (1759-1828), who was born in Marlborough and worked with David Weed on the separation of the Town of Plattekill from Marlborough in 1799. His grandfather, Jeriah Rhoades, came from Providence, Rhode Island; his grandmother, Rebecca Lewis, had been born in Falmouth on Cape Cod. The addition contains two rooms on the outside of the existing passage with two windows on the front to create a symmetrical five-bay, center-entrance façade, the ideal formulation of the period. This section



Fig. 5. Weed-Rhodes House, 50 Conklin Hill Rd. Basement doorway into kitchen and two levels of stonework indicating the presence of fireplaces within.

Fig. 6. Possibly John & Jane Hait House, 380 Old Indian Rd. Three front bays on left and stone basement appear to represent the original house, which was enlarged and restyled in the mid-1800s.

Fig. 7. Latting & Mercy Caverly House, 286 Old Indian Rd. The house enjoys expansive views from its elevation on what was earlier known as "Colden's Ridge."

also was framed with Dutch bents, but in what was more of an English trait, a corner fireplace in the rear chamber backs up to the main fireplace in the front.

Another story-and-a-half, three-bay house with a basement kitchen is located at 380 Old Indian Road (Fig.6). It is located on a farm associated with the Carpenter family on the 1797 map of the town, but it was probably built in the early 1800s for John Hait (1767-1825) and his wife Jane Merritt (1765-1817), both born in Marlborough and both Quakers. (There was a Society of Friends Meeting in Milton as well as the hamlet of Plattekill, then known as Pleasant Valley.) Cornices above the front windows are in a style characteristic of the period. The west end of the house containing the entrance and two windows on the front and a basement entry at grade represents the original house; the spacing of windows on the west end indicates that the plan was a room-and-a-half deep with fireplaces in the wide spaces between the windows, although there were no stone panels. Later owners added rooms on the east side of the passage, a gable wall dormer to open up the garret space, and a wrap-around porch in the late 1800s; fenestration in the exposed section of the basement has been altered.



Nearby at 286 Old Indian Road is an example of a two-story, three-bay house built in the early 1800s showing the level of design the form achieved at that time (Fig.7). The house has a scale and emphasis on symmetry that reflects the modern, post-colonial taste. Its two-room plan—rooms front and rear with a side passage—represents a more commodious dwelling with stylish interior finishes. Rather than the kitchen being located in the basement, it was sequestered in a story-and-a-half wing connected to the east end of the house off the side passage. This became the standard farmhouse type during the Republican and antebellum periods. The property is part of a 116-acre tract sold by William B. Woolsey to Latting Caverly for \$3,750 in 1808 with the house erected soon after. Latting Caverly (1777-1860) was the grandson of John Caverly (1722-1811), one of the partners in the 1753 purchase of Lattintown, and husband of Mercy Carpenter (1729-1776), patriarch John Carpenter's daughter. In 1851 Latting Caverly sold the eastern half (62 acres) of his farm to his son John Caverly (1818-1889) for \$3,100.

David Merritt (1749-1817), a descendant of a Westchester County family and probably a Quaker, married Nellie Wygant (1758-1835) in Marlborough in 1763. They lived in a house (not extant) at the intersection of Old Indian and Lattintown roads in the core of the Lattintown settlement. In 1809 Merritt placed an advertisement in a Newburgh paper for the sale of his property:

For Sale, a farm situate in the village of Lattintown, town of Marlborough, and county of Ulster, containing about 180 acres of land. Said farm is under the best of improvement, excepting 80 acres of excellent wood land. There is on the same a dwelling house neatly finished, containing four rooms and a kitchen on the first floor and one above 20 feet square. Also about 300 bearing apple trees, a cider mill and house, and two barns, one 30x43, the other 30x40, and other outhouses. The situation is excellent for a public house, being the place where town meetings and the elections have hitherto been held. For further particulars inquire of the subscriber on the premises. David Merritt (December 18, 1809).⁷

The description fits the plan of a story-and-a-half, five-bay dwelling with two rooms on either side of a center passage. The large room above, with dimensions of 20x20 feet, was likely where town meetings were held, and which made the building suitable for a public house. It is possible that like so many others, this house originated as a three-bay dwelling later enlarged by an addition.

The house known as Prospect Hill at 40 Clarke's Lane is close to fitting Merritt's description. It is a story-and-a-half, five-bay house with a kitchen wing but apparently with no evidence of a basement kitchen (Fig. 8). Local historians believe a portion of it was built in the eighteenth century for Isaac Fowler, but the rest of the house developed under the ownership of the Clarke family after Nathaniel Clarke (1793-1874) purchased the farm in 1817. He was born in Cornwall, Orange County, where his father, Reuben Clarke had moved from Bedford, Westchester County. The family was member of the Society of Friends.

Smaller houses were still built with basement kitchens after the turn of the nineteenth century. In these cases the basement kitchens were tucked under the house and embanked into a hillside with their entrances on the front, which created the impression of a two-story, three-bay house, as illustrated in the Purdy-Cosman House at 384 Bingham Road (Fig. 9). The kitchen occupied a large room on the ground level with a passage and stairs



Fig. 8. Fowler-Clarke House aka Prospect Hill, 40 Clarke's Ln. The house possibly originated as a three-bay dwelling in the 18th c.; it was expanded to five bays by 1809.



Fig. 9. Purdy-Cosman House, 384 Bingham Rd., built ca. 1810. The property is near the southwest corner of the town limits.

leading up to the main level. There may have been a room for food storage at the rear of the plan. The main level was heated with a fireplace and finished in a stylish manner; it had a sleeping alcove at the rear. At least one chamber was partitioned in the garret. John S. Purdy (1763-1856) had moved with his wife, Elizabeth Jennings, and family from Cortlandt in Westchester County (perhaps where he lived as a tenant on Van Cortlandt Manor) to Marlborough by the time their son William was born there in 1809. This date is consistent with the construction of the house. Around the time of Purdy's death in 1856, title to the farm was conveyed to David Cosman (1816-1892) and his wife, Emeline Malcolm; their household is enumerated in the 1850 census. His father, Oliver Causman (1794-1846), a Newburgh native, settled in Marlborough when he married Parmelia Staples, daughter of David Staples, in Marlborough. His great-grandfather, Johannes Kausman (1720-1810), was born in Esslingen, Baden-Wurtemberg and arrived in Newburgh after the initial Palatine emigration. It appears that David Cosman owned the house until his death in 1892.

The Bingham Road house is located in a settlement area that developed in the southwest corner of the town at the intersection of Lattintown Road and South Street. It was within the bounds of the Morris Patent and spilled east into Archibald Kennedy's grant, apparently within one of the parts earlier conveyed to Louis Gomez and Lewis DuBois. At the core of this unnamed hamlet was the farm of Michael Weigand (1723-1807), a native of Newburgh, whose progeny spread throughout the town and intermarried with the children of the Long Island families. Weigand was descended from Palatine redemptioners who were given land in Newburgh by the royal government in 1708. Weigand's grandfather Michael Weigand (1656-1724) was a member of this refugee group. His father, Jurey George Weygand (1703-1778), married Jannetje "Jane" Bond in 1722. She was the daughter of Captain William Bond, the patentee of land on the Hudson River in Marlborough, and they apparently settled on her father's property. One of their three sons, Michael, married Rebecca Pressler (1727-1804), granddaughter of another Palatine immigrant, and they built their homestead on Lattintown Road and South Street (altered or replaced at 180-192 South St.) Their son Thomas Wygant (1754-1823), the spelling of his name anglicized, married Elizabeth Bond and settled in Lattintown. (Her relationship to the patentee Capt. William Bond is not known.) From this point on, the Wygant family became prolific in the town. As shown on period maps, few other homesteads had Palatine family names.⁸ Marlborough formed the northern limits of the spread of Newburgh's Palatine families, blocked as it was by the New Paltz Patent. Alternatively, Palatines established farmsteads on freeholds and leaseholds throughout what is now Orange County, intermingling there with families from southern New York and New England.

MATURING ARCHITECTURE IN THE EARLY 1800S

The culmination of this period of settlement and architectural development is represented in the brick two-story, three-bay house at 169 South Street that was built for Morey Wygant (1814-1908) and his wife Elizabeth in ca. 1845, the year Morey was deeded the farm by his first cousin, Burns Wygant (1809-1853). Both were great-grandsons of Michael Weygand, the progenitor of the Marlborough clan, whose homestead was across South Street. The house was designed in the traditional manner; its brick construction confers a certain elevated status on it and the farm, perhaps as a landmark to the Wygant family's presence in the area (Fig.10). The brick was laid in a common bond typical of mid-century construction with windows distinguished by stone lintels and sills. The eaves are embellished with brackets and a paneled frieze in mid-century fashion. The ground-level entrance on the north side of the façade is offset by a large internal chimney that indicates the



Fig. 10. Morey & Elizabeth Wygant House, 169 South St, built ca. 1845. Its brick construction confers a certain elevated status on the property.

presence of fireplaces in the ground-floor kitchen and front and back rooms on the upper level. Tall windows on the upper story distinguish it as the principal level.

The Morey Wygant farm developed over two or three previous generations. In the agricultural schedule of the 1850 census, he was credited with a 101-acre farm valued at \$3,900, a median value. The farm census counted three horses, nine milk cows, nine sheep, and 20 swine. Crops included rye, Indian corn, and oats, which mostly went to animal feed. The cows produced 1,200 pounds of butter the previous year, and the sheep were shorn of twelve pounds of wool. This was characteristic of family farms throughout the Hudson Valley: subsistence farms producing butter and garden products for city markets. By 1870, Wygant had begun planting orchards; ten years later he had 100 apple and 2,000 peach trees. At that time, Morey Wygant was considered a major fruit grower in Marlborough.

A nearby house 184 Plattekill Road appears to be associated with A. Wygant on the 1797 map. Anthony Wygant (1766-1810) was the fifth son of Michael Wygant and Rebecca Pressler. It is believed that a portion of this dwelling is contained in the present house at the address. Rebecca Wygant (1786-1833), daughter of Anthony's brother John, and her husband David S. Staples lived in the house afterwards. Her father lived on a farm farther west on the road. The Staples name was also prevalent in the neighborhood. The local family originated with David S. Staples (1783-1855) who came to Marlborough with his parents from New Haven, Connecticut. They sold the farm in 1826. John H. and Jane Baxter owned it in 1846, and they sold the property to John's brother Washburn Baxter in 1855 after moving to the farm next door at 204 Plattekill Road. The Baxters are reputed to have been the first farmers to grow peaches in the town. Observationally, it looks like the house originated as a story-and-a-half, three-bay dwelling with a basement kitchen. It was enlarged to five bays with a kitchen wing in the mid-1800s and embellished with a mansard roof during the peach period in the late nineteenth century (Fig.11).

Fig. 11. Wygant-Baxter House, 184 Plattekill Rd. This is another example of an 18th c. house constructed with three bays and a basement kitchen expanded with two bays in the mid-19th c.

Fig. 12. Bond-Baxter House, 204 Plattekill Rd, built in the late 18th c. and expanded in the mid-19th c.

Fig. 13. Woolsey House, 80 Old Indian Rd. The doorway for the walk-out basement is on the east elevation.



The neighboring 59-acre farm at 204 Plattekill Road that John H. Baxter (1821-1885) and his wife Jane Hall (1823-1890) bought in 1852 from Benjamin Bond contains a two-story, five-bay house with a basement kitchen. Bond was depicted as a householder on the 1797 map, so there may be a smaller house within that the Baxters enlarged as the family's peach orchards prospered (Fig.12). Another large house was built to these proportions in the early 1800s at 80 Old Indian Road for the Woolsey family who settled in the Milton area in the 1750s (Fig.13), as was one erected somewhat later apparently for David S. Staples (1815-1888) at 96 Idlewild Road (Fig. 14).



A few other two-story houses with five-bay, center-entrance facades are extant in the town, although most are three-bay houses that were later enlarged. After the Revolution, Colonial era class and cultural templates limiting two-story, five-bay forms to only elite dwellings lost their importance in house design. Still, these large houses were displays of wealth. One distinctive example located at 230 Milton Turnpike looks to have originated as a two-story, three-bay house built for Absalom and Deborah Barrett in ca. 1820 represented in the three bays on the east end including a basement kitchen. Two brick end chimneys vented fireplaces in front and rear rooms in the plan. The basement elevation



(Keyed to Table of Surveyed Properties in the appendix.)





Fig. 14. Staples House, 96 Idlewild Rd, built in the early 19th c. and later expanded.

Fig. 15. Barrett-Young House, 230 Milton Tpk. This house was likely built ca. 1820 for Absalom and Deborah Barrett as a three-bay house with a basement kitchen. John Young and his wife Martha Sands were probably responsible for the two-bay expansion.

is composed of brick while the rest of the foundation was built with stone (Fig.15).

Absalom Barrett (1781-1865) worked as a river trader with a boat at the Milton landing. In 1820 he purchased nine acres on what was then known as the Farmer's Turnpike for \$570 from Abraham D. and Junliann Soper. The Barretts sold the house with 102 acres of land to Prince Haviland in 1829 for \$66,00 and relocated to Cornwall-on-Hudson south of Newburgh. Prince Haviland (1783-1842) was a native of Haviland Hollow in Connecticut. His surname suggests he was a Quaker; he married Mary Cosley in Dutchess County in 1813. Haviland's investment in the property is unclear, and he and his wife may never have lived there before selling it a year later to John Young. The 1830 census enumerated the Havilands in Dover, Dutchess County. John Young (1803-1875) and his family also were members of the Society of Friends.

He was the son of Edward Young (1775-1852),

who is credited with introducing commercial fruit growing to Marlborough in 1836 with the propagation of the Antwerp Raspberry for market. John's brother, William C. Young (1815-1887), was probably the most influential fruit grower in Marlborough.

John Young and his wife, Martha Sands, likely enlarged and aggrandized the house to its current form. While known as a fruit grower like his father, Young maintained a dairy herd and stock farm during the late nineteenth century. The 1870 census listed a farm of 300 acres valued at \$30,000 with six horses, nineteen milk cows, eight oxen, eleven cattle, eleven sheep and nine swine; orchard products were of surprising low value (\$200). His son John Hallock Young (1828-1909), inherited the farm and sold it a year before his death to Lucius C. Tuckerman. An heir to the fortune of his grandfather and namesake, a New York iron manufacturer with a foundry in Saugerties, Tuckerman intended to pursue "scientific farming" on the 300-acre Young farm, giving the house a Colonial Revival facelift. He and his family lived there until the farm was sold to Edward and Louise McManus in 1936.



TRANSFORMATION OF DOMESTIC ARCHITECTURE IN LATE NINETEENTH CENTURY

By the mid-1800s, local farmhouse architecture began to respond to changing tastes in the region inspired by the Romantic Movement. The revival of Gothic and Italianate design, often combined in a mode known as Hudson River Bracketed, spread rapidly and extensively during the last half of the nineteenth century. Its source was in the Picturesque architectural and ornamental landscape designs promoted by Andrew Jackson Downing of Newburgh and his successors. This new architecture favored asymmetrical plans, breaking up the monotonous center-hall plans with more relaxed arrangements reflecting changing domestic life, and ornate exterior and interior decoration to replace the austere Classical orders long in practice. Local builders responded accordingly, and traditional houses became outdated. Farmhouses with front-gable or cross-gable facades are immediately recognizable as examples of the design revolution. Some fully expressed the current trend, others were more subdued and conditional.

In this farming section of the town, as opposed to the river hamlets, few houses displayed high levels of exterior ornament. The most elaborate houses are to be found in the vicinity of Lattintown, which by this time had developed as the upland town center with a Baptist church, school, post office, blacksmith and wagon shops, and stores. The Thomas D. & Mary Bloomer House at 444 Old Indian Road is a two-story, gable-roof house built ca. 1875 with a conventional center-passage plan (perhaps pre-existing?) embellished with a pair of two-story, gabled pavilions lush with bracketry, trusswork, and vergeboards flanking a center entrance distinguished by a gabled porch with similar decoration (Fig.17). In 1880 the house was part of a 90-acre farm with two acres of apple trees, four acres of peach trees, and two acres of vineyards producing 12,000 pounds of grapes.

A decade or so earlier, Bloomer had built an equally ornate house on a farm south of Lattintown (601 Lattintown Rd.) in 1865 (Fig.18). The two-story house has a cross-wing plan with an entrance in the three-bay front gable volume and a two-story bay window on the wing. The eaves are distinguished with pairs of brackets mounted on a paneled frieze; this feature is repeated along the roof edge of a porch spanning the gable front with scroll-sawn braces on the posts. Ownership of the farm was devised to Bloomer's sons John and Cornelius,



Fig. 16. Houses at 389 Lattintown Rd. (not directly referenced in text.) An enduring traditional form on the left and a modern asymmetrical house on the right.



Fig. 17. Thomas D. & Mary Bloomer House II, 444 Old Indian Rd. Built ca. 1875, this is among the largest and most distinctive examples of Hudson River Bracketed architecture in Marlborough. It retains its metal cresting at the roof ridge.



Fig. 18. Thomas & Mary Bloomer House I, 601 Lattintown Rd, built 1865. This house is an excellent state of preservation. A fire destroyed part of an associated barn north of the house; the stone base survives today.

and upon obtaining his brother's share, John Bloomer sold 97 acres and the house in 1866 to Augustus and Phebe Wygant who in 1880 were raising livestock and producing butter and had orchards with 110 apple trees and forty peach trees, as well as six acres of vineyards producing 16,000 pounds of grapes and market gardens garnering \$1,320 in sales. One reason for its stylish design is that the "August Wygant Farm House" attracted summer boarders as advertised in *Summer Homes and Resorts Along the West Shore of the Hudson Valley and in the Catskill Mountains*, published by the West Shore Railroad in 1884. The Bloomer house may have



Fig. 19. Cornelius & Elizabeth Bloomer House, 626 Lattintown Rd. The front-gable roof has lost its decoration.



Fig. 20. Truncali House, 23-31 Bingham Rd. Like 601 & 626 Lattintown Rd, the house accommodated summer boarders.

(Keyed to Table of Surveyed Properties in the appendix.)



Fig. 21. 58-60 Ridge Rd.

Fig. 22. Young House, 266 Milton Tpke. Both houses pictured on this page were designed to host summer boarders.

been exuberantly decorated for this purpose, too. Cornelius built a Picturesque house with an ornate porch and faceted tower engaged to a front corner at 626 Lattintown Road. (It appears that the front-gable roof has lost its decoration.) The house also functioned as a boarding house and a small resort developed around it (Fig.19).

On the subject of summer boarding houses, they were found to be a popular use in the river hamlets in the late 1800s, particularly in the hamlet of Marlboro where an unusual number of large houses with mansard roofs appear to have functioned in that way. Two or three large houses situated on ridges with expansive views of orchards and beyond likely took in boarders. The most obvious example is located at 23-31 Bingham Road on the Truncali fruit farm straddling the Orange County line; the original owner is not known (Fig.20).⁹ The two-story house has a three-bay façade and is topped by a mansard roof surmounted by a belvedere from which to enjoy vistas to the east and south. A decorated porch spans the front and wraps around on the north side where it meets a two-story wing. A dwelling is depicted here in 1854, suggesting that an earlier three-bay house was adapted with the addition of a mansard, which provided additional bedroom space. A similar house is located at 58-60 Ridge Road, although it has an unusual mansard with taller pitched sides and deep, braced overhangs (Fig.21). Other large unconventional houses suggest they were designed to take in summer boarders, such as one at 123 Bailey's Gap Road with twin gabled dormers on the front and an annex on the rear; a similar house and annex with front gable dormers at 51 Bingham Road; a two-story, five-bay house with a full front gable at 92 Bingham Road; and two large Four-square houses built in the early 1900s at 151 Plattekill Avenue and 266 Milton Turnpike (Fig.22).

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Some more middling farmhouses were designed in the new styles. A two-story house at 300-304 Willow Tree Road, identified with the Birdsall family in 1858, has a projecting gabled pavilion containing the entrance, a Gothic Revival element grafted on a traditional center-passage-plan house and kitchen wing (Fig.23). However, the vast majority of farmhouses built or updated in this period maintained the traditional symmetrical form and plan with the addition of a gabled dormer centered on the façade being the principal design innovation.





Fig. 23. Birdsall House, 300-304 Willow Tree Rd. The projecting entrance bay with its Gothic Revival gable was grafted on a traditional center-passage-plan house.

Fig. 24. DeWitt C. & Martha Vail House, 208 Old Indian Rd. The house has a panoramic view of orchards.

Fig. 25. Wygant House, 6 Wygant Rd. This is an older house that has been expanded and given a Picturesque update.

Embellishments included shadowy eaves, sometimes with brackets, and ornate porches or verandas to relieve the regularity of the fronts. As exemplified in Marlborough, this modest acknowledgment of modernity was pervasive throughout the Hudson Valley region.

A large two-story farmhouse of conventional dimensions at 208 Old Indian Road was built for DeWitt Vail (1831-1895) who moved to Marlborough from his native Blooming Grove, Orange County around 1860. By 1880 he had developed apple and peach orchards on his 122-acre farm; he reputedly had over 3,000 peach trees. His son Fred took over the farm when he retired to California. The large two-story, five-bay house has a broad gable dormer with brackets paired windows above the central entrance and in the dormer; two smaller gabled dormers flank the central one and a veranda spans the front and wraps around one end (Fig.24). The end gables are decorated in a manner similar to the dormer on the front.



A Picturesque farmhouse at 6 Wygant Road probably has an earlier dwelling at its core built for John W. Wygant (1782-1860) and his family. His son Cornelius Wygant (1808-1890) and his wife, Mary Harcourt Pinckney, likely made the changes that brought its design more into the contemporary taste, notably vergeboards along the raking eaves of a central wall dormer

and the gable ends, and a broad porch with scroll-sawn decoration (Fig.25). With a fifty-acre farm valued at \$10,000 in 1870, Wygant was more prosperous than most of his neighbors. His farm husbanded but one cow for the family's milk, and five horses to work the orchards. Fruit trees were not counted in the 1870 census agricultural schedule, but it reported produce from market gardens at \$2,000, a high amount that represented predominantly fruit. Possessing higher levels of exterior architectural elaboration, the design features presented in the foregoing examples represent only the tip of the iceberg that is the mass of smaller and plainer rural dwellings whose primary distinctions are a gabled dormer and a front porch (Figs. 26-28).



Fig. 26. Smith House, 432 Lattintown Rd.



Fig. 27. Mackey House, 81 Willow Tree Rd.



Fig. 28. Mackey House, 512 Milton Tpk.
An early house with a basement kitchen.

Fewer houses were built in the cross-wing mode, although these generally were planned for new construction rather than renovations. There was nothing new about the wing, where the kitchen and servant quarters were commonly located, but attaching it to a front-gable section, essentially rotating the principal section of the traditional linear plan ninety degrees to orient the gable to the front, created an asymmetrical plan consistent with publicized models. Alternatively, at least in a place with an architectural history like Marlborough, the cross-wing is simply a two-story, three-bay house and a wing with a front gable roof grafted on to reflect the anti-Classical Gothic taste. The Boyer House at 477 Lattintown Road is a characteristic type with a three-bay front-gable section distinguished by a full porch and a recessed kitchen wing with its own porch (Fig.29).

