

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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

1. Name of Property

historic name Morris Village Historic District

other names/site number _____

2. Location

street & number Main, Lake, Broad, Grove, Church, et. al. not for publication

city or town Morris vicinity

state New York code NY county Otsego code 077 zip code 13808

3. State/Federal Agency Certification

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

Resta A. Perpoint DSHPO 12/20/12
Signature of certifying official/Title Date

State or Federal agency and bureau _____

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register. See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Edson H. Beall Signature of the Keeper 2-20-13 Date of Action

Morris Village Historic District

Name of Property

Otsego County, New York

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
287	121	buildings
3	0	sites
0	0	structures
0	0	objects
290	121	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

7

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwellings, secondary structures

RELIGION/religious facilities

FUNERARY/cemeteries

RECREATION/fairgrounds

COMMERCE/stores

EDUCATION/school

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwellings, secondary structures

RELIGION/religious facilities

FUNERARY/cemeteries

RECREATION/fairgrounds

COMMERCE/stores

EDUCATION/school

7. Description

Architectural Classification

(Enter categories from instructions)

Mid-19th Century; Late Victorian; Late 19th and 20th Century

Revivals

Materials

(Enter categories from instructions)

foundation stone

walls stone, brick, wood

roof asphalt

other

Narrative Description

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

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Summary

The Morris Village Historic District is located almost entirely within the village of Morris in Otsego County, New York. The district also encompasses three immediately adjacent properties in the town of Morris that share the village's development history (two cemeteries and a portion of the fairgrounds). The village of Morris was set aside as a separate municipality in 1870, but its history as the industrial and commercial hamlet of Louisville extends back at least eighty years before that. Morris retains its very early "four corners," located on the first bench of land overlooking the Butternut Creek, where the highway paralleling the creek (now NY 51) crosses a second highway (now NY 23), which forded the creek in the earliest period. The intersection of the two highways is still the center of the village. Additional, later streets branch from the two main highways to form an irregular street plan built in response to topography and water features in the village.

Architecturally, Morris retains dwellings dating to all periods of its development from ca. 1790 through the post-World War II period. Connected and individual commercial buildings constructed as early as the first quarter of the nineteenth century mingle with others built nearly a century later. While frame construction predominates, Morris has an unusually large assemblage of stone buildings—domestic, religious, and commercial buildings—constructed before 1850 for this region. There is virtually no infill postdating the historic period. Six historic-period church buildings, two no longer owned or used as places of worship, representing the Universalist, Baptist, Methodist, Episcopal, and Roman Catholic religions, stand within village limits.

Evidence of Morris's nineteenth-century, water-powered industry is represented by two unusually intact groups of small frame tenements, the dike that once impounded Hargrave Lake and portions of its head and tail races, and some above-ground remains of the Washbon tannery pond and raceways located on Calhoun Creek. Some buildings that once housed parts of the Linn Tractor Company, also water-powered in its early period, have been purchased and reused by the town of Morris and private individuals. H.W. Naylor, still a manufacturer of

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

veterinary medicines—formed an important part of the village's twentieth-century economy. Morris Central School, a Georgian Revival brick edifice, occupies a prominent position at the west end of the village, where several generations of school buildings have stood since the early 1800s. The Italianate village hall with its unusual cupola stands on the west bank of Silver Creek where it passes under Main Street.

The Otsego County Fairgrounds incorporate one exhibit hall constructed by the turn of the century, a grandstand built in 1923, and livestock buildings and additional buildings standing by the mid-twentieth century. The grounds straddle the village boundary, extending east into the town. Hillington Cemetery, a large rural cemetery opened in the 1860s, occupies a large site adjacent to the opposite bank of the Butternut Creek and just outside the village boundary. This nomination also takes in the Quaker burying ground, which is located about 400 feet east of Hillington Cemetery and on the opposite side of NY 23.

As a whole, the village of Morris has few intrusions, and its streetscapes strongly resemble in massing and density the development achieved by the late 1800s. Many buildings retain notable architectural details executed in wood and stone.

Natural Setting

The village of Morris lies near the midpoint of the Butternut Valley, one of several prominent northeast-southwest glacial valleys shaping the landscape of virtually all of Otsego County. Such valleys characterize the larger Allegheny Plateau region, which is bounded on the north by the Mohawk Valley's south escarpment, on the east by the Schoharie Creek valley, and on the south by the Susquehanna River valley. This landform continues westward to Genesee Country, south of Rochester, and encompasses the Finger Lakes region.

The Butternut Creek originates farther north in the valley in the towns of Exeter and Burlington, at roughly 1,800 feet above sea level, and descends through the towns of New Lisbon, Morris, and Butternuts. A USGS

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

benchmark on the bank opposite the village of Morris is at 1,096 feet, and the adjacent ridges enclosing the valley rise to about 1,700 feet to form a fairly narrow valley. Broad flats extend for more than half a mile on each side of the creek before these meet the first bench of land enclosing the floodplain. For clarity, it should be noted that while the compass shows that the Village of Morris stands on the north side of the watercourse, the village is often described as being on the creek's west bank, acknowledging the overall flow of the watercourse. Downstream, the creek continues south and west to meet the Unadilla River, which forms the boundary between Otsego and Chenango counties.