Pronounced eaves and a lozenge window in the front gable are the only additional embellishments. A smaller, lesser cross-wing dwelling is located nearby at 627 Lattintown Road (Fig.30).



Fig. 29. Boyer House, 477 Lattintown Rd. According to 19th-century maps, a school house (District 8) was the nearest neighbor to the north.



Fig. 30. Bloomer House, 627 Lattintown Rd. House has been heavily modified in recent months. Photo: Google Oct. 2019.



Fig. 31. Woolsey Homestead, 148 Old Indian Rd. This house was altered by C. Meech Woolsey to its present English Revival style appearance in the 1880s.

A distinctive example of a cross-wing house is located at 148 Old Indian Road (Fig.31). In this case, however, it appears to be a pre-existing two-story, three-bay house with a narrow front-gable section and wrap-around veranda added, with the whole refinished in an English Revival manner with bracketed eaves, half-timbering in the front gable and a shingled oriel in the apex of the end gable. The earlier house was a Woolsey homestead, and it appears to have been renovated by C. Meech Woolsey (1841-1924). He was a scion of the town's earliest settlers and a lawyer who served as town supervisor in the 1880s, the time when the renovations of the house occurred. He also was the author of one of the town's histories. More of these stylish new houses were built on other established homesteads, such as the Clarke farm where later generations erected a Picturesque house in the 1880s and a Craftsman house in 1914.

A variety of other cross-wing and front-gable houses are concentrated in hamlets. Simple front-gable houses have a natural connection of the traditional two-story, three-bay dwelling and represent the endurance of the town's fundamental domestic architecture. Some of these front-gable houses display Picturesque decoration along their rooflines and on verandas; others are virtually bereft of ornament relying on the front gable façade to express their association with the modern taste (Figs.32 & 33). These smaller, lesser dwellings in the Lattintown hamlet and throughout the town are landmarks to the tradesmen, mechanics, and farm laborers who settled in Marlborough during the nineteenth century as its agricultural prosperity

Fig. 32. Staples-Stearns House, 150 Western Ave.



Fig. 33. Unnamed house, 67-69 Chestnut Ln



grew. First came Irish immigrants, both freely and indentured, who provided labor for family farms. Italians following during the period in which local agriculture shifted from dairy farming to fruit farming. In both cases the more ambitious and fortunate immigrant families acquired land and existing farms and became part of the town's mainstream economy and society.

TWENTIETH-CENTURY DOMESTIC ARCHITECTURE

By the end of the 1800s, the evolution of the rural landscape of western Marlborough from wilderness to fruit farms had been essentially achieved. Settlement-era dwellings had been largely replaced with new, more commodious homes, some of which contained vestiges of earlier homesteads. A few of the better class of three- and five-bay houses constructed at the turn of the nineteenth century had been preserved by the families who built them or their successors. The Picturesque designs popularized in the mid-1800s were reflected in the next generation of houses appearing as the number of farms expanded and just about every acre of arable land was



placed in production, either for the support of dairy cows and cattle or for apple and peach orchards and vineyards. The construction of new houses decreased after 1900, most of them having been added to family farms or built on lots subdivided from them. As such, these were dwellings of secondary importance often housing older generations on the farm or non-farm families. Most of these can be termed Craftsman Bungalows by design: one-story houses with roofs sweeping over porches and broad dormers on the front, although there were other less prominent types, such as Four Squares, Dutch Colonial Revivals, or Two-Story Colonials, of which a few examples exist in the town. The best of these were likely built by local carpenters using mail order plans and mass-produced millwork or from kits delivered to the site by Sears, Roebuck & Co. or other pre-fabricators. Lesser houses enhanced traditional building methods and forms with Craftsman porches and shed dormers (Figs.34-36).

The design of some bungalows could be individualized and quite distinctive, such as the one built on a knoll at 25 Wenz Way (screened from photography). Two others are exceptional, with elaborate interpretations of Craftsman design. One was built for the Clarke family at 38 Clarke Lane in 1914. It has an unusual front-gable façade with a wrap-around porch fronted by columns mounted on river

Fig. 34. Nelson Tiel House, 261 Orchard Rd.

Fig. 35. Unnamed Craftsman bungalow, 22 Mt. Zion Rd.

Fig. 36. Caruso-Maurer House, 94 Hampton Rd.

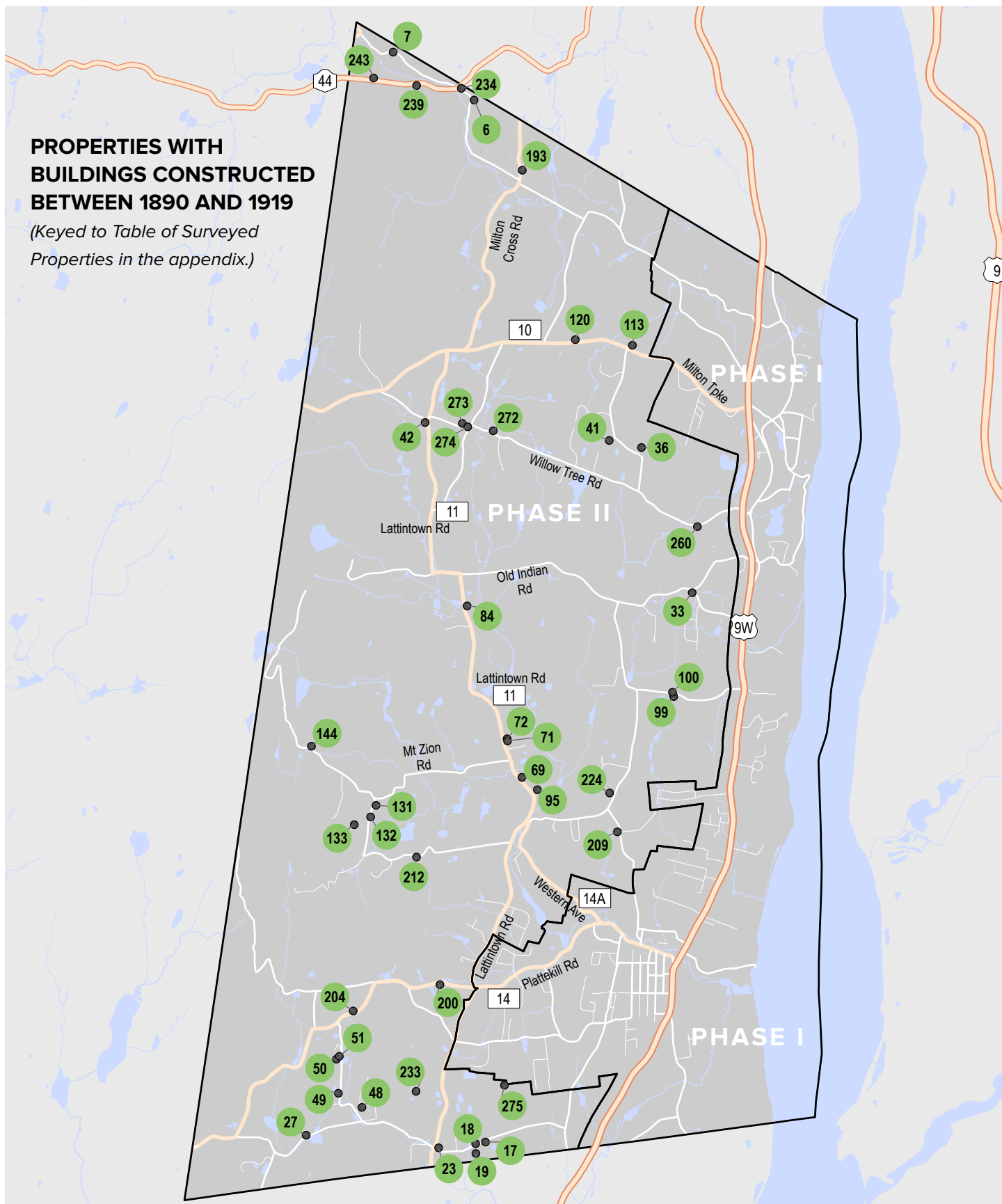




Fig. 37. Clarke House, 38 Clarke's Ln No 1. Built in 1914 for J. Westervelt Clarke.

Fig. 38. Abraham J. and Emma Palmer House, 204 Milton Tpk. Built ca. 1910. Myron Hazen purchased the house and farm in 1926. There is a porte cochere on the east side of the house.



rock piers and with shed dormers on the sides (Fig.37). The entire building is sided with stained wood shingles evincing a rustic style. With a large gambrel roof, shingle sheathing, and river rock chimneys, the appearance of the second house on what was for a short time the Abraham J. Palmer Farm at 204 Milton Turnpike reflects the influence of the Shingle style (Fig. 38). Originally from New Jersey, Palmer (1847-1922) was a well-known Methodist minister in the region including in Manhattan, and elected in 1913 to the New York Senate representing Ulster County. He purchased the former John H. Young farm on Milton Turnpike in 1909 and likely had this house built soon after. His son Dudley sold the house and farm in 1926 to Myron Hazen (1887-1970), the president of a fertilizer company in Montclair, NJ.

The design of houses changed again after the Second World War as new ideas about affordable housing and mass-production

technologies dominated the domestic construction industry in response to the shortage of single-family homes for returning veterans and their generation. Conceived largely for suburban residential development, the movement had limited impact in rural towns like Marlborough, except that local builders and suppliers of building materials were attuned to it. Also, these were the most up-to-date house designs favored by new

Fig. 39. Unnamed Cape Cod house, 132 Reservoir Rd.

Fig. 40. Unnamed ranch house, 428 Old Indian Rd.



homeowners. Nevertheless, few of these houses appeared in the western part of the town; they were mostly concentrated in existing and new subdivisions in the river hamlets. As with the previous Bungalow era, these buildings were added extensions to family farms or built on separate lots sold to provide income support for marginal landowners. A Cape Cod style house at 132 Reservoir Road and a Ranch style house at 428 Old Indian Road are representative examples (Figs. 39 & 40).

Upland Marlborough experienced perhaps its most extensive residential development at the turn of the twenty-first century as the fruit farming economy peaked and corporate orchard management pared off vacant farm parcels for house sites. The settings providing pastoral views of rolling landscapes and orchards and dramatic vistas north, east and south across the Hudson Valley attracted scores of suburban land buyers. Second home owners nestled rustic retreats in the hills along the western edge of the town.

LATTINTOWN HAMLET

Lattintown is the crossroads of two early roads, one running north from Newburgh, now known as Lattintown Road, that linked many of the original settlers to this established Hudson River center, and the other, Old Indian Road, which led from a landing place near what became Milton west to Pleasant Valley (Plattekill), both the locations of Quaker meetings, and then farther into the interior of Ulster County. It also was at the center of one of the first settlements in the town made by Joseph Carpenter and his partners from Oyster Bay, Long Island, who named it “Lattingtown” after the place from whence they came. In little time, the crossroads developed into a central place for family farms in the vicinity and a service stop for travelers. Lattintown is considered to have been the first hamlet to come into existence in Marlborough; it is the only place named on the 1797 map of the town (Fig. 41). And it remained important to community identity, even though economically it was eventually overshadowed by the river landings at Milton and Marlboro. Town meetings were held in taverns here until 1838, at which time the hamlet

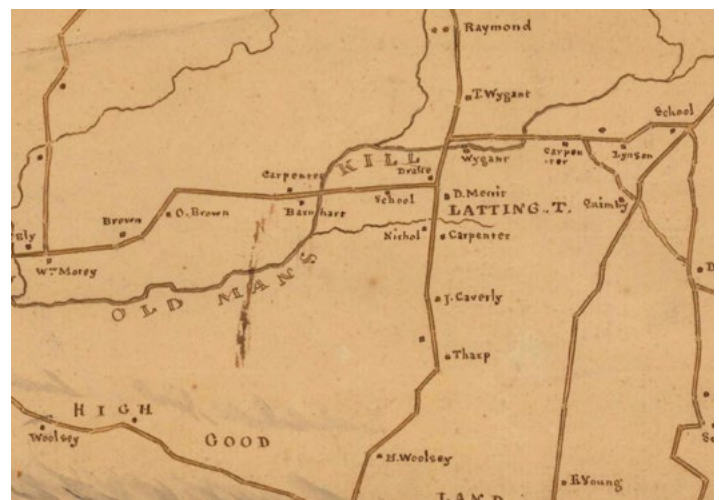


Fig. 41. Lattintown, a section of the 1797 map of Marlborough.

Fig. 42. Lattintown Baptist Church, 425 Old Indian Rd, built ca. 1810. Listed in the National Register of Historic Places in 2010.

contained a Baptist church, schoolhouse, stores, wagon and blacksmith shops, a tannery and distillery, two taverns, undertaker, shoemaker, harnessmaker, tailor and mechanics.¹⁰ It was situated within the most fertile part of the town.

Today, Lattintown bears little evidence of the local center it once was other than by a concentration of dwellings and commercial farm buildings. The Baptist church, built in ca. 1810, with its adjacent cemetery at 425 Old Indian Road (NR listed 2010) is the principal historic landmark (Fig. 42). The distinguished, ornate residence built for Thomas D. and Mary Bloomer is located at 444 Old Indian Road in the northwest corner of the intersection.



OTHER BUILDINGS

Two historic schoolhouses survive elsewhere in the survey area: the District 5 School at 251 Lattintown Road and the District 6 School at 134 Mt. Zion Road. Both have been altered into dwellings (Figs. 43 & 44). The survey area also contains a second church building, the Amity Baptist Church, now known as the Chapel Hill Bible Church (Fig. 45) at 49 Bingham Road. Built in 1860 as a chapel for the Amity Street Church in Manhattan, it was moved to its Marlborough address in 1905 as its original location was redeveloping. (The church was listed in the National Register in 2005.) The New York church, established in the 1830s, was led by long-term pastor Leighton Williams. His son and successor William R. Williams



Fig. 43. District 5 School, 251 Lattintown Rd.

Fig. 44. District 6 School, 134 Mt. Zion Rd. Now a house with a porch.



Fig. 45. Chapel Hill Bible Church, formerly Amity Baptist Church, 49 Bingham Rd. Built in 1860 in Manhattan; relocated to present site in 1905. Listed in the National Register in 2005.



Fig. 46. Amity Church Boarding House, 49 Bingham Rd.

bought 200 acres on Bingham Road in 1893, part in Ulster County and part in Orange County, for a church retreat. Apparently, the Williamses had owned a house there by 1875, which was enlarged for use as a boarding house before the church was relocated (Fig. 46).

AGRICULTURE

With the success of the town's fruit growing economy, the upland landscape in Marlborough has evolved into a rich tapestry of orchards and vineyards. It has become one of the major fruit growing regions in New York State. The rolling landscape with picturesque interior views and stunning vistas across the Hudson Valley has attracted new residents and visitors alike. Farm markets, pick-your-own locations, and wineries have long been popular autumn attractions. Farmers have further capitalized on the area's appeal by formalizing agritourism and creating planned public destinations.



The upland portion of Marlborough has been engaged solely in agriculture for its entire history. At the time it was settled in the late 1700s, it was not ideal for crop production. The rolling topography interrupted by steep rocky ridges limited the amount of tillable land. Lattintown was chosen by its Long Island settlers because it was possessed some of the best farmland in the town. Evidently, this also was the case in the southern part of



Fig. 47. Small English barn common to early farmsteads, 84 Willow Tree Rd. Demolished October 2023.



Fig. 48. Larger 19th-c. English barn on the old Woolsey Farm, 72-76 Old Indian Rd.



Fig. 49. Late English barn with wings, 114 Ridge Rd. Demolished 2023.

the town where the Wygants staked their claim. As in the rest of the region, Marlborough's settlers established family farms comprising approximately 100 acres with mixed land use for crops, meadows, pastures and woodlots, all of which contributed to the family's subsistence and income from market products, which included, meat on the hoof (beef) or preserved (pork), butter, fruit and vegetables. Each farm had its own independent economy, although there was a good amount inter-farm exchange of produce, labor, and services.

Fig. 50. Large English barn with wings on old Wygant-Baxter Farm, 184 Plattekill Rd. Demolished summer 2023.

Fig. 51. Basement barn with wing on old Baker Farm, 156 Mt. Zion Rd. The Baker family owned this property from 1869 to 1961.

Fig. 52 Basement barn on old Purdy-Cosman Farm, 364 Bingham Rd.

Fig. 53. Barn with front-gable dormer containing mow door and central ventilator, 839 Lattintown Rd.



The barn was the singular agricultural building on the farmstead and housed harvested grains and hay, work animals, and milk cows, while other animals roamed outside. The English barn—a small gabled building with a central aisle, and threshing floor accessible to wagons through large doors, flanked by stable and storage bays—was the universal type not just in Marlborough but everywhere (Figs. 47-49). Quite a few of these barns survive in the town from the turn of the nineteenth century due to being in continued use. The Dutch barn more popularly identified with the Hudson Valley was built only in wheat-producing areas.

By 1850, family farms had matured and reached their maximum potential. Cow herds increased, and existing barns became inadequate. In these cases, wings were attached to barns to house more cows and expand hay mows (Figs. 50 & 51) or larger English type barns were built. The local topography permitted the embanking of barns with basements at grade (like the farmhouses) to stable cows and work animals (Fig. 52). The upper sections of these barns greatly expanded crop and feed storage. Some of these barns were stylishly designed with gabled dormers on the front like the houses and distinguished by cupolas that also provided ventilation to hay mows (Figs. 53 & 54). Other barn styles were introduced in the late 1800s through farm improvement publications and periodicals. At the turn of the twentieth century, new framing methods were introduced with trussed roofs to increase the ability to store hay (Fig. 55).

The appearance of a nineteenth-century family farm is dramatically illustrated in a property at 112 Mt. Zion Road now known as the “Quimby Stock Farm” (Fig. 56). A well-known local historic site, it is a rare-surviving example of a mixed-husbandry farm from the





Fig. 54. Stylized cross-gable barn, 380 Old Indian Rd.



Fig. 55. Barn with trussed gambrel roof, 654 Lattintown Rd.

pre-fruit farm period. A rolling and rocky landscape suitable only for pasture embraces an assembly of multiple farm buildings including conjoined English and basement barns, wagon house, corn crib, and small agricultural outbuildings, some of which functioned in support of orchards.¹¹ A farmhouse was located near the current entrance gate at Old Indian Road; it was likely removed by the 1940s. A two-story, cross-gable building with wagon bays on the ground level, domestic windows on the upper story, and a chimney at the end of the wing suggests it may have originated for a domestic use (Fig. 57.)

Carpenter Caverly (1797-1865) owned the farm in 1850 when he sold it to James Clark of Sullivan County for \$3,900. The grantor was the son of John Caverly and Mary Carpenter who were among the first Long Island families to settle in Lattintown. The 1850 agricultural census recorded the farm with 156 acres valued at \$6,000, seven milk cows and other livestock. No orchards (under the heading of market gardens) were indicated. Francis T. Clark (1829-1898) purchased the farm from his father ten years later. He was married to Sarah Quimby, who lived in the neighborhood. The 1865 New York State census reported that most farms in



Fig. 56. Quimby Stock Farm barn complex, 112 Mt. Zion Rd.

Fig. 57. This cross-gable barn may have originated for domestic use.



the town harvested small amounts of Antwerp raspberries but no orchards were identified. By the 1880 census, Clark's farm had 150 apple trees, 75 peach trees, and five acres of vineyards. James Frank Clark (1862-1940) took over management of the farm when his father died in 1898; his mother lived until 1909. Evidently, the farm had been devised undivided to James, his siblings, and their children. At James's death in 1940, the other heirs sold the 150-acre property to Samuel J. Quimby (1887-1978) who had been farming a smaller tract on Mountain Road since 1911. His three sons, Sam Jr, Howard and Paul, had title to the farm in 1955. The Quimby Stock Farm is still owned by the family.

FRUIT FARMING

From the beginning, farmsteads in the region, as well as urban gardens, generally had small apple orchards for families' consumption of fruit and cider, the latter being important liquid nourishment. Throughout the period, farmers would sell excess fruit and cider to local and city markets. Robert Pell's twenty-acre orchard in Esopus is known to have been shipping apples, and probably other fruits, to New York City in the 1820s. In Marlborough, Edward Young is credited with introducing commercial fruit growing to Marlborough in 1836 with his marketing the Antwerp raspberry grown on his farm outside of Milton. About the same time, Leonard S. Carpenter was growing berries on his farm south of the hamlet of Marlboro. Soon, scores of family farms were raising raspberries to capitalize on the market. (Making berry baskets developed into a parallel industry in the town, later extended to specialized shipping containers for different fruits.)

In most cases, farms were still engaged in dairy farming; fruit growing was a developing sideline. Yet, environmental conditions were not the best for traditional agriculture, and farmers gradually discovered that fruit growing was the best use of the climate and topography of the town. The irregular landscape offered good drainage and air movement that offered protection from frost, while the Hudson River moderated temperatures in the region. However, it was not until the 1870s that fruit growing became an organized commercial enterprise in Marlborough, and then peaches were as common as apples, while berries continued to be produced. One indication of this transition is that when the 1880 census was taken, many heads of households with occupations previously recorded simply as "farmer" were recast as "fruit grower."



Fig. 58. Morey Wygant House with barn in distance, 169 South St.

Morey Wygant is recognized as one of the first fruit growers in Marlborough. He had a successful dairy farm developed over two or three previous generations at 169 South Street in the core of his family's original tract. The agricultural schedule of the 1850 census described his 101-acre farm as a high-end dairy operation with nine cows producing 1,200 pounds of butter the previous year. No orchard products were recorded. By 1870,

Wygant had begun planting orchards; ten years later he had 100 apple and 2,000 peach trees. An older mixed-use barn on the property was likely adapted to make room for fruit-related functions at this time (Fig. 58). Early on, fruit was packed and shipped immediately upon harvesting. Morey's son, Charles, continued to manage the orchards after his death. In 1911 he was reported as being "one of the most extensive fruit growers in Marlborough."¹² In 1920 the orchards were sold to the brothers Andrea and Salvatore Alonge. Their family immigrated from southern Italy, arriving in 1900-1905. They are representative of the many Italian families who came to the Hudson Valley fruit region in the early twentieth century and gave the town its distinctive multicultural character.



Fig. 59. McManus cold storage building, 240-246 Milton Tpk. Built 1936. Vacant today.

Edward Young's son John Young (1803-1875) purchased the 102-acre Haviland farm at 240-246 Milton Turnpike in 1830. (Another of Edward's sons, William C. Young, was probably the most influential fruit grower in the town.) Typical of early fruit growers, John Young maintained a dairy herd and stock farm during the late nineteenth century. The 1870 census assessed the farm, then covering 300 acres, at \$30,000, but with orchard products amounting to only \$200 of value. His son John Hallock Young inherited the farm and sold it a year before his death in 1909 to Lucius C. Tuckerman, an affluent New Yorker who pursued "scientific farming" there.¹³ Edward and Louise McManus purchased the farm from Tuckerman in 1936 and soon after had the present cold storage building constructed (Fig. 59).



The McManuses were one of many Irish families who immigrated to Marlborough in the late 1800s, settling in the northern part of the town and hiring out as farm and domestic laborers. Some gradually went on to own small farms like Edward McManus's grandfather

Fig. 60. The old Bell farm, 73 Clarke's Ln, now part of the Clarke Family's Prospect Hill Farm. The farmhouse may have been built for Arthur Ernest Bell.