Two creeks descend the ridge enclosing the western (northern in this section) side of the valley and flow through the village before meeting the Butternut Creek. The more easterly one is unnamed in official mapping and has gone by several names used locally in the historic period. By the late nineteenth century down to the present, it seems most commonly known as Silver Creek. Calhoun Creek is the more westerly watercourse. From the 1830s through the mid-1900s, some of the Butternut Creek's flow was drawn off via a head race to be impounded by a dam and a dike to form a sizable mill pond known locally as Hargrave Lake. Disuse for industry combined with natural forces led to the pond's abandonment, but the dike along its southern shore and portions of the old head and tail races can still be traced.

Historic-period Infrastructure

The Village of Morris street plan is closely tied to local topography and watercourses. Main Street parallels the Butternut Creek and is but a section of a much longer thoroughfare following that stream and connecting the Butternut Valley with the Mohawk Valley to the north and the Susquehanna Valley to the south. Broad Street ascends the gently rising land of the flats north of the Butternut Creek to meet Main Street, and then rapidly scales the land adjoining the unnamed creek at the east end of the village. South of Main Street, the latter is a segment of an east-west route (NY 23) crossing the northeast-southwest trending glacial ridges of the plateau to connect centers of trade located in the narrow valleys. North of Main Street, it is County Highway 13 (CR 13),

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

which crosses the ridge and thence to the village of New Berlin on the Unadilla River. These two highways form the main crossroads at the center of the village.

Later streets form an irregular plan within the quadrants set out by Main and Broad streets. Grove Street forms an elbow in the southwest quadrant, and it crosses the eastern creek. Hargrave Street connects Main and Broad in the southeast quadrant and is named for the former textile mill powered by the water impounded in Hargrave Lake. Lake Street's earliest section ran east from Hargrave Street; it was later connected to Broad Street. Still later, Mill Street was laid out east of Hargrave Street, and Mechanic Street connected Mill and Hargrave streets. In the northeast quadrant, Water Street (earlier known as Barrett Street for a mill owner) parallels Silver Creek, where it levels out into the last reach before it descends to the Butternut Creek. In the northwest quadrant, West Street forms a Y-junction at the west end of Main Street. Liberty Street runs generally north from this Y; Church Street parallels Liberty Street to the east. Church Street becomes Littlewood Road beyond the village boundary and ascends the enclosing ridge in that direction. High Street parallels Main Street, running west from Church Street and overlooking the village below. Maple Street connects Broad and Church streets at a lower elevation. These streets form the nineteenth-century plan. The main thoroughfares—Broad and Main streets—have sidewalks lined with mature street trees, as does West Street.

Additional cul-de-sac streets expanded the village plan in the post-World War II period. Meadow Lane runs south from Grove St. Highland Avenue runs north from High Street, and house lots on the south side of Jacobsen Road adjoin the northwest boundary of the village.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Built environment

The Morris Village Historic District retains highly intact commercial and residential streetscapes associated with an excellent collection of churches, civil buildings, and some industrial buildings with associated infrastructure. As a group, they are representative of the people and patterns of a rural industrial and commercial central New York State village developed mainly during the nineteenth century. With relatively little overlap, types of buildings representative of different activities are located in specific locales, but all retain a propinquity typical of nineteenth-century pedestrian-oriented villages. Individually, Morris's historic buildings preserve architectural styles popular during the village's entire development, from ca.1790 through the post-World War II period. As a group, they illustrate the range of interpretation of period tastes from vernacular to high style.

Morris's commercial district centers on Main Street, from just east of Broad Street west to where the eastern creek passes under the highway. Two additional commercial buildings stand on the west side of Broad Street south of the lighted four-corners intersection. A trio of two-story, frontal-gable, stone buildings form a very prominent centerpiece at this intersection. A five-bay, square-plan hotel on a raised basement stands at the northeast corner. It has a later wood mansard roof serving as a third story; and the structure has suffered a fire and subsequent neglect. Next door to it, a somewhat smaller building with three entrances in the first floor front façade is now an apartment building. On the opposite, southwest, corner, stands a third stone building. This was remodeled as a bank with neo-classical details in the first quarter of the twentieth century, but it retains its form and fenestration that incorporates the original number of bays. These form a distinctive group, unusual for the region, where early frame and late nineteenth century brick commercial buildings are typical.

East of the Broad Street intersection on the south side of Main Street, a row of five closely spaced frame commercial buildings broken by two narrow alleys dates to the first half of the nineteenth century. A large

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

frontal-gable frame building occupies the corner lot; a narrower early Italianate building adjoins it. These two buildings retain recognizable massing and form and some details, including an oval window in the tympanum of the corner building, but their historic finishes are either concealed under non-historic materials or were removed during renovation. A building with a Greek Revival-era form and some later Italianate remodeling stands next to a large, frame building with a comprehensive remodeling using non-historic materials. A former stone shop building, now used as the library, is east of that. As a group, these retain a scale and density established before the Civil War.

West of the Broad Street intersection and the stone bank, a row of three closely spaced frame buildings with a variety of mainly late nineteenth century trim schemes continues west beyond a non-contributing single-story brick building with a deeper setback. The wagon-height, first-floor front facades of this group incorporate fancy millwork details and large display windows; one exhibits an early twentieth century remodeling; the last is now encased in recent renovation using non-historic materials. The backs of these buildings display gable-roofed forms with partial returns and plain clapboard walls, all much earlier than their renovated fronts suggest. The last building before the creek is a small frame tavern built in 1929, which mimics the frontal-gable form of several other buildings on Main Street.

The buildings on the north side of Main Street between Broad Street and the bridge over the creek all postdate a fire in 1883. At the corner stand a large, three-story frame hotel with simple Stick details and a later-added (1920s) brick storefront with tapestry details and transom windows made of many small lights. West of this stand two connected, two-story brick buildings with street-level storefronts and regular fenestration above. These share decorative brick details spanning both façades, including coursing, tapestry work, and corbels, which tie them visually to each other. The eastern one has a remodeled, neoclassical storefront with multi-light display windows. The frame buildings of H.W. Naylor stand between the brick buildings and Silver Creek.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

Built in the 1920s, these exhibit Craftsman eclecticism with varied fenestration and wood shingle walls. This group of connected buildings extends north along the creek where a high stone retaining wall restrains flooding. Behind the Naylor group is a large yard bounded on the north by a three-story, gable-roofed, frame barn with wood novelty siding.

Two concrete block buildings, both apparently designed as service garages in the period 1920-1940, are located within the commercial district. A single-story, flat-roofed one with a single service bay projects from the southeast corner of the easternmost of the three stone buildings on Main Street at the four corners. The other is a taller gambrel-roofed example with a frame addition, which opens onto Broad Street north of the large frame hotel. Neither is now used as a service garage, but Morris does have a recently built convenience store (owned by Valero in 2012) located at the southwest corner of Broad and Grove streets. Of slightly earlier vintage, a local grocery store occupies a barrel-vaulted building (constructed ca.1940) with a frame addition on its west long wall, located between Church and Liberty streets on the north side of Main Street.

Morris retains several church buildings constructed during the nineteenth century and one during the twentieth. The oldest is Zion Church (NR listed), a stone Gothic Revival church set back from Main Street constructed by the Episcopal congregation in 1818. At the western end of Main Street near the intersection with West Street stands the former Greek Revival, frame Baptist Church. This church retains its prominent entrance and full return, but the building now houses the local clinic and its fenestration accommodates an upper story located at the height of the old balcony. Two churches—the former Universalist and the Methodist—stand on the west side of Church Street. The former Universalist church retains its Greek Revival massing and much of its decorative scheme, which incorporates Gothic crenellations spanning the front façade at eave height adjoining the base of the tower and paired, oversized Greek keys between the first and second story windows. It is now used as a dwelling, and the fenestration on the side walls was altered to accommodate that use. Next door, the

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 8

frame Methodist Church represents both its pre-1860 appearance and its Victorian-era remodeling. The old Baptist Church at the corner of Main, West, and Liberty streets was superseded by a large Victorian Gothic church set on a capacious, park-like lot on Broad Street between the creek and Main Street. In 1949, the recently established Roman Catholic parish built a small, single-story church on Main Street, nearly opposite the old Baptist church.

The Morris Central School at the west end of the village, the village hall and (former) engine house, the non-historic period brick fire house opposite the hall, the library, the village barn, and the town of Morris barns compose the village's civil buildings. The school occupies a large V-shaped lot between Main and West streets with a park-like setting. The two-story, brick Georgian Revival building spans the width of the lot north to south, which provides a visual bookend to the area of dense village lot development. Wings have been added to the back of the building, west of the original block, and are only visible from the back and sides. Playing fields are located on the south side of Main Street, which adds to the sense of open parkland. The two-story frame village hall stands adjacent to the bridge crossing the creek on Main Street. Built in 1880, its bell tower appears to have come from an older church, possibly the old Baptist church. The hall is partially remodeled, with the old fire cart doors replaced with walls punctuated by small windows. The upper story and the bracketed frieze more closely resemble the building's early appearance. The library is located in a small, stone shop building with a added frame half-story clad in wood shingles. It stands west of the Zion rectory (NR listed) on the south side of Main Street.

The small village barn, now with steel siding, stands on the north side of Grove Street adjacent to the creek. Two much larger gable-roofed frame town barns, formerly part of the Linn Tractor plant (one may be even older and have been part of the old fairgrounds grandstand replaced in 1923), are located on two lots on the south side of Lake Street, adjacent to the Otsego Fairgrounds. Both barns are long, narrow, single-story buildings (built

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 9

ca.1915-1940) and are used for vehicle parking, storage, and office space. These are offset from each other with considerable yard space, allowing room for turnaround and loading. The buildings retain some of their original appearance with fenestration using period sash and many period doors. Additional concrete block buildings once part of that group are located on the north side of Lake Street; a turn-of-the-century, two-story frame building is at the northwest corner of Mill and Mechanic streets.

Three enclaves of tenements built during the nineteenth century represent Morris's extensive water-powered industrial legacy. The two earlier groups are located on Water Street along the eastern creek and on Hargrave and Lake streets, near the site of Hargrave Lake. A somewhat later row stands on the east side of Mill Street. The dyke that once contained Hargrave Lake survives, as does the head race, now clogged by beaver dams, which used to draw water off the Butternut Creek. On the east bank of Calhoun Creek, ditches dug to supply a tannery and a dike to retain water to supply it partially survive. None of the buildings associated with these enterprises still stands. Buildings once used for other comparatively small manufacturing concerns include the Bresee cabinet shop (more recently the Louisville Grange) on Broad Street where it crosses Silver Creek, the wood ladle company on Grove Street, and the stone Kenyon Library used as a shoe shop to name a few.