Peter, an immigrant, who in 1880 lived on twelve acres with two cows. The design of their dwellings, being constructed at that time, shared little with the traditional three- and five-bay houses characterizing the town's domestic architecture. Rather, these later houses were asymmetrical in plan with gable-fronted facades in the prevailing Picturesque mode of the region. One example is at the Bell Farm (73 Clarke's Ln.), a modest story-and-a-half farmhouse with a cross-wing plan (Fig. 60). It may have been built for Arthur Ernest Bell (1860-1926). He emigrated from Northern Ireland with his parents, who first settled in Brooklyn. He married Martha A. Hallock in Milton, joining the Society of Friends meeting there and acquiring a fruit farm in the vicinity. Their grandson David S. Bell sold the farm to his neighbor Steven Clarke in 2011. It was one of many farms consolidated into larger orchard holdings beginning in the late twentieth century.

In recent years, the Bell Farm has been absorbed into the Prospect Hill Farm at 40 Clarke Lane. The property appears to have been owned by Isaac Fowler in the eighteenth century, but it was bought by Nathaniel Clarke



Fig. 61. Steve Clarke speaking with Howard Baker outside the old Bell barn/cold storage at 73 Clarke's Ln. April 19, 2023.

(1793-1874) in 1817 and has been in the Clarke family ever since. He was born in Cornwall, Orange County, where his father, Reuben Clarke had moved from Bedford, Westchester County. In 1850 the farm contained 113 acres supporting seven milk cows, two cattle, and four swine. Nathaniel's son James Oscar Clarke (1819-1896) inherited the farm with his wife, Rachel Barker Sands (1823-1886). By 1880 the farm with its 106 improved acres was valued at \$12,000 with two oxen, four milk cows producing 400 pounds of butter, and ten cattle. There also was a six-acre apple orchard with 250 trees, a six-acre peach orchard with 400 trees, and a one-acre vineyard producing 6,000 pounds of grapes. John Westervelt Clarke (1889-1969) managed the farm with his wife Olive Harcourt in the next generation. At his death, he was hailed as a prominent fruit grower and banker, who had been president of the Hudson River Fruit Exchange in Milton from 1924 to 1966.¹⁴ Steven and Judy Clarke are the current owners of the farm (Fig. 61).

Most other family farms transitioned from traditional farming to fruit farming in similar ways and to different

degrees. Those that did not ultimately went out of business and were absorbed into larger orchards in the early 1900s. Today, the landscape patterns created by early family farms have all but disappeared.

The science of hybridization developed as orchard production and marketing became more organized. In 1880 Andrew Jackson Caywood (1819-1889) opened a nursery of fruit trees, berry bushes, and grape vines on a 60-acre tract south of the hamlet of Marlboro, which likely had been subdivided from Leonard S. Carpenter's farm—one of the first to experiment with raspberries. Caywood specialized in propagating new varieties of fruit, notably Ulster Prolific, Dutchess and Poughkeepsie red grapes; and Minnewaska black and the Marlborough raspberry, a variant of the original Antwerp. According to the historian Charles H. Cochrane, "[T]he Caywoods have originated so many good new fruits that Marlborough is becoming almost as widely known as a source of new fruit as it is for the successful growing and large production of the same."¹⁵

Caywood was working as a nurseryman in Plattekill in the 1850s and relocated to Poughkeepsie by 1870. In 1864 he was cited in *The Gardener's Monthly*, a Philadelphia publication, for a hybrid cross between Diana and Delaware grapes that he exhibited at the New York State Fair. He was recognized in the periodical once again in 1874 for creating a new pear raised from a Flemish Beauty with pollen of a Beurre Bosc applied. He introduced the Caywood grape to the Ohio Horticultural Society in 1880, and four years later the Society recognized Caywood for his accomplishments as a "nurseryman and experimenter and originator of fruits" over a 30-year career. (It appears that a part of the Caywood family lived in Ohio.) Many testimonials to Caywood and his development of grape strains were recorded in horticultural publications over the years.

It wasn't until 1880 that Caywood settled in Marlborough with his wife Deborah and their five children and established a nursery there under the name A.J. Caywood & Son. Lawrence E. Wardell (1853-1918) was a native of the nearby town of Shawangunk; he moved to Marlborough and joined the firm around the time he married Anna Caywood (1849-1942) in 1883. In 1887 the nursery was renamed Caywood & Wardell. Their son William L. Wardell (b. 1888) assumed management of the nursery after his father's death. He sold 37 acres with a vineyard in 1956 to New York illustrator Mark Miller who opened the well-regarded Benmarl Winery, obtaining the first license for a winery to sell wine in New York State. (Benmarl is located within the Phase I survey area.)

The history of the property where the Stoutridge Winery and Distillery was established in 2001, provides a

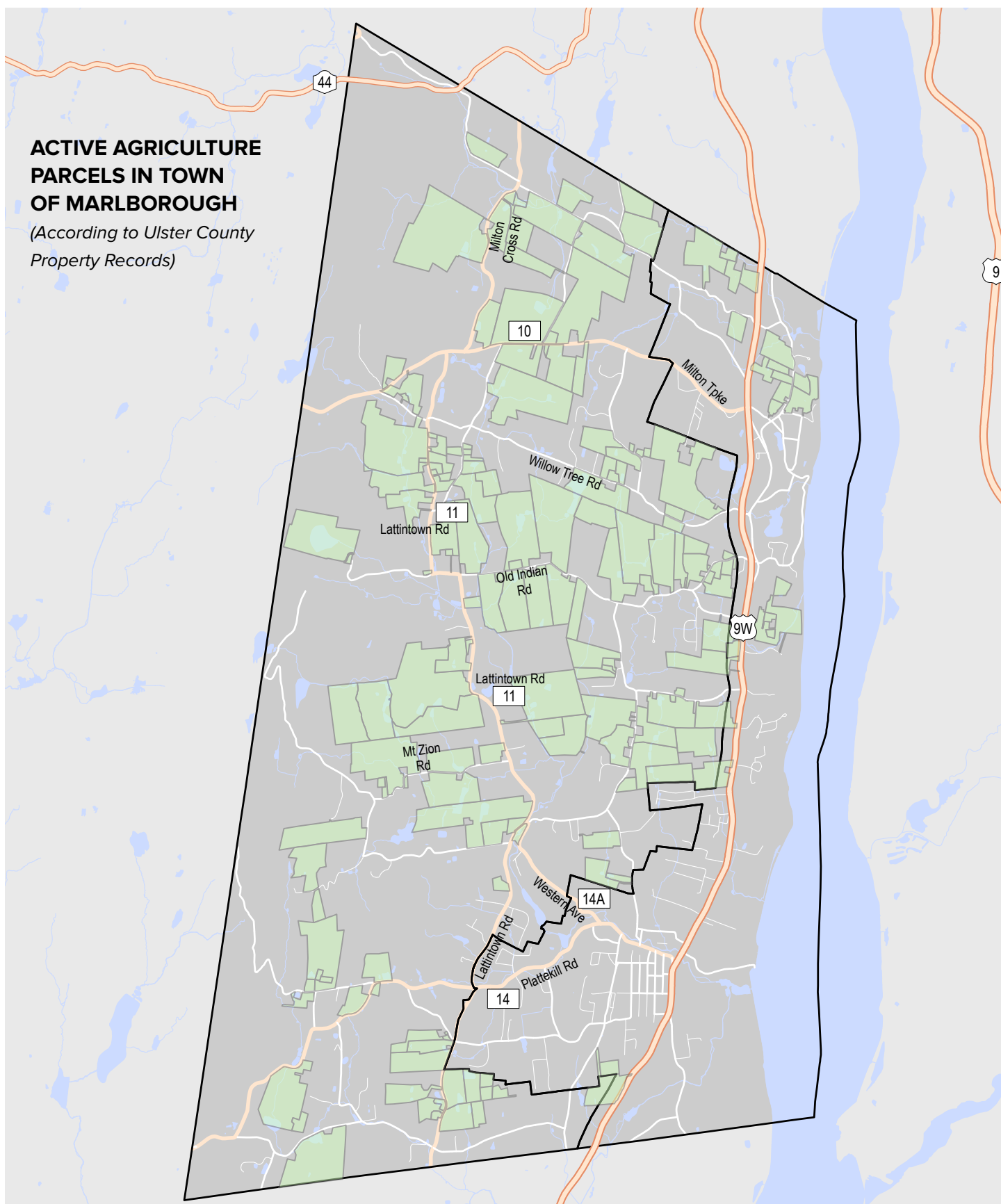
glimpse into the broader cultural history of fruit farming in Marlborough. According to research provided by the current owners, the property was part of the 80-plus-acre fruit farm of John and Hannah McCourt.¹⁶ John McCourt (1849-1927) had arrived in Marlborough around 1850 from Ireland with his parents Dennis and Marcella McCourt. The



Fig. 62. Stoutridge Winery & Distillery, 9 Ann Kaley Ln.

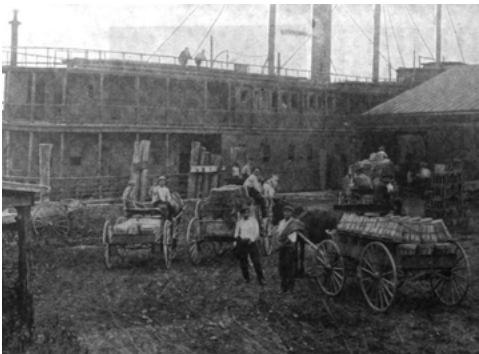
ACTIVE AGRICULTURE PARCELS IN TOWN OF MARLBOROUGH

(According to Ulster County
Property Records)



McCourts were part of large group of Irish immigrants coming to the region to work on farms and developing orchards and vineyards. Many like the McCourts bought small farms or vacant parcels and became permanent residents of the town. In 1895 Hannah McCourt (1854-1907) sold fourteen acres to Moses McMullen. There are no indications of a building on the property in the 1875 and 1891 atlases, but there likely were vineyards, which were planted on vacant lots throughout the hamlet. Moses McMullen was identified in the census as a hotelkeeper living on Main Street. Summer tourism was quite active around the Marlboro hamlet at the time, and McMullen probably built part of the existing building as a hotel on the hillside property.

Vincenzo Marino purchased the McMullen property in 1902. A native of Italy, Marino was part of the next wave of immigrant labor in the region, taking the place of the Irish at the entry level of the community. He began a winery in a converted barn and produced wine commercially there until his death in 1919. With the onset of Prohibition, the family could no longer maintain the business, and they sold the farm in 1923 to Joseph Noto who returned it to a fruit farm. Two more Italian families were to own the farm until it was bought by the current owners in 2001, who reestablished a winery as well as opening a distillery (Fig. 62).



COLD STORAGE AND OTHER ORCHARD RELATED STRUCTURES

Improvements to the transportation networks were key to the development and growth of the Hudson Valley fruit industry. As mentioned previously, the successful marketing of the Antwerp raspberry variety in the late 1830s first brought the area to the attention of the New York City market. The delicate crop was shipped from Marlboro and Milton docks on schooners and steamboats after being brought to the Hudson River on horse-drawn wagons from the farm (Fig. 63). Daily boats further expanded the market as harvested fruit could be sold by the following day. The stability of tree-crop fruits, particularly apples, provided an even larger trans-Atlantic market for growers; England received regular shipments. The 1883 opening of the West Shore Railroad along the Hudson River became yet another means of shipping fruit to large markets.



Fig. 63. "Loaded fruit wagon awaiting their turn to deliver fruit to New York boat," from *Documents of the Assembly of the State of New York, One Hundred and Fortieth Session*, vol. II, no. 11, part 1 (1917), 738.

Fig. 64. "Storage room of Hudson River Fruit Exchange" at Milton Landing, from 1917 *Documents of the Assembly*, 735.

Fig. 65. A school converted to a packing and storage building for the Hudson River Fruit Exchange. The building was abandoned by the 1970s. Source: Marlboro Free Library.

The Hudson River Fruit Exchange was organized as a cooperative in 1912 to protect the interests of fruit farmers in the “Central Hudson fruit district.”¹⁷ Its headquarters were in Milton, the most central loading station for fruit to be sold and shipped to larger markets by steamboat and rail (Fig. 64). The Exchange negotiated with commission houses the prices for strawberries, raspberries, currants, cherries, grapes, pears, apples, peaches and more. It also managed direct selling to buyers. By 1917, they began efforts to build a cold storage and packing house at each station.¹⁸ The extent of their success in this regard has not been researched for this survey; a former school building south of Western Avenue in the village of Marlboro, originally opened in 1888, was acquired by the Exchange in 1936 and converted to a packing and storage facility (Fig. 65). (The building is no longer extant.) Sixth-generation fruit grower Steve Clarke has pointed out the short-sightedness of this location: Truck delivery of fruit began in 1930s, so locating the cooperative’s cold storage at the bottom of the steep hill at Milton Landing was not convenient for Route 9W-bound shipments.¹⁹

By the 1930s Marlborough’s transition from dairy farming to fruit growing was essentially complete. The growing, harvesting, storing, processing, and shipping of apples and other fruits changed the agricultural landscape in significant ways. No longer tethered to the timetables of trains and boats thanks to trucking, an increasing number of orchards, beginning with the largest ones, built their own private packing and storage houses. In addition to large storage buildings, farmsteads contained varied machinery, irrigation equipment, packing crates, and transport vehicles. Many also had roadside farm stands where farmers engaged directly with the public.

The first orchard-related buildings were outbuildings added to barnyards of functioning dairy farms. Once the tables were turned and dairying diminished, existing barns were converted to support fruit farming (Figs. 66 & 67). In addition to storing the tools and vehicles needed for the care of trees and harvesting, they also provided space for packing fruit as well as storing the needed baskets and boxes. Early purpose-built facilities were constructed in a traditional barn manner with elongated plans and specialized interiors. Storage rooms were chilled with ice from local ponds to keep the fruit fresh before



Fig. 66. Bloomer-Wygart-Weed barn complex, 449 Old Indian Rd.

Fig. 67. Old Bell Farm barn & cold storage (left), 73 Clarke’s Ln.



Fig. 68. Interior of the McManus cold storage at 240-246 Milton Tpk. Photo by Matthew Kierstead.

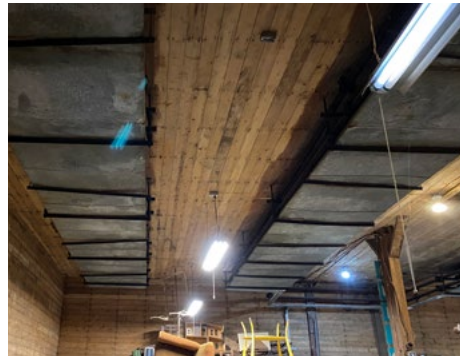


Fig. 69. Coolant pipes hidden above metal pans hung to catch condensation inside old Bell farm on Clarke's Ln.



Fig. 70. The packing room in the old barn section of the Bell complex.

shipment.²⁰ They were modeled after commercial ice houses on the Hudson River, which likely supplied some of the ice to farms.

By the 1920s, mechanical refrigeration systems were engineered to maintain lower temperatures and extend the ripeness of the fruit. With this innovation, actual “cold storage” was introduced. (These systems relied on rural electrification occurring at the time.) The goal was to extend the life of the fruit as long as possible after harvest, as late as March, to meet market demand. The former Bell Farm, now part of the Clarke family's Prospect Hill Farm, has what is believed to be the oldest cold storage facility in the town, if not the region. According to Clarke, who provided a tour of the building, it was built in 1923 as an expansion of an existing dairy barn. It consists of two cold storage rooms in a long wing with a gabled roof, each capable of holding 10,000 to 15,000 boxes of apples at temperatures just above freezing (Fig. 68). Coolant pipes run along the ceiling with metal pans hung beneath them to collect condensation (Fig. 69). The refrigeration agent was ammonia, which can convert from a liquid to a gas. A compressor with a vacuum would pull the gas back out of the pipes so that accumulated heat could be removed before the ammonia was recycled through the system again. The compressor equipment is extant in the ground-level space beneath the barn. The exterior walls of the storage are insulated with cork with the interior surface sheathed with pine shiplap. Vents in the ceiling facilitate air circulation. The apples were sorted and packed in a space off the cold storage room within the

older barn structure before being shipped to market or a buyer (Fig. 70). Containers evolved from baskets and boxes to large crates. When the forklift became common in the 1960s, apples could be stored in larger four-foot-square bins that could be stacked to the ceiling. The cold storage facility on the Bell Farm was used well into the 1980s.



Fig. 71. Diorio, now Albinder, cold storage and packing facility, 262 Milton Tpk.

Fig. 72. Herschel-Horton cooler, 271 Milton Tpk.

Fig. 73. From 1953 *Directory of Refrigerated Storage Warehouses in the US* by the USDA

Not all cold storage buildings (also called coolers) were adapted from former barns. The largest concentration of purpose-built cold storages in Marlborough can be found on the Milton Turnpike. Most of these were built in the 1930s and 1940s as cold storage systems became better refined. The previously mentioned McManus storage (246 Milton Turnpike), built in 1936 soon after the McManuses acquired farm, is a large singular wood frame volume with a center entrance bay on its front gable elevation (photo on pg. 43). A low covered loading bay spans most of the building front. The building was later expanded with a cement-block wing on its west side that could better accommodate trucks.

Up the hill is a multi-building cold storage complex (262 Milton Turnpike) originally built by the Diorio family probably in the late 1920s, and now operated by the Albinder family (Fig. 71). Dominic and Rosie Diorio emigrated to New York from Italy in 1895; their children including Amil and Fred were born in the city at the turn of the century. By 1910 the family was fruit farming in nearby Lloyd. In 1925 Amil and Fred purchased farmland from Lucius Tuckerman of 240 Milton Turnpike, which is likely when the family relocated to Milton.



Marlboro:	Arthur Greiner
	McGowan's Cold Storage
	Valley View Fruit Farm Cold Storage
	J. C. Wygant
Massena:	The Racquette Refrigerating Corporation
Medina:	Browns Fruit & Cold Storage
	Medina Cold Storage Co., Inc.
Middleport:	Middleport Cold Storage Co., Inc.
Middletown:	Joseph Koseich
	Mills Brothers
Milton:	J. W. Clarke
	T. J. Conn Cold Storage & Mushroom Growers ..
	Amil Diorio
	Fred Diorio
	Golden Ridge Cold Storage
	Myron S. Hazen
	Hepworth Farms Cold Storage
	Michael La Polla
	Edward J. McManus Estate
	Milton Cold Storage Co., Inc.
	J. P. Woolsey's, Inc.
	Youngs Cold Storage



Fig. 74. Schreiber cooler, 255 Milton Tpk.



Fig. 75. Sozio cooler, 85 Conklin Hill Rd.



Fig. 76. LaPolla cooler, 71 Mulberry Ln.

FARM PROPERTIES WITH COLD STORAGE BUILDINGS

(Keyed to Table of Surveyed Properties in the appendix.)

- 4 Wicklow Orchard (Bad Seed), 37-43 Bailey's Gap Rd
- 109 Tiel Farm, 255 Milton Cross Rd
- 114 Myron Hazen Farm (now Bortech), 206 Milton Tpk
- 115 Fred Diorio Cooler (now N&S), 207 Milton Tpk
- 117 McManus Cooler, 246 Milton Tpk
- 118 Schreiber Orchards, 253 Milton Tpk
- 119 Albinder Farms, 262 Milton Tpk
- 122 Herschel-Horton Cooler, 271 Milton Tpk
- 154 Mela Farms (Pavero Bros.), 71 Mulberry Ln
- 45 Sozio Cooler, 85 Conklin Hill Rd
- 34 Clarke Farms, 25 Clarke's Ln
- 265 Crist Bros., 195-201 Willow Tree Rd
- 88 Nostrano Vineyards, 777 Lattintown Rd
- 162 Hudson River Fruit Dist., 65 Old Indian Rd
- 172 Fino Farms, 214 Old Indian Rd
- 98 Overlook/Lyons, 67-75 Lyons Ln
- 226 Apple Ridge/Pavero Bros., 145-157 Ridge Rd
- 136 Weed Orchards, 43 Mt. Zion Rd
- 96 Porpiglia Farms, Lattintown Rd
- 67 Caradonna Farms, 477 Lattintown Rd
- 32 Greiner Farm, 223 Burma Rd
- 204 Greiner Farm, 234-242 Plattekill Rd
- 59 Borchert Orchards, 278-300 Lattintown Rd
- 10 Truncali Farms, 23-31 Bingham Rd

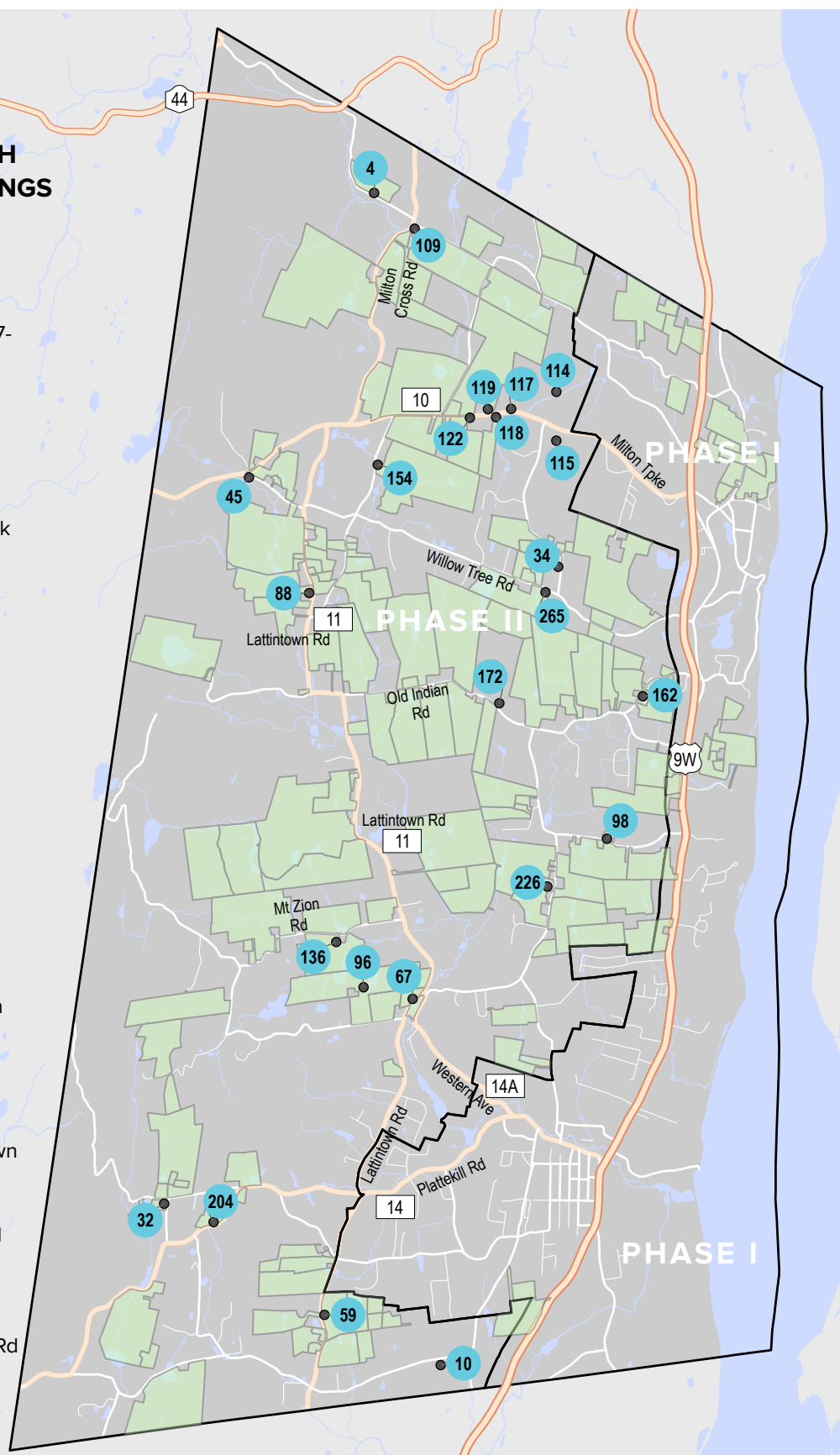




Fig. 77. Tiel Farm cooler, 255 Milton Cross Rd.

Farther west on the turnpike is a smaller example of a cold storage common to small family-operated orchards. This one at 271 Milton Turnpike was first built in the late 1940s by Herschel and Louise Horton. The Hortons were migrant packers from Georgia who saved enough to buy their orchard in 1946. Their cooler is a single long structure parallel to the turnpike (Fig. 72). It is covered by a pitched metal roof. The structure was later expanded to the west with a raised loading

dock. This cooler is not listed in the 1953 USDA survey of refrigerated buildings (Fig. 73).²¹ Other examples of these small family-operated facilities include the Schreiber cooler at 255 Milton Turnpike, the Sozio cooler at 85 Conklin Hill Road, and the LaPolla cooler at 71 Mulberry Lane (Figs. 74-76).

Another large example of the period can be found at 255 Milton Cross Road on the former Lawrence Tiel Farm. This large cold storage was built in the 1940s for Lawrence (1896-1949) and wife Sophie shortly before Lawrence's death. He had inherited the farm from his German immigrant parents, John Lawrence Tiel and Frederica Taber, who purchased it in 1880. The cooler, which is adjacent to an older farmstead, is a long wood frame building with a tall front-gable elevation facing the street (Fig. 77). The primary loading bays are on this elevation with a covered loading platform. The property is currently for sale.



The Lyons family orchard, called Overlook, at 67-85 Lyons Lane exemplifies how family growers adapted and expanded as storage methods evolved. An early packing and storage structure, a compact two-wing form right at the road, appears to date to the 1920s (Fig. 78). Across the street is a larger multi-wing facility, which remains active as a cold storage (Fig. 79). It was likely built in the 1940s and expanded three or more times in later years. The Lyons family came to own this land in 1852 after some of the heirs of Nathaniel Harcourt (1790-1851) sued to partition it. The 131-acre farm was purchased at auction by Jesse Lyons for a large sum of \$8,112.



Fig. 78. Lyons family Overlook Orchard, older cooler, 67-85 Lyons Ln.

Fig. 79. Larger, multi-wing cooler at Overlook Orchard.



Harcourt's parents, Nataniel Sr. and Mary Carpenter, had farmed the land before him, appearing on the 1797 map of Marlborough on the west side of the Post Road. Jesse Lyons (1820-1893) and Hannah Anna Rhodes were third-generation Marlborough residents; he had grown up on Old Indian Road just east of Lattintown center. The agriculture schedule of the 1855 New York State census shows that there were primarily dairy farmers who, like many of their fellow Marlborough farmers, were also growing raspberries (14 bushels at a total value of \$140.) The farm today is run by their descendants.



Further advancements in refrigeration and warehousing technology along with the development of the interstate highway system have greatly influenced the architecture of fruit storage in recent decades. The introduction of controlled atmosphere (CA) storage in the 1950s, where normal oxygen levels were lowered to limit respiration, extended the crispness of apples for four months. The reliance on forklifts and large trucks made many of the smaller coolers of the mid-20th century outmoded. State-of-the-art storages today are able to reduce oxygen levels in 24 hours. The largest example in the survey area is the 60,000 sq. ft. facility of the Hudson River Fruit Distributors at 65 Old Indian Road (Fig. 80). Built in 1996 to accommodate large tractor-trailers, it is operated by the Albinder family, who have been fruit farmers in Milton for four generations. According to local sources, the company does over \$40 million annually in fruit sales.



The infrastructure of Marlborough's large and productive orchards also includes seasonal housing for workers, which became necessary as dependency on migrant labor grew in the second half of the 20th century. An example from this period include the purpose-built housing on the Borchert farm at 307-311 Lattintown Road, which comprise simple one-story, cement-block buildings with low pitched roofs and



Fig. 80. Hudson River Fruit Distributors, 65 Old Indian Rd. Built 1996.

Fig. 81. Housing for workers on the Borchert Farm, 307-311 Lattintown Rd.

Fig. 82. Typical water tank, 72-76 Old Indian Rd.

Fig. 83. Marlboro Tomato Factory, 184-186 Western Ave.

internally organized as single-room occupancies (Fig. 81). Mobile homes became commonplace in more recent decades. Today, many workers find affordable housing in nearby cities and villages and commute to work. Another feature of orchards are industrial-size water tanks used for diluting crop sprays. Examples can be found throughout the survey area, including this one at 72-76 Old Indian Road (Fig.82)

The two-story cement-block factory building at 184-186 Western Avenue in the southern part of town was built in the 1920s as the Marlboro Tomato Canning Factory (Fig. 83). Greater research is needed but it appears that the factory was started as a cooperative among mostly Italian farmers in the area (Zambito, Pizzo, Canzoneri, among others). According to the Quimby brothers, tomatoes was once a major crop in Marlborough as it didn't take a long time or investments to yield fruit.²² However, a tomato blight in the 1950s killed the business. The factory was closed during World War II; it was operated as a cider mill in the 1950s and 1960s.

CONCLUSION

The western upland section of the town of Marlborough continues to thrive as an agricultural community though not without challenges. The economics of fruit farming have made it difficult for smaller farms to continue. Some growers have abandoned their orchards or sold the land for new single-family subdivisions; others have been absorbed into larger farms with non-contiguous parcels. Some of these orchards are operated by multi-generation growers—the Clarke, Hepworth, and Kent families are sixth and seventh-generation farmers. As mentioned above, agricultural tourism is now a significant economic generator for the town. This has helped offset the decline in the traditional wholesale market in recent years. Tasting rooms and special event halls have been built in the orchards to accommodate new retail and hospitality operations. The Tuscany-like topography of this section affords plentiful panoramic views. The original settlement pattern is still easily discernible despite the encroachment of residential subdivisions in recent decades. This pattern is recorded in the existing historic houses, farmsteads, agricultural structures, roads, orchards, pastures, fields, and roads. Surviving mid-eighteenth-century houses, like the Morey-Kramer House on Lattintown Road and the Weed-Rhodes House on Conklin Hill Road, are important records of the area's early settlement history. The relative architectural sophistication as reflected in farmhouses of the mid- and late nineteenth century, such as the Morey House on South Street and the Bloomer House on Old Indian Road, speak to the prosperity of farming families at that time as well as to the booming summer boarding industry made possible by steamboats and the railroad. Perhaps no other resource better speaks to Marlborough's twentieth-century history and significance than the cold storage facilities surveyed in this section. They are a testament to Marlborough's importance as a fruit basket for the country. Its still considerable output is a big reason why the area retains a strong association and feel as a rural agricultural community.

ENDNOTES

- 1 C. Meech Woolsey, *History of the Town of Marlborough, Ulster County, New York: From Its Earliest Discovery* (Albany, NY: J.B. Lyon, 1908), 31.
- 2 Background information on the original patentees found in Woolsey's *History of Marlborough* and Cathy Matson, *Merchants & Empire, Trading in Colonial New York* (Baltimore, MD: Johns Hopkins University Press, 1998), as well as Internet searches.
- 3 The story of the Evans Patent, which covered most of this area, is related in the overview in report for Phase 1 of the survey.
- 4 Woolsey, 448-449.
- 5 Woolsey, 449. In this document, the current name Lattintown for the road and the hamlet, without the "g", will be used throughout.
- 6 Daniel H. Carpenter, *History and Genealogy of the Carpenter Family in America* (1901), 86.
- 7 Woolsey, 448.
- 8 Horatio Gates Spafford states in his 1824 *Gazetteer of New York State* (Albany: B.D. Packard) that Marlborough had "a larger proportion of English families than any town in the [Ulster] county." (p. 306) Yet, Marlborough had been severed from English towns to the south when the Orange County line was moved north leaving Marlborough amid the Dutch towns of Ulster County.
- 9 Historical maps note "M. Wyman" as the owner in 1854; "W. Wyman" in 1858; "Dr. Taylor" in 1875; and "R.A. Clark" in 1891. Dr. Taylor was Elisha Taylor, who purchased the summer home at 31 Bingham Road in 1868 as a place to recuperate from ill health with his wife Phebe, a Marlborough native. Her father, Rev. Aaron Perkins came to Marlborough from Massachusetts to preach at the Lattintown Baptist Church; he married Deborah Smith whose family had been among the early settlers. Elisha and Phebe Taylor's son, James Monroe Taylor, was the fourth president of Vassar College from 1886 to 1914. His time in Marlborough is recounted in letters published in Elizabeth Hazelton Haight's *The Life and Letters of James Monroe Taylor: The Biography of an Educator* (New York: E.P. Dutton & Co., 1919.) <https://archive.org/details/lifelettersofjam00haig/page/n9/mode/2up>
- 10 Woolsey, 447.
- 11 According to Howard Baker, the corn crib was bought from a farm in Cornwall and reconstructed here. Baker's grandfather, Frederick Baker, who owned the farm at 156 Mt. Zion Road, was a butcher/farmer. He partnered loosely with Howard's great grandfather Francis T. Clark, then owner of the Quimby Farm, to raise and butcher cattle across their two adjacent farms. Francis and Sarah's daughter Ida married Frederick Baker Jr., son of Frederick and Catherine Baker. Another farm adjoining the Baker farm to the south was owned by Howard's great-great-grandfather, Cornelius Quimby, and his heirs. This farm is currently the site of Quartz Rock owned by the Heaven Family.
- 12 *Poughkeepsie Daily Eagle*: 14 March 1911, page unknown.
- 13 *Poughkeepsie Evening Enterprise*: 2 Feb. 1909, 8.
- 14 *Poughkeepsie Journal*: 28 Sept. 1969, 15C.
- 15 Charles H. Cochrane, *The History of the Town of Marlborough, Ulster County, New York: From the First Settlement in 1712, by Capt. Wm. Bond, to 1887* (Poughkeepsie, NY: W. F. Boshart, 1887), 188.
- 16 <https://www.stoutridge.com/our-history>.
- 17 "Hudson River Fruit Exchange," *Documents of the Assembly of the State of New York, One Hundred and Fortieth Session*, vol. II, no. 11, part 1 (1917), 731 via Google Books.
- 18 "Hudson River Fruit Exchange," 740.
- 19 Steve Clarke and Howard Baker led a private tour of cold storage facilities in the survey area for project consultant Marissa Marvelli on April 19, 2023. The tour has been summarized in notes by Marvelli.
- 20 "History of Fruit Growing in the Hudson Valley," The Jentsch Lab blog, Cornell University, no date: <https://blogs.cornell.edu/jentsch/history-of-fruit-growing-the-hudson-valley/>
- 21 USDA, *Directory of Refrigerated Storage Warehouse in the United States* (Washington, DC: US gov, 1953), 54 accessed via Google Books.
- 22 Vivian Yess Wadlin, "A Conversation with the Quimby Brothers of Marlboro," About Town blog (Winter 2010): <https://about-town.us/articles/a-conversation-with-the-quimby-brothers-of-marlboro/>

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SURVEY DATA ANALYSIS WITH RECOMMENDATIONS FOR NATIONAL REGISTER CONSIDERATION

The Phase II survey collected data on 276 properties. All of them had at least one building or structure on them. The vast majority (235) had a dwelling as the primary building; approximately 65 also had an associated barn. Cold storage and packing facilities were the next common building type, with 25 counted in the survey area. There are only a handful of purpose-built commercial buildings, the largest concentration being on State Route 44-55 in the northwestern corner of town, an area known as Bailey's Gap. With the exception of a small building that appears to have been part of a historic mill complex (454 Lattintown Rd), a former canning factory at 184-186 Western Avenue is the only historic industrial building in this agricultural community. Farms and orchards were inventoried independently.

1750-1819

Sixteen buildings surveyed in the Phase II area appear to have been built in this initial period of community development. Of them, 14 are dwellings; eight of which have an associated barn. The Lattintown Baptist Church at 425 Old Indian Road, one of only two National Register-listed properties in the Phase II survey area, was also built in this period as was the Quimby Stock Farm on Mt. Zion Road.

Properties found to have potential for listing in the National Register:

Quimby Stock Farm at 112 Mt. Zion Rd
Purdy-Cosman House, 384 Bingham Rd
Clarke House, 40 Clarkes Ln
Weed-Rhodes House, 50 Conklin Hill Rd
Morey-Kramer House, 6 Cortland Ln
Unnamed house, 645 Lattintown Rd
D. Woolsey House and barn, 839 Lattintown Rd
Woolsey House (and barn), 80 Old Indian Rd (associated with barn at 72-76 Old Indian Rd)
C.M Woolsey House and barn, 148 Old Indian Rd
Latting & Mercy Caverly House and barn, 286 Old Indian Rd
John & Jane Hait (?) House and barn, 380 Old Indian Rd
Hull House, 268-272 Orchard Rd
Gilbert & Anna Thorn House, 5 Sabella Pl

1820-1859

Seventy buildings surveyed appear to have been built in the antebellum period. Of these 70 buildings, 62 are dwellings; 25 of which have an associated barn. Additionally, there are three barns on individual parcels that date to this period as well as three school buildings and a mill building (454 Lattintown Rd).

Properties found to have potential for listing in the National Register:

Woolsey barn, 72-76 Old Indian Rd (historically associated with 80 Old Indian Rd)
~~Unnamed barn, 84 Willow Tree Rd (Schreiber Orchard) demolished October 2023~~
Staples House, 96 Idlewild Rd
Wygant-Staples-Baker House, 439 Lattintown Rd
Harper House and barn, 496 Milton Tpk
Thorne M. & Jane Maria Mackey House, 512 Milton Tpk
Soper-Mackey House and barn, 57 Mulberry Ln
Harcourt House, 172 Old Indian Rd
Bond-Baxter House, 204 Plattekill Rd
Herbert-McConnell House, 383 Plattekill Rd
Unnamed mid-19th c. house, 438 Plattekill Rd
Dennis D. & Caroline Purdy House and barn, 114 Ridge Rd
Joseph & Elizabeth Harcourt House, 307 Ridge Rd
Morey & Elizabeth Wygant House, 169 South St
Anamias & Amanda Quick House, 346 Willow Tree Rd
Fowler-Birdsall House and barn, 300-304 Willow Tree Rd
Wygant House and barn, 6 Wygant Rd
Mid-19th c. mill building, 454 Lattintown Rd
District No. 5 Schoolhouse, 251 Lattintown Rd
District No. 7 Schoolhouse, 667-669 Lattintown Rd

1860-1889

There are 68 buildings in the survey area that appear to date to the period 1860-1889. Of them, 62 are dwellings; 19 of which have an associated barn and two have cold storages. Additionally, five barns are located on independent parcels. The former Amity Baptist Church, the survey area's other listed property, at 49 Bingham Road was built in this period.

Properties found to have potential for listing in the National Register:

Overlook Farms Cold Storage Complex, 67-85 Lyons Ln
Weed Orchards Barn Complex, 449-453 Old Indian Rd
A.B. Clarke House, 38 #2 Clarke's Ln
Thomas D. & Mary Bloomer House I, 601 Lattintown Rd
Cornelius & Elizabeth Bloomer House, 626 Lattintown Rd
Francis & Sarah J. Anderson House (Borchert Orchards), 278-300 Lattintown Rd
William & Ann Carpenter House and carriage house, 384 Milton Tpk
DeWitt C. & Martha Vail House, 208 Old Indian Rd
Thomas D. & Mary Bloomer House II, 444 Old Indian Rd
Wygant & Phebe Merritt House and barn (later), 467-474 Old Indian Rd
Rhoads House and barn, 582 Route 44-55
Unnamed frame house and carriage barn, 150 Western Ave
Mackey House, barn, and pottery shed, 81 Willow Tree Rd
Rowland R. Lounsbery House and barn, 307-309 Willow Tree Rd

1890-1919

Forty-three properties have buildings that appear to date to this period. Of these, 39 are dwellings; 12 of which have associated barns and one has a cold storage. St. Mary's Burial Ground on Lattintown Road also dates to this period.

Properties found to have potential for listing in the National Register:

St. Mary's Cemetery, Lattintown Rd
Bell Family barn and farm house (now part of Clarke Family farm), 73 Clarkes Ln
J. Westervelt Clarke House, 38 #1 Clarke's Ln
Abraham & Emma Palmer House, 204 Milton Tpk

1920-1944

Fifty-four buildings in the survey area appear to date to the interwar/Second World War period. Of these, 45 are dwellings and seven are cold storage facilities on independent parcels. The Marlboro Canning Factory on Western Ave is one of the area's only industrial buildings. A ca. 1930 gas station on Route 44-55 is one of the few purpose-built commercial buildings in the area.

Properties found to have potential for listing in the National Register:

Dutch Colonial Revival house, 94 Hampton Rd
Charlie & Angelica Calandrino Farmstead, 287-295 Milton Tpk
Lattintown Garage and associated house, 416 Old Indian Rd
Craftsman bungalow, 261 Orchard Rd
Cape Cod house, 132 Reservoir Rd
Gas Station, 527-531 Route 44-55
Craftsman bungalow, 552-554 Route 44-55
Craftsman bungalow, 25 Wenz Way
Marlboro Canning Factory, 184-186 Western Ave

1945-1969

Twenty-two buildings surveyed in this phase appear to have been built in the post-war years. Of them, 13 are dwellings and eight are cold storage facilities. A two-story concrete block commercial building, now serving as a gas station, is located on Route 44-55. Buildings from this period were not comprehensively surveyed for this effort.

Properties found to have potential for listing in the National Register:

Tiel Cold Storage Facility, 255 Milton Cross Rd
Horton House, 267 Milton Tpk

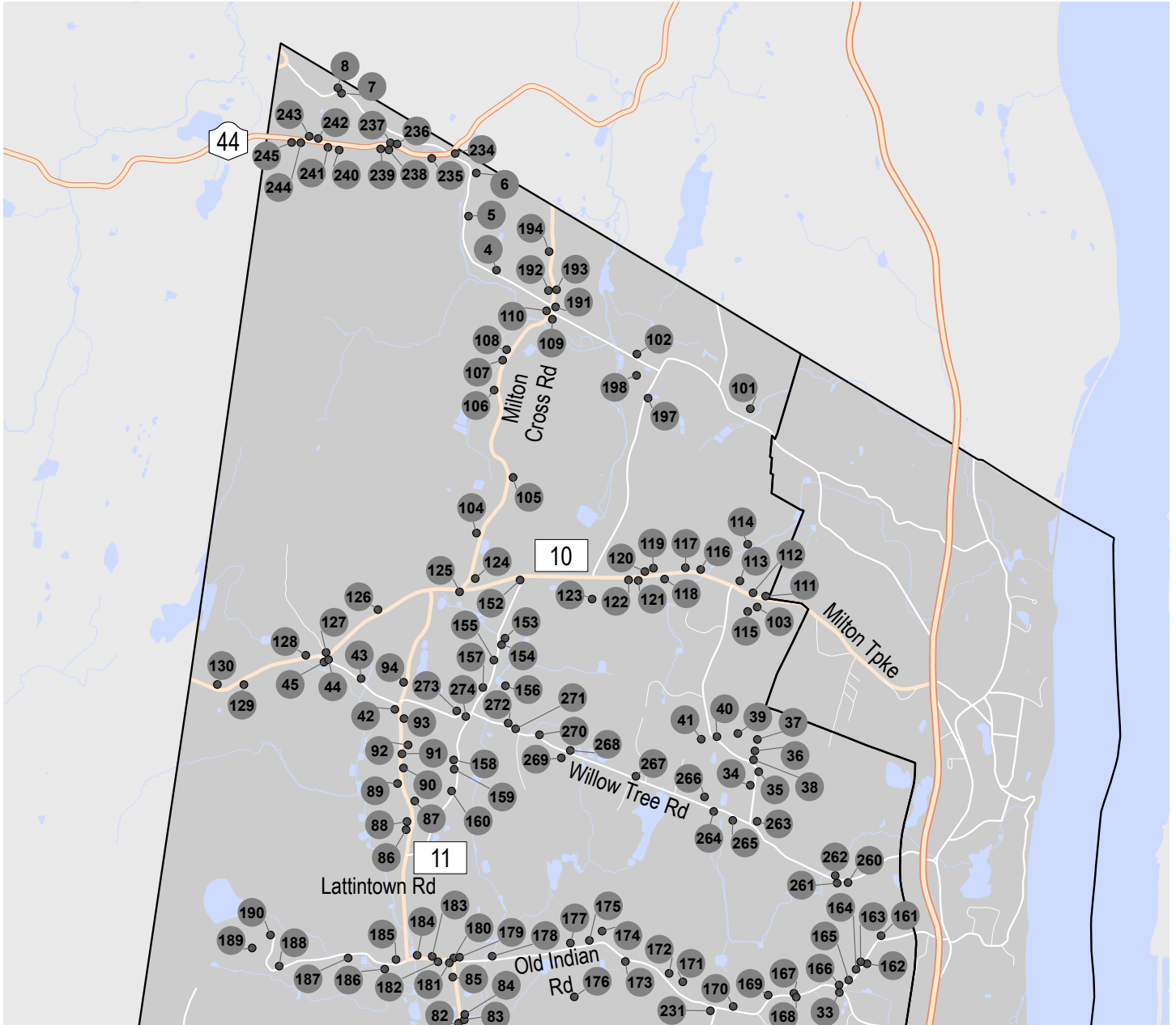
1970-present

Three cold storage facilities were surveyed. One was built in 1996. Buildings from this period were not comprehensively surveyed for this effort.