Farmland—used and unused—both encircles much of the village and is operated within its boundary in lots on the east, north, and west sides of Morris. This preserves the visual break between dense village development and the larger rural context of open land. On the east side of the village, the extensive Godley estate, centered on the large, Federal stone house built by Volkert P. VanRensselaer in 1814, includes late nineteenth century and early twentieth century barns for cattle, poultry, and storage. Adjacent parcels east of the village were added in sections in the 1940s. On the north boundary, a farm with a handsome Gothic Revival house and matching stable was once associated with open land adjacent to the village. On the west boundary of the village, one farm continues operations in buildings located south of Main Street (NY 51) and constructed in the

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 10

1950s and later. This parcel is part of Lot 35 of the Hillington Patent; most of the lot lies in the town of Morris but shares ownership with the farm buildings. Until recently, the lot where two vernacular Greek Revival-era, wing-and-upright-form houses—one stone and one frame—stand was part of the larger, now adjacent farm. The larger, historic-period lot can still be delineated on a tax map and aerially.

Agriculture is also represented by the Otsego County Fairgrounds, a site used for this purpose since at least the 1880s. Numbering more than 40 acres, the fairgrounds encompass a large group of pavilions, many built in the historic period, for the display of livestock and enclosed buildings for produce, manufactures, and handcrafts. The oldest of these, Floral Hall, was built in the 1880s. A one-room school—moved to the site—is associated with additional more recently constructed buildings representing the rural history of the region. The grandstand and track, opened in 1923, replaced earlier ones located a little farther north and opened in 1898.

Houses and their associated outbuildings form the largest proportion of the architectural record in the Morris Village Historic District. Before the post-World War II period, frame construction of varying types characterized domestic architecture in Morris. Most residences rest on foundations of locally quarried shale and siltstone: houses built in the late Victorian era often have coursed ashlar foundations of worked stone while earlier ones tend to be more roughly laid up using fieldstone. In addition to the stone houses located on the former Washbon farm at the west end of the village and the Van Rensselaer house at the east end, only the Grove (NR listed)—a large Greek Revival dwelling with a two-story colonnade spanning its front façade—is also built of stone. The Federal-period Wing house, occupying a large site on the west bank of the eastern creek on the south side of Main Street, is one of only two pre-1950 dwellings built of brick; the other is a small cottage built ca.1930 on Lake Street.

In general, houses in Morris are vernacular rather than high interpretations of tastes that prevailed at different

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 11

times from the 1790s through the 1940s, although it is evident that some local builders were highly skilled and aware of patterns and designs published at different times over this century and a half. The earliest dwellings in Morris face Main and Broad streets. These include the hip-roofed, Federal Franchot house (completely renovated following a fire), smaller, close-set examples farther north on the east side of Broad Street near its intersection with Grove Street, and larger houses on more generous lots on the north side of Main Street east of the four corners. Almost without exception, later owners during the historic period updated details of these houses—mainly sash replacement and the addition of porches and wings—so these generally retain the massing and form indicating early construction. At the other end of the spectrum, single-story, symmetrical plan millworker tenements, each designed for two families, stand on Hargrave and Lake streets. These very simple buildings constructed in the early 1830s retain proportions typical of construction during the period when the Federal taste was increasingly influenced by the newer Grecian style. Seven of these tenements—most long since turned into single-family houses, expanded with ells and porches, and remodeled with later style millwork—are unusual survivals of such dwellings in the region.

The Greek Revival style is broadly represented in Morris. Large, well-developed examples are located on the west side of Broad Street, on the south side of Grove Street, and the north side of Main Street, the last filling spaces between earlier buildings. These include buildings with handsome Doric and Ionic colonnades spanning their front facades, a one-and-a-half-story cottage with a narrow second story above a hip-roofed porch spanning the front and sides, and a temple-form example with elaborate trim incorporating round-arched moldings over the windows and doors located farther west on Main Street. Many more modest examples, mostly one-and-a-half-story, wing-and-upright ones, occupy lots on Broad, Main, Church, and Liberty streets. A row of three once-identical examples of such dwellings stands at the west end of Grove Street. An additional group of mill tenements line Water Street, where the Barrett mill was located in the mid-1800s. This form remained popular into the early 1870s, when the row of slightly larger examples was built on Mill Street.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 12

The Gothic Revival style is represented solely by the highly intact Jonah Davis house (34 Church St). Its simple side-gabled rectangular plan is embellished with vergeboards, board-and-batten siding, and draped window heads. The stable matches the house. This property, perched on the rise overlooking the commercial district, occupies a suburban, in the historic sense, location characteristic of this picturesque taste.

In Morris, tastes popular after the Civil War are not as numerous as earlier ones in domestic construction, and most are large houses on generous lots. Like earlier Greek Revival examples, these fill spaces previously open in the street plan. Two large, high examples occupy sizable lots on the west side of Broad Street south of Main, and a third with a mansard roof, now a funeral home, stands at the southeast corner of Lake Street. A small vernacular example is located at the corner of Hargrave and Lake streets, and a somewhat larger and later one at the corner of Broad and Maple. The Victorian eclectic styles are more widely represented, with modest examples on Broad, Church, Liberty, High, and Main Street, west of Silver Creek. One house on Broad Street, built in the Italianate taste, was remodeled as a Queen Anne dwelling after it suffered a gas explosion. Very plain frame examples using the high-peaked massing of the latter taste and broad, open porches stand on the east side of Lake Street and in the northern part of the village, including two examples on Church Street north of High Street.

While new dwellings in these tastes are not numerous, many owners of older dwellings built large additions and spacious porches in this period. These construction projects expanded living space and updated houses still very serviceable, but might have seemed small and faintly old-fashioned. Another popular improvement was the replacement of sash in the most prominent windows with two-over-twos, a configuration made affordable by changing glass technology.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 13

Builders in the first third of the twentieth century adopted quite different building styles. A small row of bungalows is located on the former Wing house lot on the south side of Main Street. An American four-square house with wood-shingle siding is located at the elbow of Lake Street. Quite a number of houses in Morris have open porches with squared, battered supports, either set on knee walls or resting on the deck—a detail drawn from popular building designs for bungalows and four-squares. These are strongly similar throughout the village, possibly built by a single contractor. Two architect-designed Georgian Revival houses of very similar plan fill spaces on either side of Broad Street, and a diminutive cottage house with an adjacent U-plan veterinary office occupies a large lot farther south towards the Butternut Creek.

Post-war domestic construction in Morris is found mainly in new cul-de-sac development. Meadow Lane and Highland Street feature a variety of house trailers, prefabricated homes, and Mid-Century Modern dwellings on generous lots, some retaining landscaping popular in the 1950s and 1960s. Within the older street plan, a few Mid-Century Modern and two-story, split-level frame dwellings—some with stone and brick veneer details—were built on Lake St. A single-story brick example studded with fieldstones perches on a raised lot overlooking Broad Street north of Main. A large percentage of domestic buildings in Morris have outbuildings. Some are nineteenth-century stables and carriage barns contemporary or nearly so with the house. A greater proportion are frame garages dating to the mid-1900s or later.

Two cemeteries are included in the district. Both are located south of the Butternut Creek in the town of Morris. Hillington Cemetery, a large rural cemetery opened in the mid-1860s, incorporates winding paths over a rolling landscape dotted with mature trees and bushes and memorials dating from the mid-century onwards. On the opposite side of NY 23 and about 400 feet farther east, the Quaker cemetery is organized in rectilinear plots and enclosed by a low, dry laid stone wall.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 14

Property List

The following list is compiled from field work conducted in the spring of 2012. It is compiled alphanumerically by street name and street number assigned in the 911 database. The individual property descriptions start with a brief description of the main building on the property with its approximate construction dates based on physical appearance and historic mapping followed by descriptions and approximate dates of outbuildings. Some of the latter are designated as structures in the National Register. All features are contributing unless otherwise noted at the end of their entries. In most cases, non-contributing buildings and structures in this district postdate 1962, the end of the period of significance. In a few instances, where extensive renovation using design and materials unsympathetic with an historic building has occurred, such buildings may also be considered non-contributing.

Historic map references are listed chronologically beginning with the 1856 *Gates Map of Otsego County* followed by the 1868 *Beers Atlas of Otsego County*, and the 1903 *New Century Atlas of Otsego County*. In addition, the Sanborn Fire Insurance Company published a single map of the Village of Morris in 1916.

For many properties, historic notes are also provided. Much of this information was collected by Morris residents who prepared historic property inventory forms in 1984, and the forms are cited in these instances. This information represents a considerable effort and level of detail that is of interest, although possibly not of primary importance to the themes of significance established in this nomination.

Back Service St

1 Back Service St (Otsego County Fairgrounds)

Building list for the Fairgrounds property

This list is grouped by the internal lanes within the fairgrounds. Back Service St is the name used in the 911 database for the eastward extension of Lake St in the village plan. Except where otherwise noted, the buildings are painted white and have recently put on metal roofs. Near the entrance to the fairgrounds, Back Service St passes over a stone-arched passage built to connect the mill basement with the tail race returning water to the Butternut Creek. This is covered. Farther down, the tail race remained open, but it has recently been culverted and Wash Rack Rd runs over top of it.

Ticket booth (Back Service St, south side, near entrance): Small gable-roofed frame building with overhanging eaves; fiberboard siding with cornerboards; one-over-one wood sash. Built 1940-1970.

Registration building (Back Service St, south side): House trailer with steel siding and added gable roof; rests on a fixed foundation. A narrow, open porch on a raised platform accesses entrance and windows on long wall. Built ca.1965. Non-contributing.

Otsego County Fair Executive Office (Back Service St, south side): Single-story, modular frame building with T-111 siding. Built ca.1980; moved to site in 1996. Non-contributing.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 15

Museum (a.k.a. Antiques log cabin) (Between Back Service St, south side, and Grandstand Blvd): Single-story log cabin constructed using partially shaped logs and locking joints. Small windows cut in walls have frame sash with a single clear plastic light. Paired doors of vertical boards located in south gable end. Asphalt shingle roof set on 4 x 4 rafters. Built 1979. Non-contributing.

One-room School (Back Service St, south side, faces Grandstand Blvd): Single-story, frontal-gable, frame schoolhouse with vertical board siding and center entrance in south gable end. Retains regular period fenestration plan with six-over-six sash in plain window casings and six-panel wood door. Has vertical board siding and raking cornice. Built ca.1870 based on current appearance. Moved ca.1984 by Clifford Drake from its original site in School District No.9 in Burlington.

Mereness Exhibit Building (Grandstand Blvd, north side): Single-story, frontal-gable, frame exhibit building with shed-roofed additions extending roof faces of both long walls. Vertical board wood siding and sliding doors centered in south gable end. Built 1920-1950.

Conservation area (between Mereness Exhibit Building and Carnahan Exhibit Building): Wooded area with cages to display animals. Entrance is fenced off with logs and two posts set on end with a third one laid across the top (resembles the entrance to a ranch). Set aside in 1946.

Trappers Cabin (located in Conservation area): Small, gable-roofed, frame leanto with board-and-batten siding. Built early 1950s; stone fireplace added later.

Carnahan Exhibit Building (Grandstand Blvd, north side): Gable-roofed pole barn with steel siding. Small shed-roofed additions projecting from front wall flank upward sliding garage store centered in front (south) façade. Built 1980-2000. Non-contributing.