APPENDIX I:
MAP & TABLE OF SURVEYED PROPERTIES
AS ENTERED IN CRIS (PHASE II ONLY)

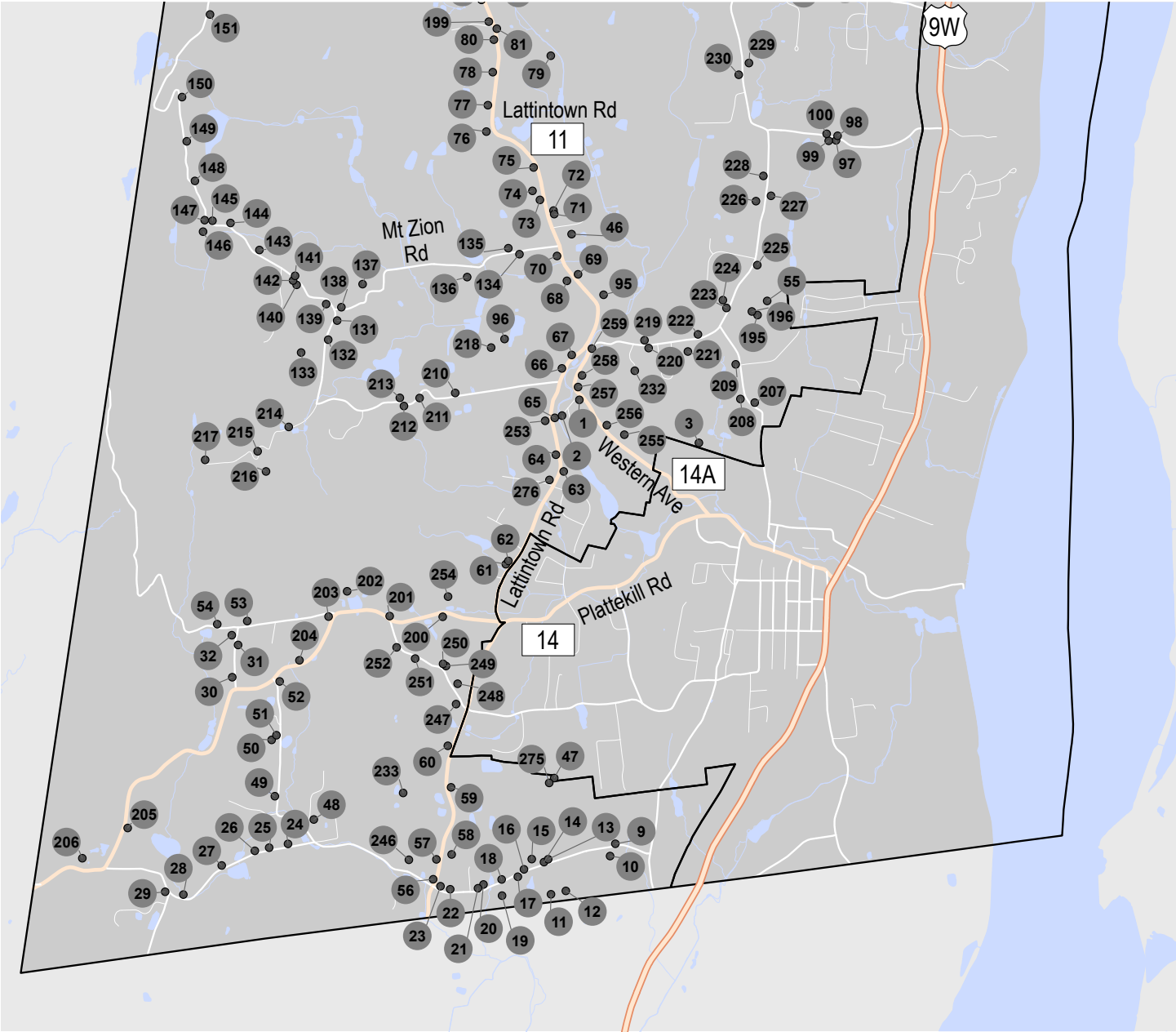
Properties are organized alphabetically by street name followed by house number. This data has been entered into New York’s Cultural Resource Information System (CRIS). Estimated construction periods are as defined by the NY State Historic Preservation Office for building inventories and pertains to the primary building on a property. With exceptions, namely cold storage facilities, only properties that appear to have been built prior to 1945 are inventoried here. For eighteenth- and nineteenth-century properties, past owner names are listed as they appear on the following historical maps referenced for this report: 1797 Benjamin Eli *Map of Marlborough*; 1853 Brink & Tillson *Map of Ulster County*; 1858 French *Map of Ulster County*; 1875 Beers *Map of Marlborough (Atlas of Ulster County)*; and 1891 Beers *Atlas of the Hudson River Valley*.

The map—divided into north and south halves to fit the page—is keyed to the table of surveyed properties (see third column.)



(SEE NEXT PAGE FOR SOUTH HALF)

(SEE PREVIOUS PAGE FOR NORTH HALF)



Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Albertson Rd	3	1		1860-1889	Dwelling	Bam	Secondary dwelling	Late 19th c. two-story, three-bay, end-gable frame house. One-room deep. Stone foundation.
Albertson Rd	18	2		1860-1889	Dwelling	Garage or carriage house		Not visible from public right of way
Ann Kaley Ln	9-10	3	Stoutridge Vineyards and Distillery	1820-1859	Commercial			Heavily modified farmhouse with addition used as a distillery, tasting room and events
Bailey's Gap Rd	37-43	4	Wicklow Family (Bad Seed Cider)	1820-1859	Dwelling	Cold Storage	Bam	Wicklow orchard/Bad Seed Hard Cider. Late 19th c. two-story frame farmhouse with front-gable roof. Later one-story additions. Historic details stripped from house. "C. Eckert" 1891; "A.C. Birdsall" 1875; "S.E. Sutton" 1854 & 1858
Bailey's Gap Rd	93	5		1860-1889	Dwelling	Bam		Late 19th c. two-story frame farmhouse with cross-gable roof. Altered fenestration and entrance. Porch removed. Secondary building behind house has cement block base and second-story addition. "P. Haffke" 1891
Bailey's Gap Rd	123	6		1890-1919	Dwelling	Bam		Late 19th c. two-story frame farmhouse. Likely contains an earlier dwelling; appears to have been a summer boarding house. Six-bay facade with enclosed wraparound porch. Two secondary gables over facade. Secondary dwelling or converted barn behind house. Bam and agricultural sheds south of house. "A. Kuhn" 1891; "Est. of E. Bailey" 1875; "Mrs. Bailey" 1858; "J. Bailey" 1854
Bailey's Gap Rd	236	7		1890-1919	Dwelling	Garage or Carriage House		Late 19th c./early 20th c. two-story frame farmhouse. Cross-gable roof. Most historic details removed from house.
Bailey's Gap Rd	241	8		1945-1969	Dwelling	Garage or Carriage House		1940s two-story stuccoed cinderblock two-family house. Likely a converted bam. End-gable roof. Associated with 236 Bailey Gap across street?
Bingham Rd	22	9		1860-1889	Dwelling			Collapsed frame dwelling
Bingham Rd	23-31	10	Truncali Fams	1860-1889	Dwelling	Cold Storage	Bam	ca. 1875 two-story frame house with mansard roof. Likely took in summer boarders. Purchased by Guisepppe Truncali in 1920s. Guisepppe (Joseph) and Josphine were Italian immigrants. Son Vito invented novel 'applejack' lift in 1966 for harvesting apples. "R.A. Clark" 1891; "Dr. Taylor" 1875; "W. Wayman" 1858; "M. Wyman" 1854
Bingham Rd	49	11	Amity Baptist Church (Chapel Hill Bible Church)	1860-1889	Church			Listed in NR. 1860s Gothic frame chapel with cruciform plan built for Amity Street Baptist Church in Manhattan, disassembled and relocated to present site by train in 1905. Original edifice was built in 1832 on Amity Street (now Third St) near the southeast corner of Washington Square. The congregation relocated to 54th Street in the early 1860s. Today this church is used by the Chapel Hill Bible Church.
Bingham Rd	51	12		1820-1859	Dwelling			1850s story-and-a-half, five-bay-wide Gothic Revival house with story-and-a-half wing on west side. Center entrance with sidelights. On same parcel as chapel. House likely accommodated boarders. "Mrs. Williams" 1875?

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Bingham Rd	54	13		1860-1889	Dwelling	Garage or carriage house		Mid-19th c. frame dwelling, front-gable roof with decorative eave boards, later additions.
Bingham Rd	58	14		1820-1859	Dwelling	Barn		ca. 1820 two-story, three-bay house with center chimney; original entrance removed, added wings, contemporary barn in rear.
Bingham Rd	62	15		1820-1859	Dwelling	Garage or carriage house		ca. 1820 altered and much enlarged frame farmhouse with contemporary barn beyond. Small center brick chimney dates building, possibly older. Originally a side-hall entrance at first bay.
Bingham Rd	66	16		1820-1859	Dwelling			Early 19th c. 1.5-story house heavily altered with brick addition on front
Bingham Rd	69	17		1890-1919	Dwelling	Barn		Late 19th c. expanded and altered side-gable frame farmhouse demolished Feb. 2023. Two late 19th c. frame barns by Bingham Road east of house.
Bingham Rd	78	18		1890-1919	Dwelling			Two-story, two-bay, front-gable frame house. Altered fenestration. Cement block accessory building.
Bingham Rd	79	19		1890-1919	Dwelling	Garage or Carriage House		Not visible from public right of way
Bingham Rd	88	20		1945-1969	Dwelling			One-story frame cottage with hipped roof
Bingham Rd	92	21		1860-1889	Dwelling			Large late 19th c. two-story frame house with wide front-gable dormer; five-bay façade, wings added. "F. Cosman" 1891; "B.D. Atkinson" 1875; "J. Wolley" 1858; "Wld. Hanford" 1854
Bingham Rd	102-104	22		1860-1889	Barn			Mid-19th c. 1.5-story barn, stone basement, gable roof, probably associated with house at 114 Bingham Rd. Non-historic house beyond.
Bingham Rd	114	23		1890-1919	Dwelling	Garage or Carriage House		Early 20th c. single-story cross-gable frame house. Barn at 102-104 Bingham (prob) historically associated with 114 Bingham; on separate tax parcel today. "G.B. Morgan" 1891; "G.B. Morgan" 1875; "M.F. Morgan" 1858; "M.J. Fletcher" 1854
Bingham Rd	310	24		1920-1944	Dwelling			Two-story, three-bay, front-gable wood-frame house with full front porch.
Bingham Rd	318	25		1920-1944	Dwelling			vacant from road
Bingham Rd	330	26		1920-1944	Dwelling			One-story, cross-gable frame cottage.
Bingham Rd	350	27		1890-1919	Dwelling			Two-story frame house with heavily altered fenestration and a one-story brick addition.

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Bingham Road	384	28		1750-1819	Dwelling	Barn		Built ca. 1809, Purdy-Cosman House, two-story three-bay frame dwelling with banked basement and gable roof, later additions. The kitchen occupied a large room on the ground level with a passage and stairs leading up to the main level. There may have been a room for food storage at the rear of the plan. The main level was heated with a fireplace and finished in a stylish manner; it had a sleeping alcove at the rear. At least one chamber was partitioned in the garret. John S. Purdy (1763-1856) had moved with his wife, Elizabeth Jennings, and family from Cortlandt in Westchester County (perhaps where he lived as a tenant on Van Cortlandt Manor) to Marlborough by the time their son William was born there in 1809. This date is consistent with the construction of the house. Around the time of Purdy's death in 1856, title to the farm was conveyed to David Cosman (1816-1892) and his wife, Emeline Macolm; their household is enumerated in the 1850 census. His father, Oliver Causman (1794-1846), a Newburgh native, settled in Marlborough when he married Pamela Staples, daughter of David Staples, in Marlborough. His great-grandfather, Johannes Kausman (1720-1810), was born in Esslingen, Baden-Wurtemberg and arrived in Newburgh after the initial Palatine emigration. It appears that David Cosman owned the house until his death in 1892. 19th c. barn located in rear. Blank - 1875 & 1891; "D. Causman" 1858; "J. Purdy" 1854
Bingham Rd	393	29		1820-1859	Dwelling			Ca. 1850 two-story, three-bay frame house with end-gable roof "J. Wait" 1875; Blank on other maps but house depicted 1858 and 1891
Burma Rd	5	30		1860-1889	Dwelling	Garage or Carriage House		Mid-19th c. two-story frame farmhouse with cross gables. Much altered, perhaps for summer boarding house; large contemporary farm building in rear. The residence of Rudolph and Phebe Greiner by 1870. Rudolph was a German immigrant and cigar manufacturer; Phebe was the daughter of Thaddeus and Hannah Baxter. The house may have been built by S. Staples. "R. Greiner" 1875; "S. Staples" 1858; "S. Staples"? 1854
Burma Rd	20	31		1860-1889	Dwelling	Garage or Carriage House		Late 19th c. two-story, cross-gable frame farmhouse with decorative porch posts.
Burma Rd	23	32	Greiner Farm	1945-1969	Cold storage			Mid-20th cement block cold storage.
Chestnut Ln	67-69	33		1890-1919	Dwelling	Garage or carriage house		Two-story, three-bay, front-gable house with full porch. Garage converted to accessory dwelling.
Clarkes Ln	25	34	Clarke Farms	1945-1969	Cold storage			1960s cold storage facility operated by Clarke family orchards
Clarkes Ln	34	35		1750-1819	Dwelling	Garage or Carriage House		C.M. Woolsey House (Woolsey homestead), early 19th c. two-story three-bay house at core with front cross-wing addition and Queen Anne-style decoration. Raised brick basement at east side of house, wraparound veranda. Expansive view to east. "Mrs. L. Jenkins" 1891; not on 1875 or earlier maps
Clarkes Ln	38 #1	36		1890-1919	Dwelling			Early 20th c. Arts and Crafts frame house with distinctive wrap-around porch featuring stone piers and round columns. Shingles on elevation. Cross-gable roof. All windows replaced with contemporary casements. Expansive view to east. Built in 1914 by grandfather of Steve Clarke.

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Clarks Ln	38 #2	37		1860-1889	Dwelling	Garage or Carriage House		A.B. Clarke House. Late 19th c. two-story, two-bay Queen Anne-style frame house. Cross-gable roof. Projecting entrance under front porch. Renovated. Originally built for Clarke family. "Geo. Clark" 1891; Not on 1875 or earlier maps
Clarks Ln	40	38	Clarke Farms	1750-1819	Dwelling			Early 19th c. story-and-a-half, three-bay frame farmhouse enlarged to five-bay with kitchen wing. Center entrance, stone foundation, end-gable roof. Fenestration heavily altered. Clarke family homestead. Local historians believe a portion of it was built in the eighteenth century for Isaac Fowler, but the rest of the house developed under the ownership of the Clarke family after Nathaniel Clarke (1793-1874) purchased the farm in 1817. He was born in Comwall, Orange County, where his father, Reuben Clarke had moved from Bedford, Westchester County. The family was member of the Society of Friends. "J.O. Clark" 1875 and 1891
Clarks Ln	60	39		1860-1889	Dwelling			Late 19th c. two-story frame house with end-gable roof and additions. Difficult to see from road. Not on 1891 or earlier maps.
Clarks Ln	72	40		1820-1859	Dwelling			Mid-19th c. two-story frame house with three-bay facade and center entrance, end gable roof. Short second-story windows. Small center chimney at ridge. Stone foundation. Not depicted on any historical maps. Possibly a dependency built on the Clarke farm.
Clarks Ln	73	41	Clarke Farms	1890-1919	Dwelling	Barn		Bell farmhouse and large barn. Set back far from road. Late 19th c. two-story frame house with cross-gable roof. Entrance on east elevation under front gable. Two-over-two sash windows. Novelty siding? "A.B. Clark" 1891; Nothing on 1875 map; "O. Clark" 1858
Conklin Hill Rd	1	42		1890-1919	Dwelling	Garage or Carriage House		Late 19th c. two-story frame farmhouse with cross-gable roof. Stripped of architectural details. Mid-20th c. addition on west side. Located at intersection with Latintown Rd.

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Conklin Hill Rd	50	43		1750-1819	Dwelling			The Weed-Rhodes House is an English house with a basement kitchen oriented to the end. Extant by 1790, it was built for David Weed (1760-1825), a native of Hartford, Connecticut, and Revolutionary War veteran. Weed was enumerated in the 1790 census, and his house and farm were valued at \$1,930 on the 1799 tax list, well-above the mean value of properties in Marlborough; he did not own any slaves. Built in two sections, as were most surviving eighteenth-century houses in the town, the original story-and-a-half, three-bay dwelling had a side-passage plan one-and-a-half rooms deep above the basement kitchen. There were fireplaces on both stories opposite the passage with their stone backs exposed on the exterior. The fully subterranean basement under the addition would have functioned as food storage. Although the plan is English, the house was framed in a Dutch manner with long beams spanning the entire depth of the house from posts in front and back walls. Clearly, early house-building practice in Marlborough was rooted in the Dutch tradition. An addition was built at some later point, probably by the next owner, Lewis Rhodes (1799-1859). The addition contains two rooms on the outside of the existing passage with two windows on the front to create a symmetrical five-bay, center-entrance façade, the ideal formulation of the period. This section also was framed with Dutch bents, but in what was more of an English trait, a corner fireplace in the rear chamber backs up to the main fireplace in the front. "R. Coutant" 1891; "W. Woolsey" 1875; "L. Rhodes" 1854 & 1858; "D. Weed"? 1797
Conklin Hill Rd	84	44	Sozio Farm	1920-1944	Dwelling	Garage or Carriage House		Heavily altered mid-20th c. frame home. House on orchard property.
Conklin Hill Rd	85	45	Former Sozio Farm	1945-1969	Cold Storage			Defunct mid-20th c. apple packing facility across from 84 Conklin Hill Rd. Possibly associated with that orchard in the past.
Cortland Ln	6	46		1750-1819	Dwelling	Garage or Carriage House		With its saltbox profile, the story-and-a-half Morey-Kramer House at 6 Cortland Lane projects an immediate association with the domestic architecture of New England except for the Dutch porch tucked under the eaves in the front. The house was built for Joseph Morey (1738-1809), a native of Dutchess County and his wife Martha Harcourt, granddaughter of John Latting, one of the partners in Joseph Carpenter's 1738 purchase of land in the Morris patent. The Morey house and farm was assessed at \$1,760 in 1799, a good value; Joseph Morey, Jr. sold the property to Richard Smith in 1815 for \$3,500, and it later was bought by a number of short-term owners before it bought by John Kramer who resided there for over 80 years. The house currently has a four-bay front façade and a chimney on one end making it something of an anomaly needing a more detailed inspection to place it in context. In 1985 a house tour guide noted a "mystery base" in the cellar, which suggests that the house was built with a center chimney. The guide also described an upper-story room finished with a chairrail and cove cornice consistent with a formal meeting place. Morey was a town official who served as a Commissioner of Highways and Overseer of the Poor when the town was formed in 1772. A sergeant in the local militia, he hosted secret meetings of the Committee of Safety in his garret room. A subsequent owner, Latintown hotelier Thomas Warren, may have finished the garret space in the 1830s for public use. (Such upper-story "ballrooms" were a common feature of nineteenth-century taverns.) Mid-20th c. concrete storage bunker along driveway. House set back from Latintown Rd within contemporary residential subdivision. "S. Penny" 1891; "C.C. Wygant" 1875; "J.O. Wygant" 1858; "Wm Money" 1797

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Cricchio Ln	62	47		1860-1889	Dwelling			Late 19th c. two-story five-bay frame center hall house with end-gable roof. Interior brick end chimneys. Two-story addition off east elevation. House at end of long gravel drive south of South Street, overlooking orchards.
Hampton Rd	12	48		1890-1919	Dwelling	Garage or Carriage House		Late 19th c. two-story house, stone lower story, frame upper story. Front-gable roof.
Hampton Rd	39	49		1890-1919	Dwelling	Barn		Late 19th or early 20th c. two-story frame house with cross-gable roof.
Hampton Rd	69	50		1890-1919	Barn	Dwelling		Late 19th c. farm property with barn, early 20th c. concrete block house, and late 19th c. two-story frame farmhouse with cross-gable roof (No. 71).
Hampton Rd	71	51		1890-1919	Dwelling			Late 19th c. farm property with barn, early 20th c. concrete block house, and late 19th c. two-story frame farmhouse with cross-gable roof (No. 71).
Hampton Rd	94	52		1920-1944	Dwelling			Early 20th c. two-story frame Dutch Colonial Revival-style house with false gambrel roof. Mail-order?
Idlewild Rd	96	53		1820-1859	Dwelling			Staples House. ca. 1840 two-story, five-bay, center hall frame farmhouse with end-gable roof. Interior end chimneys (rebuilt). Shallow eaves with original decoration. "D.S. Staples"? 1858 & 1875
Idlewild Rd	118	54		1820-1859	Dwelling			Mid-19th c. story-and-a-half frame house over a raised basement. End-gable roof. Later frame addition on basement. Historic details removed. "T. Baxter"? 1858
LaMela Dr	10	55		1920-1944	dwelling			Altered two-story frame house.
Lattintown Rd	245-249	56		1820-1859	Dwelling			Mid-19th c. front-gable frame house, full porch, added cross wing. Immediately south of old school house site. School No. 5 "Mrs. Pambrook" 1891; "G.B. Morgan" 1875; "E. Niffin" 1858 and 1854
Lattintown Rd	251	57	District No. 5 Schoolhouse	1820-1859	School			Mid-19th c. front-gable frame schoolhouse with later cross-wing addition; vestibule at entrance, four tall windows on side. Currently undergoing renovation. New concrete foundation. Schoolhouse 1854, 1858, 1875, 1891
Lattintown Rd	262-274	58	Borchert Orchards	1860-1889	Dwelling			Unable to survey
Lattintown Rd	278-300	59	Borchert Orchards	1860-1889	Dwelling	Cold Storage	Barn	Francis and Sarah Anderson House. Built. ca 1869. Two-story, three-bay Second-Empire-style frame farmhouse (No. 282) with mansard roof. Later addition on north elevation. Dry-laid stone wall enclosing farmhouse yard. Part of large Borchert Orchards parcel. Cold storage facilities next door (No. 280). Francis J. Anderson purchased the property from E.L. Birdsall in 1867; house likely built soon after. "F. Anderson" 1875 & 1891; "E.L. Birdsall" 1854 & 1858
Lattintown Rd	303-311	60	Borchert Orchards	1820-1859	Dwelling	Barn	Dependency	Mid-19th c. 1.5-story frame farmhouse with end gable roof (No. 305), compromised by additions and alterations. Secondary house and motel-style farm worker housing at 307-311. "T. Terwilliger" 1891; "D. Howell" 1875; "E.L. Birdsall"? 1858; "S.P. Halsey" 1854

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Latintown Rd	387	61		1820-1859	Dwelling	Barn?		Mid-19th c. two-story, three-bay frame farmhouse with end-gable roof. Possible barn behind house (not visible from road.) Italian villa-like terrace on front; contemporary addition at rear and south side. "Mrs. M. Wygant" 1858
Latintown Rd	389	62		1920-1944	Dwelling			1940s two-story frame house with cross-gable roof. Sided with wood shingles.
Latintown Rd	432-434	63		1820-1859	Dwelling	Barn		Mid-19th c. story-and-a-half frame farmhouse with end-gable roof and prominent front-gable wall dormer. Five-bay facade with center entrance. Italianate details. Peaked lintels. Later front gable. Opposing interior chimneys at ridge line. Historic barn at south side of property. "Misses Smith"? 1875
Latintown Rd	439	64	Baker Family Vineyards	1820-1859	Dwelling	Garage or Carriage House		Wygant-Staples-Baker House. Mid-19th c. two-story frame house with end-gable roof, front gable wall dormer with arched window and brackets. Five-bay facade with center entrance, bay window at first bay. Double-story front porch across facade with large decorative scrolled brackets. Opposing interior end chimneys. Two-story, two-bay addition at south end. Detached garage. Small family orchard on lot; Baker family. In Feb 1854, John W. and Charlotte Ward of Greenpoint, Bklyn, conveyed to Clemense Wygant 7.5-acre property with appurtenances for \$1,450. This deed references rights to rents, indicating that the Wards were letting it. Ward had purchased the same property in 1845 from Cornelius Wygant for \$1200. "J.M. Staples" 1891; "J. Staples" 1875; "C. Wygant" 1858; "W. Ward"? 1854; "Bailey" 1797?
Latintown Rd	454	65		1820-1859	Mill			Mid-19th c. story-and-a-half frame mill building with end gable roof within impoundment area on Old Man's Creek. Converted to dwelling, center entrance, half-story windows, altered fenestration. Referred to as John C. Kniffin's Grist Mill in a 1848 conveyance for the Wygant house. Site of grain/flour mill in 1853, 1858, 1875; "Drake's Mill" 1798 map
Latintown Rd	475	66		1820-1859	Dwelling	Barn		Mid-19th c. story-and-a-half frame house with end gable roof; altered in early 20th c. with sweeping roof porch and large gabled dormer in bungalow manner. Large barn at rear.
Latintown Rd	477	67	Caradonna Farms	1860-1889	Dwelling	Barn	Cold storage	ca. 1860 two-story, three-bay frame farmhouse with front-gable roof and cross wing. Surviving decorative porch brackets. Later additions to both sides, including garage. Well in front. Associated barn and cold storage facilities southwest of house on same parcel. "P. Boyer"? 1875
Latintown Rd	523-527	68		1820-1859	Dwelling	Garage or Carriage House	Barn	Two-story, five-bay early or mid-19th c. frame farmhouse with end gable roof, center chimney. Five-bay facade, center entrance; varied fenestration suggests it is an enlarged three-bay house or and/or later alterations Historic barn beyond. House not depicted on historic maps.
Latintown Rd	528	69		1890-1919	Dwelling			Early-20th c. two-story, three-bay frame house with gable roof with later alterations: enclosed veranda, large gabled dormer.