Barbecue Pavilion (Between Grandstand Blvd and Back Service St, east of Carnahan Building): Small pavilion. Built 1980-2000. Non-contributing.

Storage building (between Grandstand Blvd and Back Service St): Pole barn with gable roof and upward sliding door in south gable wall. Metal siding. Built 1970-1990. Non-contributing.

Household Log Cabin (Grandstand Blvd, south side): Small, gable-roofed log cabin built with Scotch pine logs and locking joints; log rafter; wood-shingled roof; and cobblestone chimney at one end of ridge line. Battened door in east gable end. Built 1976. Non-contributing.

Storage building (Back Service St, north side): small, frontal-gable frame building with particle board peak. Single-light hopper sash and center entrance with vertical board wood door. Metal roof and metal siding. Built 1940-1980.

Storage building (Back Service St, north side): Small, frontal-gable frame building with deep eaves and wood clapboard siding. Center entrance in south gable end has vertical board sliding door; no windows. Built 1925-1940.

Martin Hall (4-H exhibition hall) (Cattle Dr, west side): Large, roughly square-plan, single-story exhibit pavilion with center aisle extended eaves and vertical wood siding. Main entrance in center front of building (facing east) accessed via a large sliding door. Built 1960s. Non-contributing.

Rabbit and Poultry Building (Cattle Dr, west side): Large, roughly square-plan, single-story, frame exhibit pavilion with center aisle and extended eaves and vertical wood siding. Main entrance in center front of building (facing east) accessed via a large sliding door. Roof is constructed of wood trusses joined using "plates" made of polygonal pieces of plywood and secured with nails. Built 1960s.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 16

4-H Beef Pavilion (Cattle Dr, west side): Frame, single-aisle exhibit pavilion with long, narrow footprint and open walls. Roof is constructed of wood trusses joined using "plates" made of polygonal pieces of plywood and secured with nails. This building uses an earlier plan and has been rebuilt a few times. Its current appearance dates ca.1980-2000.

Pavilion (Cattle Dr, west side): Frame, single-aisle exhibit pavilion with T-111 siding and poured concrete floor. Built ca.1990-2000. Non-contributing.

Garvin Show Ring (Cattle Dr, west side): Frame, single-aisle pavilion with eaves extended over exhibit ring located in center section: Roof is constructed of wood trusses joined using "plates" made of polygonal pieces of galvanized iron and secured with nails. Built 1960-80. Non-contributing.

Sheep Building (Cattle Dr, west side): Frame, single-aisle pavilion with gable roof and open walls with the lower portion fenced with vertical boards; constructed with mortise-and-tenon joints. East end is enclosed with vertical wood siding and entered through paired doors in the gable end. Built ca.1900; moved to this site after the track and grandstand were rebuilt in 1923; new leanto addition made 2012.

Clifford Drake Horse Building (Horse Ln): Frame, single-aisle pavilion with gable roof and board-and-batten siding on long walls and vertical board siding on gable ends. Built 1940-1960.

4-H Dairy Goat Building (Wash Rack Ln): Small, gable-roofed frame exhibit pavilion with open walls. Its north roof face was recently extended over an additional open-walled exhibit area. Built ca.1940 and housed a scales for weighing in hay and tractors; retrofitted ca.2000 for exhibiting goats.

Pavilion (Wash Rack Ln): Frame exhibit pavilion with gable-roofed center aisle and eaves extended over flanking aisles. Supports are logs turned on end and wood truss roof is joined using "plates" made of polygonal pieces of plywood and secured with nails. Built 1950-1970.

4-H Horse Barn (located at southwest corner of track): Frame, center-aisle exhibit pavilion with gable roof, long walls clad in unpainted board-and-batten siding, and open end walls. Built 1975. Non-contributing.

Restroom building (Cattle Dr, east side): Small, single-story, gable-roofed, frame building with variety of wood siding housing restrooms; building has later renovations, but generally preserves early form. Built 1920-1940.

Cattle pavilion (Cattle Dr, east side): Single-aisle, gable-roofed frame pavilion with horizontal board siding on lower half of walls and rows of hopper windows above. Poured concrete floor. Built 1920-1940.

Maple Producers Pavilion (Horse Ln, west side): Single-story, frontal-gable frame pavilion with cupola ventilator. Clad in unpainted board-and-batten siding. Built 1980-1990. Small, single-bay storage garage associated with this building.

Grange Building (Grange Av, east side): Large, gable-roofed frame building with vertical board siding. Built 1948.

Butternut Valley Grange concession stand (Grange Av): Frontal-gable frame building with beadboard siding and exposed rafter tails. Built 1900-1950.

Quonset hut (located on outside of backstretch of track): Small Quonset hut manufactured by the Great Lakes Steel Corporation. L.I Richer Company, New Berlin, placed it as a sales model in 1949. The fair bought it in 1951 and used it as the First Aid Building. It was located near the entrance until it was moved to this location ca.1984.

Track: Oval track with dirt surface partially enclosed by white-painted picket fencing. Track runs in front of grandstand. Judges stand and a concession building are located inside the oval. Probably laid out in conjunction with construction of new grandstand in 1923.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 17

Judges Stand (located inside track): Small, gable-roofed frame building with board-and-batten siding constructed in two phases. Built post-1990. It replaces an earlier one, which was demolished by a stock car crashing into it in 1963. Non-contributing.

Concession stand (located inside track): Single-story pole barn with steel siding and roof capped by a ventilator. Built 1990-2000. Non-contributing.

Grandstand: Frame grandstand with gable roof erected on concrete piers faces southeast onto the track. Roof is supported by kingpost trusses built with circular sawn lumber; posts are square-cut chamfered lumber. Open bleacher seating projects beyond main block of building. Built 1923.

Floral Hall: Frame pavilion with symmetrical, cross-gabled plan. The original four facades have false fronts and paired sliding doors opening into the cruciform-plan hall. Frame additions were constructed in each of the four open corners of the plan before 1903, creating a large square plan. The building has heavy cut board-and-batten siding and sliding doors replace older ones in each of the false fronts. Poured concrete floor a later change. Built ca.1884.

Concession stand (north of grandstand): Low, gable-roofed frame building with deep eaves and vertical board siding. Sliding doors place in north gable end. Built ca.1900-1920. (Appears in photographs showing the old 1898 grandstand, which was demolished in 1923)

Morrison Hall (north of grandstand): Single-story, gable-roofed frame building with extended eaves, exposed rafter tails, and simple braces. Eight window openings on west eave wall now boarded over; sliding doors in the north gable wall and additional doors at the corners of the gable walls. Built early 1900s as a machinery display hall. Later used as the "county building" for police and fire department booths.

Restrooms (north of grandstand): Single-story, concrete block building with framed gable roof. Built 1940-1960.

Historic name: Morris Fairgrounds (1903 atlas)

Historic notes: The Otsego County Fair moved to this site from Cooperstown in 1947. The location was in use as a fairground much earlier, at least since 1877, when the Butternut Valley Agricultural Society held its first fair on this site in October of that year. There were agricultural fairs held in the area later encompassed by the Village of Morris even earlier, but probably at different sites.

General Jacob Morris, who resided in the Butternut Valley, was president of the first country agricultural society, established in 1817. By 1835, a cattle fair was held in this area, possibly on the Rotch property at the west end of what is now the Village of Morris. By the late 1840s, the original county agricultural society was fading, but a fair was held on the land behind the Louisville Hotel. In 1851 J.W. Ball, a member of the new Otsego County society, complained that a fair still held in the Butternut Valley detracted from the fair the county society held at Cooperstown. A year later, in 1852, the county society, led by Morris resident Samuel Bowne, reorganized, and a site for its fair was debated heatedly.

When Cooperstown won out in January 1856, people in the Butternut Valley broke away and formed a new society—the Farmers Independent Agricultural Society based at Garrattsville in the Town of New Lisbon—in 1859. The 1868 Beers *Atlas of Otsego County* shows the site as open land. In 1876, this society reorganized as the Butternut Valley Agricultural and Horticultural Society. Some sources state that the society bought 20 acres of the current fairgrounds from mill owner Russell Leonard. Leonard was also the first president of the new society. Others state that he donated it in 1876. Leonard's mill went into receivership a few years later, and he drowned himself in Hargrave Lake. Deeds show that the society paid \$3,500 for 40 acres in 1882 and an additional \$500 for the lot at the corner of Lake and Mill Sts in 1884. This suggests that the land was not donated, but was used via a more informal agreement until these purchases.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 18

An entry in Hurd's *History of Otsego County* suggests that at the 1877 fair on the new site, there might not yet have been any permanent buildings, as a host of women were designated "Superintendents in the Tent." By 1878, the first building, Floral Hall, was constructed. The 1903 *New Century Atlas* shows a slightly different layout from the present with the track and first grandstand, constructed in 1898 and replaced in 1923, located farther north. Floral Hall, its former cruciform plan expanded to a square plan, stood on the infield of the track. In 1908, it was reported there was no dividend from the fair, as the proceeds went to constructing new buildings.

The society reorganized again ca.1919 as the Morris Fair Association. It had been known for some time simply as the Morris Fair, so this codified the common usage. No fair was held in 1939 or 1940, and as early as 1944, the county grange began negotiating to take over the fairgrounds. The agreement was worked out in 1945, and the grange held its first fair on the grounds in 1946. In 1947, the name of the property became the Otsego County Fair. Many buildings have been added to the property and it now encompasses 42.38 acres, slightly half of that within the village boundary. The entire fairgrounds property is included in the district. (Local historian, Rene Elliott, provided the information for this synopsis.)

Broad St (NY 23 and CR 13)

Broad St is one of the two primary streets forming the intersection around which the Village of Morris developed. It was incorporated into the proposed route of the Butternuts and Sherburne Turnpike running from Oneonta to New Berlin on Unadilla River, which was chartered by the state in 1836. North of Main St, it is designated CR 13; south of Main St, it is NY 23.

17 Broad St Two-story, five-bay, hip-roofed frame house with single-story, gable-roofed back ell aligned with north wall. Built 1810-12; restored after a fire in 2010 using traditional materials, including wood clapboard siding and wood twelve-over-twelve sash in a regular plan. Roof replaced with a standing seam metal one, and foundation is parged over stone. This returns massing and overall decorative scheme to one similar to the one used in the early period

Outbuildings: Two-story, frontal-gable, frame carriage barn with steep roof and sawtooth pattern in frieze; paired period doors, wood clapboard siding. Built 1880-1900.

Single-story, three-bay frame garage with period paired doors with X-battens. Appears to be somewhat deteriorated. Built ca.1920.