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Latintown Rd	535	70		1860-1889	Dwelling			Late 19th c. two-story, three-bay frame house with front-gable roof. Old farm subdivided in recent years for subdivision. Marked but not labeled on 1891 map "Topping" 1887; "J. Topping" 1875; "C.A. Harcourt" 1858; "D. Ely"? 1798
Latintown Rd	548	71		1890-1919	Dwelling			Early 20th c. one-story frame cottage mounted on piers, hipped roof. Associated with house to the immediate north (No. 550).
Latintown Rd	550	72		1890-1919	Dwelling	Barn		Early 20th c. one-story frame cottage with hipped roof, three-bay façade; rear addition. On large 16.5-acre parcel with early 20th c. domestic barn.
Latintown Rd	555	73		1820-1859	Dwelling	Garage or Carriage House	Barn	Mid-19th c. two-story, five-bay frame farmhouse with end-gable roof. Opposing interior end chimneys. Center entrance. Raised basement. Paired Italianate eave brackets. No. 559 may be historically associated with this house. "O. Fowler" 1891; "S. Fowler" 1858 and 1875; "I. Fowler" or "D. Fowler" 1854
Latintown Rd	559	74		1820-1859	Dwelling			Early or mid-19th c. two-story frame house set far from road. Large center chimney at ridge line. Later additions obscure original volume of house. "O. Fowler" 1891; "S. Fowler" 1858 and 1875; "I. Fowler" or "D. Fowler" 1854
Latintown Rd	565	75		1820-1859	Dwelling	Garage or Carriage House		Early to mid-19th c. two-story, five-bay frame center hall house. End-gable roof. Raised basement. Shorter three-bay addition on south side. Stripped of most historic details. "E. Dubois" 1875; "B. Harcourt" 1854 & 1858
Latintown Rd	593	76	Porpiglia Family Farm	1820-1859	Dwelling			Early 19th c. two-story, three-bay frame farmhouse with end-gable roof; two-story, two-bay wing on south side. Any architectural details stripped from house. Highly visible at bend in Latintown Rd. Expansive orchards behind house. Part of large Porpiglia Family Farms. "E. Harcourt" 1875; "J.C. Harcourt" 1858; "B. Harcourt" 1854
Latintown Rd	601	77		1860-1889	Dwelling	Barn		ca. 1865 two-story cross-wing frame house with cross-gable roof lush with distinctive Italianate decoration. two-story three-bay gabled facade with ornate porch; wing fronted by two-story bay window. Original sash, double brackets along eaves. Interior features also intact including coal-fired heating system. House accommodated summer boarders. Upper section of historic barn burned; stone base preserved and recovered. "A. Wygant" 1887; "G. Wygant" 1875
Latintown Rd	611	78		1920-1944	Dwelling	Garage or Carriage House		Unusual two-story house with three wings. Folksy stone veneer applied to elevations.
Latintown Rd	626	79	Guarino Farms Resort	1860-1889	Dwelling			Cornelius and Elizabeth Bloomer House. Late 19th c. two-story, three-bay frame farmhouse with Italianate decoration; facade contains two bays fronted by a porch and an engaged octagonal tower in which the entrance is located. Front-gable roof over main volume likely replacement. House surrounded by recreational buildings for a contemporary resort. "C.D. Bloomer" 1875 and 1891

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Latintown Rd	627	80		1820-1859	Dwelling			Mid-19th c. story-and-a-half frame house with cross-gable roof heavily altered into a two-story, gable roof building. See 2019 Google street views. "T.D. Bloomer" 1858"
Latintown Rd	636	81		1920-1944	Dwelling	Barn		1930s one-story frame cottage with front-gable roof. Domestic barn behind. Large agricultural shed in field.
Latintown Rd	645	82		1750-1819	Dwelling	Barn	Garage or Carriage House	Late 18th c. story-and-a-half, three-bay frame dwelling with raised basement. Sheathed in vinyl clapboards, wings added to ends and rear. Converted bank barn at the rear with lower stone walls. Property includes field crops. "J. Weed" 1891; "J. McCarty" 1875; "W.S. Wart" 1858; "Carpenter" 1797
Latintown Rd	646	83	B&L 4E Fams	1860-1889	Dwelling	Garage or Carriage House		Late 19th c. one-story frame farmhouse with mansard roof, wraparound porch enclosed. Story-and-a-half frame accessory dwelling at rear. Contemporary garage. Property bounded on north by Latintown Creek. "William Mackey" 1891; "W.W.M" 1875; "W. Wygant" 1858
Latintown Rd	654	84		1890-1919	Barn			Early 20th c. frame barn with gambrel roof, entrance centered on gambrel end.
Latintown Rd	667-669	85	District No. 7 Schoolhouse	1820-1859	School			Mid-19th c. story-and-a-half frame one-room schoolhouse. Cross-gable wing added to one side to create residence. Mobile home also on parcel. Maps indicate schoolhouse in 1854, 1858, 1875 and 1891. School was on east side of Latintown Rd in 1798.
Latintown Rd	763	86		1820-1859	Dwelling	Garage or Carriage House		Early 19th c. two-story three-bay frame dwelling with end-gable roof. Three-bay facade with altered entry and fenestration. Small off-center interior chimney at ridge line. Frame carriage barn with garage addition at south side of property. House is next door to an apple packing facility. "L. Wygant" 1875 & 1891; "W. Wygant" 1854 & 1858 - Blacksmith shop located next door in 1854
Latintown Rd	770-772	87	Porpiglia Fams	1920-1944	Dwelling	Garage or Carriage House		Mid-20th c. one-story frame cottage with front gable roof. Garage. Owned by the Porpiglia family, a large apple producer. Surrounded by orchards.
Latintown Rd	777	88		1945-1969	Cold Storage			Mid-20th c. apple packing and cold storage facility now used for vineyard operations. "With a four generation history of fruit growing in New York's Hudson Valley, Nostrano Vineyards is among the newest grape producers. Grape and tree-fruit growing has been a tradition of the Trapani family since 1943. Seventy years after the Trapani family moved from Brooklyn, the farming tradition is continuing to the fourth generation as Joseph Trapani Sr.'s grandson, Nicolas Bozzo, established Nostrano Vineyards on the family farm in 2010."
Latintown Rd	789	89		1860-1889	Dwelling	Garage or Carriage House		Mid-19th c. two-story frame farmhouse with cross-gable roof. Non-historic porch extension on north side. Two-bay frame garage north of house. "B. O'Brien" 1891; "Mrs. M. Dewitt" 1875; "L. Crosby" 1854 & 1858
Latintown Rd	798	90	Caradonna Fams	1860-1889	Dwelling			Late 19th c. two-story, two-bay frame house with end-gable roof. Enclosed and expanded front porch. Contemporaneous gambrel-roof barn. "P. Dowd" 1891
Latintown Rd	804	91		1945-1969	Dwelling			Mid-20th c. Cape Cod frame house.

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Latintown Rd	808	92		1820-1859	Dwelling	Bam		Mid-19th c. two-story frame farmhouse with end-gable roof. Large bam complex east of house. Both buildings much altered and heavily screened from road by vegetation. "Crosby Est" 1891; "W. Crosby" 1875; "L. Crosby" 1858
Latintown Rd	822	93		1920-1944	Dwelling	Bam		Early to mid-20th c. Craftsman bungalow with exterior stucco with walkout basement. Hipped roof; large dormers on all slopes. Full front porch. Mid-20th c. cement block bam with steel casement windows. Orchards at rear of property.
Latintown Rd	839	94		1750-1819	Dwelling	Bam		D. Woolsey House. Early 19th c. story-and-a-half, five-bay (likely originating with three) frame house with end-gable roof. later dormer. No visible historic chimneys. Later front porch. Mid-19th c. bam with front-gable dormer over wagon entrance containing mow door, cupola/ventilator centered on ridge. David W. Woolsey (1800-1874) and wife Lucy Todd Meech conveyed 54-acre property to Thomas Warren in 1854 for over \$2,000. Woolsey purchased the property on two parcels (60 acres and 20 acres) in 1828 for \$1,200 from Cornelius Earle of NYC. Earle had purchased the property just a month earlier for \$1164 in foreclosure from the Morgan family. House depicted but not labeled 1891; "J.L. Rhodes" 1875; "T(homas) Warren" 1858; "D(avid W.) Woolsey" 1854
Latintown Rd		95	St. Mary's Cemetery	1890-1919	Burial Ground			Associated with St. Mary's Church at 1209 Route 9W.
Latintown Rd		96	Porpiglia Fams	1945-1969	Cold storage	Bam		Not surveyed. Large cold storage building and 1910-1915 bams/structures.
Lyons Ln	67-85	97	Overlook Fams (Lyons Family)	1860-1889	Bam			Overlook Fams, apples and vegetables, still operated by Lyons family. Century-old packing house on west side of road. Cold storage facilities opposite of packing house. "J. Lyons" 1858, 1875, 1887, 1891; "N. Harcourt" 1854
Lyons Ln	82	98	Overlook Fams (Lyons Family)	1945-1969	Cold Storage			Cold Storage belonging to Overlook Fams
Lyons Ln	89	99	Overlook Fams	1890-1919	Dwelling			Late 19th c. two-story frame farmhouse associated with Overlook Fams. Much altered.
Lyons Ln	90	100		1890-1919	Dwelling			"Late 19th c. two-story, two-bay frame house with front-gable roof. Mid-20th c. garage addition. "Mrs. M. Eden" 1891"
Mahoney Rd	228	101	DuBois Farm	1820-1859	Dwelling	Garage or Carriage House		Mid-19th c. two-story frame farmhouse with end-gable roof. Small wall gable centered above entrance. Single interior chimney at roof ridge near south side. Three-bay facade with center entrance. Non-historic four-bay garage with single-pitch roof north of house. DuBois Farm. "M.H. Dayton" 1875 and 1891; "S. Ferris" 1855 and 1858

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Mahoney Rd	346	102	Split Rail Nursery	1820-1859	Dwelling			Early or mid-19th c. two-story frame farmhouse with walk-out basement on west side. End-gable roof. Interior end chimneys. Full front porch. Vinyl clapboard. Historic details covered or removed. 1836 assessor date. Mahoney Rd called Back Road in 1880s. Owned by William and Kendra Minard since 2000. Prior to then, it was the residence of her parents, George and Maria Wands. They purchased the house in 1973 from Marie Freeborn. Marie and her husband Harry Freeborn, then of Elmont, Long Island, purchased the house on 26 acres in 1954 from John and Laura Fufmann. The 1954 deed notes that the property is part of the 54-acre parcel that was conveyed in 1879 to Isabella Mann by John W. Berean and wife. Old barn next door at 322 Mahoney Rd (separate parcel) likely part of farmstead. Split Rail Nursery and Tree Farm. "S. Carpenter" 1891; "J. Berean" 1875; "J. Mann" 1858; "D. Sow" 1854
Mills Pl	1	103		1860-1889	Dwelling			ca. 1870 two-story wood-frame house with distinctive window cornices. Projecting entrance bay at front. Paneled frieze below deep bracketed eaves. Low-pitched pyramidal roof with low segmental-arch domers. Contemporary one-story addition on west side. "M.H. Dayton" 1891; "M.A. Dayton" 1875, 1858 & 1854
Milton Cross Rd	128	104		1920-1944	Dwelling	Barn		1920s? two-story frame house with full-height portico with tapered square columns. End-gable roof. Side extensions with wall dormers. Square-cut stone chimney at north elevation. Altered with vinyl; non-historic entrance. Barns not visible from road.
Milton Cross Rd	155	105		1920-1944	Dwelling	Garage or Carriage House		1940s one-story frame cottage with enclosed front porch, contemporary stone patio and rear addition. Front-gable roof.
Milton Cross Rd	212	106		1945-1969	Dwelling	Garage or Carriage House		Small post-war cottage with end-gable roof.
Milton Cross Rd	222	107		1920-1944	Dwelling			Abandoned 1920s frame cottage with center entrance and end-gable roof.
Milton Cross Rd	226	108		1920-1944	Dwelling			1920s two-story frame house with end-gable roof. Paired windows with center entrance. Accessory dwelling behind house?
Milton Cross Rd	255	109		1945-1969	Cold storage	Barn		Historic 1940s cold storage facility with small barn nearby. Other production-related buildings on lot. Repurposed agriculture barns/bldgs. Recently used as a juicery. Currently for sale. "J. Tiel" 1891; "A. Reynolds" 1875; "H. Thiehlner" 1858; "J. Deyo" 1854
Milton Cross Rd	258	110		1860-1889	Dwelling			1870s two-story frame house. Five-bay facade with center entrance - double doors. Deep eaves. Stone foundation. Later dormers. Late 19th c. bay window at south elevation. Attached converted domestic barn at rear? "D. Devoe" 1875 and 1891; "M. Sherman" 1858
Milton Tpke	184	111		1860-1889	Dwelling	Garage or Carriage House		Late 19th c. two-story frame house with front-gable roof, two-bay front façade, offset entrance, full front porch, arched window in gable. "S. Young" 1875 & 1891

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Milton Tpke	194	112		1860-1889	Dwelling	Garage or Carriage House		Late 19th c. two-story frame house with end-gable roof, three-bay front façade with large gabled wall dormer on one side with arched window, wrap-around porch. Historically part of Young farm.
Milton Turnpike	204	113		1890-1919	Dwelling	Garage or Carriage House		Abraham J. and Emma Palmer House built ca. 1910. Two-story frame house with five-bay façade, center entrance, and pergola porch flanked by original two windows on west side and replacement picture window on east. Four windows in upper story inset from ends to create appearance of gambrel roof. Exterior river rock chimneys, porte-cochère on east elevation. Stone garage at rear. Purchased by Myron Hazen in 1926.
Milton Tpke	206	114	Former Myron Hazen Farm (now Bortech)	1920-1944	Cold storage			House not visible from road. Former farm and cold storage buildings of Myron and Alice Hazen. Dudley and Clara Palmer conveyed 64-acre farm to Myron Hazen in 1926. Myron Hazen sold same farm for \$1 to Antoinette Currie and husband Thomas in 1963. Barns destroyed by fire in 1964.
Milton Turnpike	207	115		1970-1989	Cold storage			1980 cinderblock cold storage? facility with orange brick veneer and decorative relief panels above and below windows. Today a plumbing supply facility. According to Steve Clarke, "It was originally built by Fred Diorio after he sold the one to Hershel. He later sold it to the Norinsberg sales agency. Jerry Bloom took it over and added a potato packing area to the west end. This did not work out and the building was "struck by lightning." "What you see today is the rebuild that is owned by N & S supply. He rents the storages to Pavero's and the rest to the adult developmental services."
Milton Turnpike	230	116		1820-1859	Dwelling	Garage or Carriage House		Ca. 1820 two-story five-bay center hall house. End-gable roof. Paired opposing chimneys. Walkout brick basement on east elevation. Horizontal elliptical attic window. Entrance has paired round columns flanking leaded sidelights and paneled door. Paneled tympanum later? Tripartite window centered above entrance. Square-cut stone fascia at foundation of facade. "H. Young" 1891; "J. Young" 1875, 1854
Milton Turnpike	240-246	117	Former McManus family farm	1920-1944	Cold storage			1936 apple packing and storage facility on 47.3-acre parcel. Large modern sports dome added in recent years.
Milton Turnpike	253	118	Schreiber Orchards	1920-1944	Cold storage			Mid-20th c. cold storage facility. On Schreiber orchard property. Looks vacant.
Milton Turnpike	262	119	Albinder Farms	1920-1944	Cold storage			Mid-20th c. cold storage facility. Still active on 104-acre orchard property.
Milton Turnpike	266	120		1890-1919	Dwelling			Early 20th c. two-story frame house with hipped roof, five-bay facade, center entrance and full porch. Historically associated with Albinder orchard next door. May have been a summer boarding house.
Milton Turnpike	267	121		1945-1969	Dwelling	Garage or Carriage House		Mid-20th c. brick Cape Cod cottage. Built for Herschel and Louise Horton. Later house of son Ed Horton and his wife Margaret.
Milton Turnpike	271	122	Former Horton family farm	1920-1944	Cold storage			Cold storage facility. Adjacent to a Schreiber-owned orchard.

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Milton Turnpike	287-295	123		1920-1944	Dwelling	Barn	Secondary dwelling	1930s farmstead. Obscured from road. Concrete block barn. Three dwellings. Main house is a single-story frame house with two-pitch front-gable roof. Home of Salvatore aka Charlie (1896-1943) and Angelica Calandrino, Italian immigrants. 8.2-acre property conveyed to Angelica in 1944 by Elvira Bagatta. Salvatore had sold it to Elvira for \$100 in 1937.
Milton Turnpike	384	124		1860-1889	Dwelling	Garage or Carriage House		William & Ann Carpenter House. Mid-19th c. two-story, five-bay center-hall frame house. End-gable roof. Wrap-around front porch. Late 19th c. carriage barn with hipped roof north of house. House set back from Milton Turnpike with specimen trees in front. Opposing interior end chimneys. "W. Carpenter" 1858, 1875 and 1891; "P.C. Morgan" 1854
Milton Turnpike	389	125		1860-1889	Dwelling			Mid-19th c. one-story frame cottage with cross-gable roof, five-bay façade, center entrance, full front porch, Gothic window in front gable wall dormer. Deep eaves. Unlabeled on 1891 map; "W.S." (William Shorter) 1875
Milton Turnpike	446	126		1920-1944	Dwelling	Garage or Carriage House		Early 20th c. frame bungalow, gable roof sweeps across front. Altered. Later garage.
Milton Turnpike	496	127	Fino Orchards	1820-1859	Dwelling	Barn		Harper House. Mid-19th c. two-story frame house, end gable roof. Six-bay façade reflects stages of enlargement and alteration, perhaps for use as summer boarding house. Altered stone barn north of house. 20th c. apple packing and storage building in rear. "Mrs. S. Harper" 1875; "J. Harper" 1858; "Widow Harper" 1854
Milton Turnpike	512	128		1820-1859	Dwelling			Thome and Jane Maria Mackey House. There's a historical undated photo of Thome (1815-1898) in front of the house on findagrave.com. Mid-19th c. story-and-a-half frame house with end gable roof and walk-out basement. Later porch with ornate scrolled brackets and balustrade and front-gable dormer added. Upper story windows in frieze. Interior brick end chimneys. One-story flat-roof wing on end. House located on large 68-acre parcel with pond, known as "Connor's Pond" in 1887. "T.M. Mackey" 1854, 1858, 1875
Milton Turnpike	549	129		1920-1944	Dwelling	Garage or Carriage House		Early 20th c. one-story frame Craftsman bungalow. End-gable roof sweeps over front façade, shed dormer. Addition on east side. Period garage. House on large 51-acre parcel.
Milton Turnpike	564	130		1920-1944	Dwelling	Garage or Carriage House		Early 20th c. two-story frame Colonial-style Craftsman mail-order house. End gable roof. Three-bay façade, first story windows replaced, upper story inset from ends to suggest a dormer. Later garage.
Mountain Rd	5	131		1890-1919	Dwelling			Late 19th c. or early 20th c. two-and-a-half-story frame house (possibly later raised on basement), front-gable roof, two-bay façade. Two-story wing (also raised) on one side. Sheet metal roof; single interior chimney at end. Barn on property.
Mountain Rd	15	132		1890-1919	Dwelling	Barn		Late 19th c. or early 20th c. two-story frame dwelling with end-gable roof. Two-story front porch enclosed on first floor with screened sleeping porch above. External cinderblock chimney on east elevation.

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Mountain Rd	40	133	Nightingale Farm/Quartz Rock Vineyards	1890-1919	Barn	Dwelling		Commercial vineyard and winery. Extensive dry-laid stone walls at street front and up driveway. Two barns—one with gambrel roof and the other with cross-gable. Later owned by Clarks. Farmhouse burned in 1990s. "J. Quimby" 1891; "J. and S.L. Quimby" 1875
Mt. Zion Rd	17	134		1820-1859	Dwelling	Garage or Carriage House		Early 19th c. two-story, three-bay frame house with side-hall entrance and end-gable roof. Central chimney at ridge line. Historic details stripped. "A. McKale" 1891; "A. DeGay" 1875; House possibly depicted on 1797 map, but not labeled.
Mt. Zion Rd	22	135		1920-1944	Dwelling	Garage or carriage house		ca. 1920 one-story frame Craftsman bungalow, gable roof sweeps over front, concrete porch, gable dormer three-bay façade, center entrance, bay windows on side. Two-story domestic barn in rear.
Mt. Zion Rd	43	136	Weed Orchards and Winery	1860-1889	Dwelling	Barn	Cold Storage	Mid-19th c. farmhouse on large farm with tourist component. Five-bay façade with center entrance; doorway surrounds likely later addition. End-gable roof; exterior end chimneys. Large agriculture shed behind house. "W. Fowler"? 1891; "L. Gerow" 1875; "H. Gerow" 1858
Mt. Zion Rd	112	137	Quimby Stock Farm	1750-1819	Barn	Barn		Rare surviving example of mid-19th c. family farm complex containing numerous buildings including barns, animal houses, feed storage, orchard buildings in an upland agricultural setting. Sam Quimby Sr. purchased the farm in 1940. "F. T. Clark" 1875; "F. Clark" 1858
Mt. Zion Rd	134	138		1820-1859	School			Mid-19th c. frame one-room schoolhouse, front-gable roof, three-bay façade fronted by porch added when use was changed to dwelling.
Mt. Zion Rd	141	139		1860-1889	Dwelling	Garage or carriage house	Barn	Mid-19th c. story-and-a-half frame house with end-gable roof, five-bay façade with central entrance surmounted by gabled wall dormer, porch with scroll-sawn decoration, wings added to both ends. Associated with barn across street. "J. Cooley" 1875
Mt. Zion Rd	155	140		1860-1889	Dwelling	Barn	Garage or carriage house	Mid-19th c. two-story frame house with front-gable slate roof. Later Queen Anne gabled bay addition on south elevation. Wraparound porch with decorative turned posts and balustrades and spindle frieze and brackets. Main volume plainer. Entrance on east elevation. Slate roof. Small barn south of house. "J.R. Rhodes" 1875; "J. Brown" 1858
Mt. Zion Rd	156	141		1820-1859	Barn			Mid-19th c. basement barn with wing. Appears to be associated with 155 Mt Zion Rd across road. Property classed as vineyard.
Mt. Zion Rd	157	142		1920-1944	Dwelling	Barn		ca. 1920 one-story frame bungalow, end gable roof sweeps over front porch, central gabled dormer. Three-bay façade with center entrance, porch fronted by posts mounted on kneewalls. "F. Baker" 1875
Mt. Zion Rd	172	143		1860-1889	Dwelling			Large mid-19th c. two-story frame house likely converted to boarding house use. Currently vacant. "J. Barnhardt"? 1875; "G. Barnhardt"? 1858

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Mt. Zion Rd	188	144		1890-1919	Dwelling	Garage or carriage house		Early 20th c. two-story, frame hipped roof Foursquare house. Square-cut stone foundation. Enclosed front porch. Frame garage on west side.
Mt. Zion Rd	196	145		1820-1859	Dwelling	Garage or carriage house		Mid-19th c. two-story frame house, end gable roof, five-bay façade with center entrance. Wings and colossal "Mount Vernon" front porch added. "T. Brown" 1858 and 1875
Mt. Zion Rd	199	146		1820-1859	Dwelling	Barn		Mid-19th c. two-story frame house, end gable roof. Five-bay façade with center entrance, central gabled wall dormer. Large historic barn southwest of house. "J. Hurst" 1858 and 1875
Mt. Zion Rd	219-229	150		1860-1889	Barn			Historic barn complex. Likely associated with house at 196 Mt. Zion Rd. Currently associated with mid-century modern ranch.
Mt. Zion Rd	224	147		1820-1859	Dwelling	Garage or Carriage House		Mid-19th c. two-story, two-bay frame house with side-hall entrance and end-gable roof. Interior end chimney. Early 20th c. two-story garage or barn altered for garage. Cement block basement walls. "T. Brown" 1858 & 1875
Mt. Zion Rd	246	148		1820-1859	Dwelling	Garage or Carriage House		Mid-19th c. story-and-a-half frame farmhouse with end-gable roof. Later addition at south elevation. Later exterior stone chimney at north elevation. "W. Nicklin" 1875; "J. Shipway" 1858
Mt. Zion Rd	264	149		1920-1944	Dwelling			Mid-20th c. one-story frame dwelling.
Mt. Zion Rd	340-346	151		1945-1969	Dwelling			1963 one-story frame ranch house with uncut stone veneer.
Mulberry Ln	2	152		1820-1859	Dwelling			House located at intersection with Milton Turnpike. Difficult to interpret due to enclosed wrap-around porch. Later shed dormer. Likely a mid-19th c. three-bay-wide story-and-a-half frame house originally. End-gable roof. Center chimney at ridge line. "J. Fee" 1891; "W.M." "W. Martin" 1858 & 1875; "J. Mackey" 1854
Mulberry Ln	57	153		1820-1859	Dwelling	Barn		Soper-Mackey Farmstead with ca. 1837 two-story frame farmhouse and mid-19th c. barn. Farmhouse has five-bay facade with center-hall entrance. Interior brick chimneys at end gables. Standing seam metal roof on house and barn. Isaac Mackey (1830-?) purchased this property in 1851 for \$4800 from John Wardell. It comprised 88 acres with appurtenances. Wardell had purchased it the previous year from William Soper. William and his wife Esther likely purchased the farm in 1837 (they took a mortgage that year) and built the house around that time. "M.H. Dayton" 1891; "J. Mackey" 1875; "I. Mackey" 1854 and 1858; "Quimby" 1797
Mulberry Ln	71	154	Mela Farms (Pavero Bros.)	1920-1944	Cold Storage			1940s cold storage building with cement block loading bay on south elevation. Part of 98-acre orchard parcel belonging to Mela Farms.
Mulberry Ln	82	155		1860-1889	Dwelling			Late 19th c. two-story frame house with cross-gable roof. Architectural details stripped. Enclosed front porch. "Osterhout" 1891

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Mulberry Ln	99	156		1820-1859	Dwelling			Mid-19th c. story-and-a-half frame house, end-gable roof. Set back from road; difficult to see. Altered front porch. Single interior chimney at east gable end. Picturesque setting with pond in foreground and orchards at rear. "J. Gilligan" 1891; "W.W. Mackey" 1854, 1858, 1875
Mulberry Ln	116	157		1860-1889	Dwelling			Late 19th c. simple two-story two-bay frame house with front gable roof. Full porch with turned posts. House in poor condition. "R. Elting" 1891
Mulberry Ln	162	158	Sylvester Family	1920-1944	Dwelling	Garage or Carriage House		House not really visible from lower road. Appears to be an altered mid-20th c frame house. Period stone and cement block garage with metal roof opposite of house on lane. House associated with small family-owned orchards.
Mulberry Ln	176	159		1820-1859	Dwelling	Barn		Mid-19th c. two-story frame farmhouse, end gable roof. Center chimney at ridge line. Three-bay facade; side-hall entrance; wraparound porch added. Large mid-20th c. domestic barn; concrete block; altered with funky cupola. "G. Tabor" 1891; "S. Tober" 1875; "S. Tabor" 1858; "S. Faber" 1854
Mulberry Ln	196	160		1920-1944	Dwelling	Barn		Mid-20th c. one-story frame house, cement block walk-out basement, front-gable roof. Two-story porch appears to be added Mid-20th c. barn with cement block side walls.
Old Indian Rd	52	161		1920-1944	Dwelling			Early 20th c. one-story frame bungalow with large dormer and addition on east side. Period garage west of house.
Old Indian Rd	65	162	Hudson River Fruit Distributors	1990-present	Cold Storage			Contemporary cold storage warehouses.
Old Indian Rd	70	163		1920-1944	Dwelling			1940s one-story frame house with concrete block basement. End-gable roof with wide shed dormer. On old Woolsey farm.
Old Indian Rd	72-76	164		1820-1859	Barn			Woolsey Barn. Large 19th c. English bank barn. Likely historically associated with Woolsey house next door. Typ. water tank near barn used for orchard sprayers
Old Indian Rd	80	165		1750-1819	Dwelling	Garage or Carriage House		Woolsey House. Late 18th c. two-story, five-bay center-hall frame farmhouse. Paired opposing interior end chimneys. End-gable roof; no eaves. Walk-out stone basement on east side of house. Late 19th c. carriage barn north of house. Historic frame barn east of house on what is now a separate parcel. "Mrs. A Woolsey" 1875 & 1891; "J. Woolsey" 1854 & 1858; "Woolsey" 1797
Old Indian Rd	92	166		1920-1944	Dwelling	Garage or carriage house		Small one-story frame cottage.
Old Indian Rd	126-128	167		1945-1969	Dwelling	Barn	Secondary dwelling	Mid-20th c. one-story frame house with salvage brick veneer, gambrel roof with three dormers, five-bay center-entrance facade. One story brick-faced wing on end. Small 1940s one-story frame cottage with raised cement block garage basement. Large contemporary garage to north. "Benj. Atherton" 1891; "D.W. Woolsey" 1858 and 1875
Old Indian Rd	127	168		1860-1889	Dwelling			Late 19th c. two-story, three-bay frame farmhouse with end-gable roof. Side-hall entrance abuts west corner. Later one-story addition on east side of house. House not depicted on maps; was probably moved here?

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Old Indian Rd	148	169	Woolsey Homestead	1750-1819	Dwelling	Barn		C.M. Woolsey House. Late 18th c. two-story, three-bay frame house with end-gable roof. Updated in late 19th c. with new front-gable addition and other period details. Large Colonial Revival wrap-around porch. Extensive dry stone wall hugs the curvature of road extending west, separate parcels today. Carriage barn north of house. Homestead of Woolsey family. Road known as Woolsey Ave in 1887. "C.M. Woolsey" 1887 and 1891; "D.W. Woolsey" 1854, 1858 and 1875
Old Indian Rd	172	170		1820-1859	Dwelling	Garage or Carriage House		Harcourt House. Mid-19th c. two-story frame house, end-gable roof. Five-bay facade with center entrance. Full front porch. Central gabled wall dormer. Interior end chimney on east side at ridge line. In 1845, John W. Harcourt of Albany purchased houses in the village of Milton from Josiah Dow. He purchased the 41-acre Old Indian Rd property in 1851 from his father Joseph Harcourt. John wed Mary Ann Cosman that year. The deed notes that it had formerly been part of the John Wood farm. "J.W.H." 1875; "J.W. Harcourt" 1854 & 1858
Old Indian Rd	208	171		1860-1889	Dwelling	Garage or Carriage House		DeWitt C. and Martha Vail House. Mid-19th c. two-story frame house with end-gable roof. Five bay facade with center entrance, full porch (replaced) and wide central gabled wall dormer. Eaves decorated with brackets in Italianate style. Has commanding view of orchards below. 1930s? stone garage and frame domestic barn at west boundary line. Adjacent cold storage facility to the west possibly associated with this property. "F. Vail" 1891; "D. Vail" 1875
Old Indian Rd	214	172	Fino Farms	1945-1969	Cold Storage			1960 cold storage and packing facility operated by Fino Farm. May be historically related to house next door, No. 208.
Old Indian Rd	259	173		1920-1944	Dwelling	Garage or Carriage House		ca. 1920 one-story frame bungalow with end-gable roof sweeping over façade, shed dormer in roof. Approx. site of "Mrs. E. Harcourt" house in 1858 and 1875 (Emma?)
Old Indian Rd	286	174		1750-1819	Dwelling	Barn		Latting & Mercy Caverly House. Built in the early 1800s. This two-story, three-bay frame house has a scale and emphasis on symmetry that reflects the modern, post-colonial taste. Its two-room plan—rooms front and rear with a side passage—represents a more commodious dwelling with stylish interior finishes. Rather than the kitchen being located in the basement, it was sequestered in a story-and-a-half wing connected to the east end of the house off the side passage. This became the standard farmhouse type during the Republican and antebellum periods. The property is part of a 116-acre tract sold by William B. Woolsey to Latting Caverly for \$3,750 in 1808 with the house erected soon after. Latting Caverly (1777-1860) was the grandson of John Caverly (1722-1811), one of the partners in the 1753 purchase of Lattingtown, and husband of Mercy Carpenter (1729-1776), patriarch John Carpenter's daughter. In 1851 Latting Caverly sold the eastern half (62 acres) of his farm to his son John Caverly (1818-1889) for \$3,100. "Mrs. M. Woolsey"? 1891; "D. Caverly" 1887; "J. Caverly" 1875; Depicted on 1858 map but not labeled. J. Caverly next door, J. Young"? 1854; "Tharp" 1797
Old Indian Rd	290	175		1820-1859	Dwelling			Much altered early or mid-19th c. story-and-a-half L-shape farmhouse with raised stone basement. Shares parcel with 1960 split-level house. "Mrs. M. Wooley"? 1891; "J. Caverly" 1858 & 1875

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Old Indian Rd	295-303	176		1860-1889	Dwelling			Mid-19th c. two-story frame house situated atop knoll surrounded by orchards. Three-bay front façade, off-center entrance, full porch, deep eaves, gable wall dormer on side elevation.
Old Indian Rd	310	177		1820-1859	Dwelling	Barn		Mid-19th c. story-and-a-half frame house, end-gable roof. Five-bay façade with center entrance surmounted by large gable wall dormer, picture windows added between first story windows, new windows inserted in upper story. Contemporary barn beyond. "I. Reynolds" 1875
Old Indian Rd	380	178		1750-1819	Dwelling	Barn		John & Jane Hait (?) House. Early 19th c. story-and-a-half, three-bay frame house with walk-out basement enlarged later to a five-bay center entrance house. Early window trim survives in original section, wrap-around porch on added section. Stick-style frame barn just east of the house. Located on a farm associated with the Carpenter family on the 1798 map of the town, but it was probably built in the early 1800s for John Hait (1767-1825) and his wife Jane Merritt (1765-1817), both born in Marlborough and both Quakers. (There was a Society of Friends Meeting in Milton as well as the hamlet of Plattekill, then known as Pleasant Valley.) Comices above the front windows are in a style characteristic of the period. The west end of the house containing the entrance and two windows on the front and a basement entry at grade represents the original house; the spacing of windows on the west end indicates that the plan was a room-and-a-half deep with fireplaces in the wide spaces between the windows, although there were no stone panels. Later owners added rooms on the east side of the passage, a gable wall dormer to open up the garret space, and a wrap-around porch in the late 1800s; fenestration in the exposed section of the basement has been altered. "J.B. Odell" 1891; "H.S. Shorter" 1854 and 1858; "Carpenter" 1797
Old Indian Rd	410	179		1860-1889	Dwelling			Mid-19th c. story-and-a-half frame house with a front-gable roof later raised to two-stories with a low pitched roof.
Old Indian Rd	416	180		1920-1944	Dwelling	Garage or Carriage House		Mid-20th c. one-story commercial garage constructed with molded concrete blocks, flat roof with parapets. Adjacent to altered 19th c. house associated with earlier blacksmith shop replaced by current garage. "B.S." 1858; "B.S.S." 1854; "D. Merritt" 1798
Old Indian Rd	417-419	181		1860-1889	Dwelling			ca. 1870 two-story, frame two-family house. Stone foundation. Deep eaves, tall windows with two-over-two sash. Likely replaced previous house shown on maps but not labeled. "D.C. Craft" 1858; "Drake"? 1798
Old Indian Rd	425	182	Lattintown Baptist Church	1750-1819	Church	Graveyard		ca. 1810 Lattintown Baptist Church. Two-story rectangular frame church in traditional meetinghouse form. Front gable façade with central entrance flanked by windows and surmounted by bell tower on roof. Four window groups on side elevations with spaces in center for galleries. Burial ground on parcel. NR listed in 2009.
Old Indian Rd	428	183		1945-1969	Dwelling			Mid-20th c. one-story frame Ranch-type house
Old Indian Rd	438	184		1820-1859	Dwelling	Garage or Carriage House		Heavily altered early or mid-19th c. story-and-a-half frame farmhouse. "D.C. Craft" 1891; "P. Craft" 1875; "D.C. Craft" 1858; "P. Craft" 1854

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Old Indian Rd	444	185	Weed Orchards	1860-1889	Dwelling			Thomas D. and Mary Bloomer House. Grand two-story Hudson River Bracketed house with two projecting gabled bays and projecting covered porch. House depicted on most maps, never labeled; "T.D. Bloomer" 1858; "T. Bloomer" 1854
Old Indian Rd	449-453	186	Weed Orchards	1860-1889	Barn			Late 19th c. barns and agriculture-related structures. Associated house no longer extant. "A. Wygant" 1875 & 189; (house no longer extant) "C. Wygant" 1854
Old Indian Rd	467-474	187		1860-1889	Dwelling	Barn		Wygant and Phebe Merritt House. Mid- to late 19th c. two-story frame farmhouse with cross-gable roof. Front-gable wing could be later addition to a two-story three-bay house. Large interior chimney near south elevation of original volume. Early 20th c. cement block barn with brick edging and gambrel roof on north side of Old Indian Rd, opposite of house. Wygant Merritt (1807-1888) married Phebe Young (1816-1882) in 1841. "W. Merritt" 1854 & 1858; "J. Merritt" 1875; "P. O'Brien" 1891
Old Indian Rd	526-528	188		1860-1889	Dwelling	Garage or Carriage House		Heavily altered mid-19th c. frame house? Now two stories. "A. W." 1875; "Wygant Bros" 1858
Old Indian Rd	539-543	189		1860-1889	Dwelling	Secondary dwelling		Two detached older houses on parcel along with two other contemporary houses. One appears to be mid- or late 19th c. two-story house heavily altered for multi-dwelling. Concrete block chicken house.
Old Indian Rd	561	190	The Farm Homestead	1860-1889	Dwelling	Barn	Barn	The Farm Homestead Cattle Farm. Located at the terminus of the road in the far western upland section of town. Early 20th c. frame farmhouse with hipped roof; possibly older section under gable roof. Older frame barn to north stone foundation walls. Concrete block chicken coop. "P. Conners" 1875; "J. DuBois" 1858
Orchard Rd	261	191		1920-1944	Dwelling	Garage or Carriage House		ca. 1920 one-story frame bungalow, gable roof sweeps over three-bay, center entrance façade and porch, gabled front dormer with bracing. Excellent state of preservation. Detached period garage.
Orchard Rd	268-272	192		1750-1819	Dwelling	Barn		Hull House. Late 18th c. or early 19th c. one-story frame house with later side additions. Two-bay facade. Side-gable roof with single interior end chimney at north gable. Situated atop a knoll. This was the farm of Nathaniel (1760-1803) and Sarah (née Conklin) Hull, who married in 1778 and had eleven children together. "A. Clearwater" 1891; "S. Carpenter" 1854, 1858 & 1875; "Hull" 1797
Orchard Rd	269	193		1890-1919	Dwelling	Barn		Late 19th c. two-story frame house with cross-gable roof. Later expanded. Most historic details stripped. Old barn north of house covered with modern metal siding.
Orchard Rd	288	194		1820-1859	Dwelling	Garage or Carriage House		Mid-19th c. three-story frame building, end-gabled roof. Not clear if facade was historically south (end gable) elevation or five-bay east elevation. Interior chimney off-center of roof ridge. Altered third story. Siding removed from lower portion of building. 1930s frame garage with novelty siding southwest of house. Immediately south of town boundary with Highland. "F. Coutant" 1891; "A. Clearwater" 1875; "D. Clearwater" 1854 and 1858

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Papuli Ter	20	195		1920-1944	Dwelling	Secondary dwelling		Compound-like cluster of frame houses, recessed far from Ridge Road with long central driveway leading to a central older house. One- and two-story frame houses; none appear to have many historic details.
Papuli Ter	10-26	196		1920-1944	Dwelling	Secondary dwelling		Compound-like cluster of frame houses, recessed far from Ridge Road with long central driveway leading to a central older house. One- and two-story frame houses; none appear to have many historic details.
Peach Lane	132	197		1860-1889	Dwelling			Late 19th c. two-story frame house with end-gable roof. Single interior end chimney at south elevation. Reconstructed front porch. Irregular fenestration on facade. Likely built as a dependency for Palmer farm across road. "F. Tabor" 1891; "H.P." 1875 - H. Palmer (dependency likely)
Peach Lane	133-139	198		1820-1859	Dwelling	Barn		Two-story frame farmhouse with cross-gable roof with separate two-story end-gable volume attached at west end. House set far from road obscured by trees and orchards. Historic barn west of house. "F. Tabor" 1891; "H. Palmer" 1854, 1858 & 1875
Penny Ln	2	199		1820-1859	Dwelling	Barn		Mid-19th c. two-story frame house with end-gable roof. Irregular spaced fenestration on facade with Italianate trim. Barn beyond. House technically on Latintown Rd. Part of contemporary residential subdivision. "Rev. J. Grimley" 1891; "J.I. Grimley" 1875; "J. Degrote" 1858
Plattekill Rd	151	200		1890-1919	Dwelling	Barn	Dependency	Early 20th c. two-story frame Foursquare house with hipped roof. Five-bay façade with center entrance, hipped dormer centered on roof. Currently being renovated into "modern farmhouse" with board-and-batten siding. Later gambrel-roof barn/carriage house behind house. Low single-story farm building south of house.
Plattekill Rd	184	201		1750-1819	Dwelling	Barn	Garage or carriage house	Late 18th or early 19th c. frame house and wing with later mansard addition. Five-bay facade with off-center entrance with no surrounds. (Suggests sequence of stages.) Stone foundation. Cement block on side foundation. Early farm building group with English barn. "D. Smith" 1891?; "W. Baxter" 1875; "W. Baxter" 1858; "J.H. Baxter" 1854
Plattekill Rd	204	202	Greiner Farm	1820-1859	Dwelling	Barn		Bond-Baxter House. Mid-19th c. story-and-a-half, five-bay frame farmhouse on raised stone walk-out basement. Older house likely consumed within. Needs closer inspection. Standing-seam metal roof. Derelict basement barn with central gabled wall dormer. Driveway closed off by gate. House appears uninhabited. Retains strong sense of feeling and association as farmstead. "Bond" 1797; "J.H. Baxter" 1854, 1858; "D. Smith" 1875
Plattekill Rd	214	203		1920-1944	Dwelling	Garage or carriage house		Early 20th c. story-and-a-half frame Craftsman bungalow house, front-gable roof, three-bay center-entrance façade, wraparound porch.
Plattekill Rd	234-242	204	Greiner Farm	1890-1919	Dwelling	Barn	Cold storage	Late 19th c. two-story frame Foursquare house with cross-gable bays on both sides. Entrance on side under wraparound porch. Associated barn, sheds and cold storage facilities on property.

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Plattekill Rd	383	205		1820-1859	Dwelling			Herbert-McConnell House. Mid-19th c. two-story frame house with end-gable roof, five-bay façade with center entrance. Deep eaves. Additions on end and rear. Expansive vista of valley to east. Samuel Herbert purchased this property in 1848 for \$1325 from Elizabeth Bingham, widow of John Bingham; two parcels totaling 28 acres. His widow Jane conveyed it in 1858 to William McConnell for \$1200. "W. McConnell" 1858 & 1875; "S. Herbet" 1854
Plattekill Rd	438	206		1820-1859	Dwelling	Bam	Garage or Carriage House	Mid-19th c. two-story, three-bay frame farmhouse with end-gable roof and center chimney. House set back from road on hill. Bam and stone garage opposite driveway. "P. Tucker" 1875; "Mrs Rand" 1858; Blank 1854
Prospect St	78	207		1860-1889	Dwelling	Bam		Mid-19th c. two-story, three-bay frame farmhouse with non-historic porch and side addition. Missing historic details. Historic bam east of house. Prospect Street not shown on 1858 map; may not have been cut yet. "W. Mackey" 1875
Prospect St	83	208		1860-1889	Dwelling	Garage or carriage house	Bam	Mid-19th c. two-story, frame house with end-gable roof. Five-bay facade, center entrance, asymmetrical fenestration. Opposing end chimneys. Are eastern two bays a later addition? Bams and outhouse beyond house. Prospect Street not shown on 1858 map; may not have been cut yet. "C. Newman" 1875
Prospect St	105	209		1890-1919	Dwelling	Garage or carriage house	Bam	Early 20th c. two-story frame Foursquare house. Part of a farm which doesn't appear active anymore. Property obscured by tall vinyl wall along entire parcel front.
Reservoir Rd	46	210		1920-1944	Dwelling			Early 20th c. one-story frame Craftsman cottage with front-gable roof. Three-bay central entrance façade, full front porch, molded concrete block foundation
Reservoir Rd	63	211		1920-1944	Dwelling			Mid-20th c. two-story frame house on exposed cinderblock basement. Built against escarpment. Dry-laid stone wall.
Reservoir Rd	69	212		1890-1919	Dwelling			Early 20th c. two-story frame Foursquare house, hipped roof with central dormer, full porch.
Reservoir Rd	72	213		1820-1859	Dwelling	Bam	Garage or carriage house	Mid-19th c. two-story three-bay, frame house, end-gable roof, with two-story cross-gable wing added. Adapted bam at rear.
Reservoir Rd	132	214		1920-1944	Dwelling	Garage or carriage house		ca. 1940 one-story, frame Cape Cod house, end gable roof with three large gabled dormers. Five bay facade, center entrance.
Reservoir Rd	156	215		1860-1889	Dwelling			One-story frame house over raised basement. Much altered. Difficult to discern original form.
Reservoir Rd	157	216		1920-1944	Dwelling			1920s or 1930s stone/concrete cottage with cross-gable roof. Obscured from road. Set deep in woods. Stone walls with vertical coping at entrance to driveway.
Reservoir Rd	192-198	217		1860-1889	Dwelling	Bam	Secondary dwelling	Late 19th c. two-story frame farmhouse with end-gable roof. Altered fenestration. Two chimneys. Second house and garage on property. Farmstead located at western terminus of Reservoir Rd.
Reservoir Rd		218		1860-1889	Dwelling			House not visible from public road.

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Ridge Rd	307	231		1820-1859	Dwelling	Garage or Carriage House		Joseph and Elizabeth Harcourt House. Mid-19th c. two-story, three-bay frame farmhouse with side hall entrance and end-gable roof. Later 19th c. two-story wing on south side with two front entrances on south elevation (for summer boarding?) Retains historic sash. Joseph Harcourt (1787-1861) married Elizabeth Wygant 1814. "Mr. Hill" 1891; "Est f Harcourt" 1887; "J.W. Harcourt" 1875 "J. Harcourt" 1854 & 1858
Ridgeview Ln	14-16	232		1820-1859	Dwelling			Mid-19th c. story-and-a-half frame house with end-gable roof, five-bay facade, center entrance. House site on top of hill with commanding view. Part of a contemporary subdivision today. Adjacent house associated with property but not visible from road; has clipped gables—a converted domestic barn? "S. Purdy" 1858
Rodeo Dr	25	233	Troncilito Farms	1890-1919	Dwelling	Barn		Late 19th c. two-story frame farmhouse located far from road in middle of large orchard parcel, obscured by trees. Old barn with stone walls behind house. Secondary domestic building also on parcel. Pond behind main house. Interesting covered concrete shelter with lion statues at driveway entrance. "I. Drake" 1891
Route 44-55	500	234		1890-1919	Dwelling	Garage or Carriage House		Early 20th c. story-and-a-half frame cottage with front-gable roof. Standing seam metal roof. Eyebrow windows on long south elevation. Three attic windows centered in front gable.
Route 44-55	512	235		1820-1859	Dwelling			Mid-19th c. two-story frame house. Four-bay facade. Likely originally a three-bay facade with side-hall passage. End-gable roof. This stretch of Route 44-55 appears to have been constructed between 1859 and 1874. Not labeled on 1891 map; "N. Hanmore" 1875; "R. Rhodes" 1858; No house in 1854
Route 44-55	523	236		1920-1944	Dwelling	Commercial		Early 20th c. one-story frame bungalow with end-gable roof sweeping over three bay facade and porch, shed dormer. Mid-20th c. commercial building on parcel; flat roof.
Route 44-55	527-531	237		1920-1944	Gas station	Commercial garage		ca. 1930 one-story concrete block gas station with hipped metal roof. Long facade with front-gable bays on the ends once containing vehicle doors flanking a central three-bay section with central entrance surmounted by a small gabled dormer. Fenestration altered. Operated by Fred L. and J. Ruth Palmateer in the 1950s.
Route 44-55	530	238		1945-1969	Dwelling	Garage or Carriage House		Mid-20th c. one-story frame cottage with front-gable roof. House on elevated site. Two garages and shed.
Route 44-55	534	239		1890-1919	Dwelling			Late 19th c. two-story frame house. Front-gable roof. Standing seam metal roof. Three-bay facade with full porch. Cement block garage near driveway entrance at road. House unoccupied.
Route 44-55	552-554	240		1920-1944	Dwelling			Early 20th c. one-story frame bungalow. End-gable roof sweeps over facade and porch, shed dormer. Clapboard on first story; shingles in gable ends. Large exterior brick chimney attached to west gable. Enclosed front porch with fat tapered columns on shingled kneewall.

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Route 44-55	560-562	241		1945-1969	Commercial			Two-story concrete block building functioning as a Mobile Gas Mart. End-gable roof with shed dormer. 1940s or 1950s converted barn?
Route 44-55	565	242		1945-1969	Dwelling	Commercial garage		Mid-20th c. one-story frame house with brick veneer; cement block walk-out basement. Hipped roof with dormers. Commercial two-bay cement block garage with tall overhead doors.
Route 44-55	571	243		1890-1919	Dwelling			Late 19th c. two-story frame house with hipped roof, projecting tower and cross-gable wing on side. Enclosed porch. Long one-story annex at rear. Possible summer boarding location.
Route 44-55	576-578	244	Baker's Tale	1920-1944	Dwelling	Commercial		Early 20th c. two-story frame house with front-gable roof. Three bay façade with full porch and steep pent roof for a cottage effect. Second story on sides inset to appear as shed dormers. One-story frame accessory commercial building contains a bakery.
Route 44-55	582	245		1860-1889	Dwelling			Rhoads House. Mid-19th c. story-and-a-half frame house with end-gable roof. Raised stone basement. Four-bay facade with central double-door entry and porch. Lozenge windows in upper half story. Standing-seam metal roof. Opposing interior end chimneys. Historic garden shed with six-over-six wood sash window. "W. Rhoads" 1875
Sabella Pl	5	246		1750-1819	Dwelling			Gilbert & Anna Thom House. Early 19th c. story-and-a-half frame dwelling with end gable roof (gable dormer added) abd walk-out basement. Five bays with center entrance. House set back from Bingham Rd. Likely house of Gilbert (1770-?) and Anna Thom. "G. Thom" 1853 & 1858; "J. Thom" 1875; "C. Thom" 1891
South St	169	247		1820-1859	Dwelling	Barn	Garage or carriage house	Morey and Elizabeth Wygant House. ca. 1850 two-story, three-bay brick Greek Revival farmhouse with side-hall entrance. Five-course common bond brickwork. Tall second-story windows. End-gable standing-seam metal roof. Off-center chimney at ridge line. Paneled frieze and bracketed cornice. Side and rear additions. Porch at second story. "M. Wygant" 1854, 1858, 1875 & 1891
South St	180-192	248		1920-1944	Dwelling	Garage or carriage house		1920s two-story frame farmhouse with porch
South St	198	249		1945-1969	Dwelling			Two or more domestic buildings, one frame, the other a ca. 1940 brick cottage.
South St	202	250		1945-1969	Dwelling			Two or more domestic buildings, one frame, the other a ca. 1940 brick cottage.
South St	215	251		1820-1859	Dwelling			Mid-19th c. two-story frame house on exposed stone basement. End-gable roof with 20th c. shed dormers. Rear lean-to. Two-story front addition obscures facade. Boarding house conversion? "J. Staples" 1854; "D.S. Birdsall" 1858; "A. Birdsall" 1875; "W.W. Baxter" 1891
South St	227-231	252		1820-1859	Dwelling	Secondary dwelling		Two buildings on parcel. No. 231. Mid-20th c. two-story frame house with hipped roof. Heavily altered. No. 227. Heavily altered early or mid-19th c. story-and-a-half frame house on stone basement. "J.B. Porter" 1854, 1858 and 1875; "J. Budney" 1891

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Tanglewood Park 1-20	253			1860-1889	Dwelling	Barn		Altered late 19th c. frame farmhouse elevated above Lattintown Rd with a possible barn behind it (not visible from street.) One-story, multi-unit concrete block building at road, perhaps farmhand housing? Trailer homes at rear of parcel. "B. Poyer" 1875; "W.S. Clark" 1853, 1858?
Wenz Way	25	254	Schreiber Orchards	1920-1944	Dwelling	Garage or carriage house		Early 20th c. one-story frame Craftsman bungalow of distinctive design. Set back from road on knoll fronting a pond. Early 20th c. garage closer to road with fieldstone section. Second garage-dwelling combo farther up lane.
Western Ave	150	255		1860-1889	Dwelling	Garage or carriage house		ca. 1880 Italianate two-story frame house with front gable roof. Three-bay façade, wraparound porch, cross-gable side bay, bracketed cornice. Site atop a steep hill facing southwest. Well-preserved. Detached garage at base of hill near road.
Western Ave	160	256		1920-1944	Dwelling			Heavily altered story-and-a-half frame dwelling. Difficult to interpret from road.
Western Ave	184-186	258		1920-1944	Factory			1920s Marlboro Tomato Canning Factory. Two-story cement block volume surrounded by one-story extension.
Western Ave	190	257		1860-1889	Dwelling	Garage or carriage house		Ca. 1880 two-story frame house with front-gable roof. Historic details removed. Modern addition at rear.
Western Ave	208-210	259		1820-1859	Dwelling	Barn		Five buildings on parcel, three of which are contemporary. The barn and house by the road appear to be historic. House has vinyl clapboards and replacement windows. Difficult to guess its construction. "S. Purdy" 1853, 1858, 1875
Willow Tree Rd	71	260		1890-1919	Garage or Carriage House			ca. 1900 two-story frame house with end-gable roof. Three-bay façade, center entrance; one-story wing. Detached garage.
Willow Tree Rd	81	261		1860-1889	Dwelling	Barn		Mackey House. Mid-19th c. story-and-a-half frame farmhouse with end-gable roof. Five-bay facade, center entrance, full porch (altered), central gabled wall dormer with window flanked by short half-story windows. Later exterior brick chimney on west elevation. Early 20th c. glass sunroom at rear. Unusually large early 20th c. barn with low-pitched front-gable roof and novelty siding. Garden shed between house and barn. "G. Rhodes" 1875 & 1891; "A. Mackey" 1858; "T. Woolsey" 1853
Willow Tree Rd	84	262	Schreiber Orchards	1820-1859	Barn			Mid-19th c. English barn, central wagon doors, basement at grade on end.
Willow Tree Rd	152	263		1860-1889	Dwelling			Late 19th c. two-story, three-bay frame farmhouse with end-gable roof. Side-hall entrance. Central chimney appears to have been removed. Tall two-over-two sash windows. Full front porch with turned posts. House appears to be undergoing renovation. "Sol Tabor" 1891; Not on 1875 or earlier maps
Willow Tree Rd	185	264		1820-1859	Dwelling	Garage or Carriage House	Barn	Mid-19th c. two-story frame farmhouse with end-gable roof. Five-bay facade, central entrance with sidelights, deep eaves. Later exterior chimney on north elevation. Barn at rear. Historically associated with orchards east, west and south of house. "E. More" 1891; "E. Moore" 1875; "Moore" 1858; "A. Mackey" 1854
Willow Tree Rd	195-201	265	Crist Brothers	1920-1944	Cold Storage			Early or mid-20th c. cold storage building

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Willow Tree Rd	196	266	Redder Trust	1920-1944	Dwelling	Garage or Carriage House	Barn	1920s or 30s kit house with end-gable roof, wide shed dormer, paired windows flanking the entrance. Period garage at west side of 3-acre property. House associates with active 13-acre orchard. Good example of the type. Farm historically associated with "Stephen Tabor" and/or "A. Young" in mid and late 19th c.
Willow Tree Rd	246	267		1860-1889	Dwelling	Barn		Mid-19th c. two-story frame farmhouse. End-gable roof with off-center interior brick chimney. Short second-story windows. Altered entrance. Rear addition. Small barn at rear, not very visible from road. "L. Mackey Est." 1891; "L. Mackey" 1875; "P. Mackey" 1858; "A. Young" 1854
Willow Tree Rd	300-304	268		1820-1859	Dwelling	Secondary dwelling		Fowler-Birdsall House. Mid-19th c. two-story frame farmhouse with end-gable roof. Three-bay facade with projecting center bay with gable roof; two-story wing on east end. Basement window with six-light sash. Two-over-two sash elsewhere. Stone barn altered as dwelling. Buildings on a large 50-acre parcel with what appears to be abandoned orchards. "H. Spencer" 1891; "R. Lounsberry" 1875; "A. Birdsall" 1858; "Heirs of P. Fowler" (?) 1854
Willow Tree Rd	307-309	269		1860-1889	Dwelling	Barn	Garage or Carriage House	Rowland R. Lounsberry House. ca. 1875 story-and-a-half frame farmhouse with full porch and cross-gable roof. Central interior brick chimney. Unusually narrow single-bay frame barn/carriage house(?). Mobile home. 41-acre parcel zoned for fruit crop; no evidence of active cultivation. Charles S. Brown of Orange Co. purchased the 22-acre property in 1882 from Rowland R. Lounsberry (1833-1888) for \$2,000. "C. S. Brown" 1891; Nothing depicted on 1858 and 1875 maps; "Heirs of P. Fowler" (?) 1854
Willow Tree Rd	330	270		1920-1944	Dwelling	Garage or Carriage House		1930s one-story frame cottage with front addition. Mid-20th c. cement block garage west of house.
Willow Tree Rd	346	271		1820-1859	Dwelling			Ananias and Ananda Quick House. Mid-19th c. story-and-a-half frame house with end-gable roof. Small windows in half-story. Later wrap-around porch with turned posts and corner summerhouse with conical roof. Opposing interior end chimneys. Non-historic attached garage. Likely house of Ananias and Ananda Quick, who filed quit claim on the property (54 acres) in 1866 for Michael Kaley (or Kalief). The Quicks were living in Delaware Co. by this time. "M. Kaley" 1875 and 1891; Not labeled on 1858?; "A. Quick"? 1854
Willow Tree Rd	352	272		1890-1919	Dwelling	Garage or Carriage House		Early 20th c. two-story frame house with detached garage. Asymmetrical fenestration. Altered? Concrete basement (I think.)
Willow Tree Rd	400	273		1890-1919	Dwelling			Late 19th c. two-story frame house with cross-gable roof. Porch enclosed. Historic details stripped. House located near intersection with Mulberry Ln. "Thomas McCormick" 1891
Willowtree Ln	397	274		1890-1919	Dwelling			Early 20th c. one-story house with walk-out basement built into hill. Novelty wood siding. Addition on south elevation. House on a 9-acre parcel with what appears to be an abandoned orchard.
Wind Swept Path	59	275		1890-1919	Dwelling			Late 19th c. two-story frame house with end-gable roof. Located near end of gravel road overlooking orchard.

Street Name	House #	Map Key #	Prop/Farm Name	Est Const. Period	Primary Bldg Type	Second Bldg Type	Third Bldg Type	Notes
Wygant Rd	6	276		1820-1859	Dwelling	Barn		Wygant House. ca. 1840 story-and-a-half frame farmhouse with end-gable roof. House possibly contains earlier story-and-a-half three-bay dwelling located in the center with three-bay facade, ornate porch and large gable wall dormer with massive vergeboards. Two-bay wings on both sides, gable ends carry vergeboards; rear elevation nearly identical to front. Contemporary single-story additions on both ends. Barn and other farm outbuildings. "C. Wygant" 1858 & 1875; "J. Wygant" 1853

APPENDIX II:
TABLE OF FARMS, ORCHARDS & VINEYARDS IN
TOWN OF MARLBOROUGH AS OF APRIL 2023

This list of active agricultural properties was assembled in the first half of 2023. It is based on information provided by Howard Baker and Ulster County property records. All acreage numbers provided are relative to the Town of Marlborough only. (Some farms have additional holdings outside of Marlborough.) A map of these parcels can be found on pages 48 and 53, the latter also showing cold storage locations.

Farm	Farm or Winery/Cider/ Distillery	Location(s)	Operation	Other Notes
DuBois Farms	Farm	Gabriety Road and Perkinsville Rd, Highland	Approx. 60 acres. Pick Your Own - Agritainment & much more	Apples and other fruit
Albinder Farms aka Paradise Valley Orchards	Farm	Peach Lane / Mitlon Turnpike/Gabriety Rd & More	Approx 450 acres. Mostly Apples - Wholesale	Own Hudson River Fruit Distributors - \$40M /yr in sales
Schreiber Orchards	Farm	Primarily Old Indian Road and Milton Tpk	Approx. 195 acres. Mostly apples - Wholesale	Lease most of property to Amy Hepworth ?
Kent Family (Locust Grove)	Farm	North Road Milton and beyond	Approx. 94 acres. Grow everything/NYC Green Mkt, U-Pick, Stand	Also have cidery and historic buildings (200 yrs)
Hepworth Farms	Farm	Rt 9W and many other places	Approx. 112 acres. Wholesale Organic Vegetables	Biggest grower of heirloom tomatoes on the East Coast (200 yrs)
Clarke Farms (Prospect Hill)	Farm	Clarke's Lane and Milton Tpk and Modena	Approx. 186 acres. Grow all fruits, U-Pick, NYC Green Mkts, Retail	New U-Pick Bldg/Cidery. (200 yrs)
Trapani Family	Farm	Lattintown Road, Mulberry Lane, Old Indian	Approx. 300 acres. Grow all fruits, Mkts, Wholesale apples	Local stand and packing house
B&L 4E Farms	Farm	Top of Old Indian Road	Hay, Beef, and Chickens - Organic	Only single 5.6-acre parcel registered under this name in county records.
Bill Werba (?)	Farm	Old Indian Road	Approx. 130 acres. Vegetables	
Weed Family	Farm	Old Indian Road and Mt Zion Road	Approx. 110 acres. Fruits and Vegetables Pick your Own/Retail	Also have a winery/cidery
Fino Family (North Ridge Orchards and KBar?)	Farm	Milton Tpk and Old Indian Road	Mostly apples - Wholesale - 300 acres (151 acres verified in county property records)	Nominated for US Apple Grower of the Year 2020?
Ed Mackey	Farm	O'Hara Rd and Milton Tpk	acreage ? Hay	No parcels identified in county parcel viewer
Lyons Family (Overlook Orchards)	Farm	Lyons Lane, Old Indian Road and Other	Approx. 186 acres. Many Fruits and Vegetables - Wholesale and Retail	Packing House on Lyons Lane - 100+ Years
Crist Brothers	Farm	Old Indian, Willow Tree and well beyond	Approx. 234 acres in Marlborough. Wholesale Apples - Based in Walden - Big Grower	US Apple Grower of the Year 2007
Pavero Bros (Apple Ridge Orchards & Mela Farms)	Farm	All over.	Approx. 593 acres. Everything Apples - Based in Highland - Big Grower	Operates Harley Ridge; Mela Farms (formerly Michael LaPolla); Hope Farms; Jemel Farms; Shirely D Sarinsky Living Trust (formerly Sarinsky Family); CND Apples
Porpiglia Bros	Farm	Lattintown Rd and Milton Cross Road and beyond	Approx. 625 acres. Wholesale Apples - Big Grower - 450K Bu? State of the Art Packing operation	
Caradonna Family	Farm	Lattintown Rd, Mt Zion Rd, Rusk Farm on 9W & More	Approx. 25 acres. Grow everything /NYC Green Mkt, Local Farm Mkt	One of the first in the area to sell at NYC Green Mkt
Nicklin Family	Farm	Mt Zion Rd.	Approx. 42 acres. Viniferan Wine Grapes	Managed by the Spaccarelli family
Quimby Stock Farm	Farm	Mt Zion Rd.	Approx. 81 acres. Table grapes, berries, beef, hay	Historic barn complex
Borchert Orchards	Farm	Lattintown Road and beyond	Approx. 230 acres. Many fruits incl. strawberries - Wholesale and Retail	
Troncillito Family	Farm	Lattintown Road, Plattekill Road	Approx. 110 acres. Limited fruit production, green mkts ?	Retail and wholesale water sales
Greiner Farm	Farm	Plattekill Road	Approx. 140 acres. Apples, peaches, pears, plums, nectarines	5th Generation
Truncali Farm	Farm	Bingham Road and Other	80 acres. Many fruits incl. strawberries - Wholesale and Retail	Since 1920 - 113 acres - For sale
Nightingale Farm/Quartz Rock Vineyards	Farm	Mountain Road	52.4 acres. Wine grapes, apples, pears, quince, currants - Retail	Formerly Glorie Farm and Winery
Alonge Vineyard	Farm	Lattintown Rd/South St	Approx. 29 acres. Concord Grapes - Direct sales and Pick Your Own	Small operation
Glorie Farm	Farm	Mountain Road	34 acres. Grapes and Apples	Just getting going after sale of Glorie Farms
Baker Family Vineyards	Farm	Lattintown Road	5.4 acres. Table and Wine grapes - Local Mkts and Wineries	Since 1940 and prior - 4 to 5 acres
Sozio Farm	Farm	Conklin Hill Road	Approx. 27 acres.	
John and Maria Sylvester	Farm	Mulberry Lane	Approx. 9 acres. Zoned residential	
Katherine and Bruce Redder Living Trust	Farm	North side of Willow Tree Rd near Clarkes Lane	Approx. 16 acres.	
Apple Blossom Orchards LLC	Farm	Bwtn Milton Cross Rd and Peach Ln; also has orchards in Lloyd	45.6 acres. Orchards	
Wicklow Family - Bad Seed Craft Hard Cider	Farm	Baileys Gap Rd near northern town boundary	20.2 acres. Orchard and cidery	
Linda Fichera-Bartolotti	Farm	96 Mahoney Rd	40.4 acres.	
Russo Family Trust	Farm	West of 9W. Cold storage facility used as fuel company	Approx. 25 acres.	
Faurie Family - The Farm Homestead	Farm	Western terminus of Old Indian Rd	81.1 acres. Livestock.	
Benmarl Winery - Spaccarelli Family	Winery	Highand Ave	Approx. 36 acres. Medium size winery - Over 500 cases/year	First Farm Winery in NY
Fjord Vineyards - Spaccarelli Family	Winery	Ridge Road	Approx. 16 acres. Focused on locally grown viniferan varieties	New Tasting room and outdoor venue
Stoutridge Vineyards	Winery, Distillery	Kaley Lane	Approx. 39 acres. Vineyards and distillery. Natural Wines and Spirits of many kinds	Small batch/locally sourced
Nostrano Vineyards	Winery	Lattintown Road/Gala Lane	Approx. 59 acres. Primarily Viniferan wines	New tasting room and outdoor venue
Kedem Winery	Winery	Rt 9W	26.3 acres. Royal Wine Co. - World leader in kosher wines	Locally - process Concord grapes from western NY
Split Rail Nursery and Tree Farm	Nursery	Mahoney Rd	20.9 acres	

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