Historic name: "Brookside Villa" (1903 atlas); *Historic map references:* 1856: Hon. P. Franchot and Charles Franchot; 1868: R. Leonard; 1903: "Brookside Villa," E. Thrasher

Historic notes: Built for Stanislas Paschal Franchot and reputedly the first frame house built in the village. Description in 1984 inventory form suggests the main block of the house was nogged with brick.

20 Broad St Two-story, side-gabled, frame house with two-story, gable-roofed back ell (added 1920s and expanded to current size with poured concrete foundation, 1980s) spanning part of the east wall. House retains partial returns and narrow frieze on main block. Regular period fenestration with two-over-two wood sash in plain casings; center entrance door has open pedimented porch (added 1940s). House recently renovated with wood shingle siding and new paint; otherwise largely intact. Built ca.1900.

Outbuilding: Two-story, gable-roofed, frame barn with vertical board siding and two wagon bays in south wall; oriented to Mill St.

Historic map reference: 1903: Wm. Churchill;

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 19

Historic notes: From 1984 inventory form: Built by William Churchill for himself in the 1870s, but form is atypical for that date.

22 Broad St Two-story, square-plan, hip-roofed frame house with single-story, shed-roofed leanto on back wall. Open shed-roofed porch with squared, chamfered columns spans front façade. Standing-seam metal roof has deep eaves and frieze with paired brackets. Regular period fenestration with two-over-two wood sash in plain casings. Main entrance asymmetrically placed on front façade. Pressed mineral shingles cover or replace earlier finishes. Built 1870s.

Historic map reference: 1903: R.M. Churchill

Historic notes: From 1984 inventory form: House was built by Richard Churchill for his own use.

26 Broad St Single-story, frontal-gable frame house with large, two-story, frontal-gable addition attached to the back wall. House retains three-sided bay windows on north and south sides of older front block, but has lost its upper story in addition to all historic finishes. Built 1870s. Non-contributing.

Outbuilding: Two-story, two-bay, frontal-gable frame carriage barn with raking cornice and wood clapboard siding. Built 1870s-1880s.

Historic map reference: 1903: Z. Ferry

Historic notes: From 1984 inventory form: Built for Walter A. Wing. Upper story removed in the 1970s; two-story addition appears to date ca.2000.

27-29 Broad St One-and-a-half-story, frontal-gable, frame cottage house with flared, symmetrical eaves. Round-arched main entrance at north end of front façade is balanced by bay window with tripled four-over-four sash and miniature mansard roof at south end of façade. Irregular fenestration incorporates shed-roofed dormers in both roof faces and mainly six-over-one wood sash in openings in the main block; paired six-light wood casements in the kitchen. Large exterior brick chimney asymmetrically placed on front façade. Wood shingle siding. Side-gabled, two-bay garage acts as hyphen between house and single-story, U-plan veterinary hospital south of the house. Hospital has hip-roofed center block and two small, one-story frontal-gable blocks with partial returns projecting towards the highway. Period fenestration plan includes paired and single windows and a small frontal-gable dormer centered over the main entrance. Wood clapboard siding with lapped corners. Built 1930.

Historic note: Architect Sam Woodland, Gilbertsville, built for Francis Reed, DVM.

30-32 Broad St (*Name:* Morris Laundromat and ice cream shop) Frame commercial building composed of a northern frontal-gable, single-story block and a single-story frame wing. All finishes replaced when remodeled for current businesses. Built ca.1940. Building set back from street to allow placement of pumps. Non-contributing.

Historic notes: From 1984 inventory form: This building was constructed and operated as a gas station, first by Jim Orr, then Bert Wayman, and in 1948, by Bob McKown, who leased it from Howard (Todd) Sloan. This building replaces a house owned by G. Sage in 1903.

33 Broad St Frame house composed of one-and-a-half-story frontal-gable main block and single-story, side-gabled wing; single-story gable-roofed ell projects to rear behind main block; recently added one-and-a-half-story attached to ell and matches older parts of house in scale, roof pitch, and finishes. Open shed-roofed porches with Gothic Revival colonettes span front of wing and side of main block. Regular period fenestration with mainly period six-over-six wood sash and functional louvered wood shutters. Built ca.1850. House retains a large lot fronted by mature hard maples and sidewalk of large slate paving stones.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 20

Outbuildings: Single-story frame garage. Built mid-1900s.

Small gable-roofed building with no windows visible from street. Date uncertain.

Historic map references: 1868: Wm. Hurlbutt; 1903: Mrs. W. Hurlbutt

Historic note: From 1984 inventory form: This house was built in 1851. No source cited for this date, and the house was not mapped in 1856. The form and style of the building were popular in the second quarter of the nineteenth century, but by the 1860s were generally considered old-fashioned, but Morris retains other examples of houses in this taste post-dating 1860.

38 Broad St Two-story, three-bay, frame house with hipped roof and single-story, gable-roofed kitchen ell on back wall. An open porch, which reuses older roof and recently replaced dimensional lumber posts, spans front façade. Deep-eaved roof with fairly narrow bracketed cornice; three-sided bay window on south wall. Regular fenestration has wood one-over-one replacement sash added since 1984 and stock door; decorative vinyl shutters; vinyl siding covers or replaces earlier finishes. Built 1875.

Outbuilding: Two-bay, frontal-gable frame garage attached via an enclosed hyphen to kitchen ell. Built ca.1980-2000.

Non-contributing

Historic map references: 1903: L. Sanderson

Historic note: Built for Rev. L.B. Ford, the Baptist pastor after the congregation built its new church on Broad St. The house lot was drawn in the 1868 atlas, but not labeled and had no house drawn on it. This house looks like it might be an earlier building with an Italianate remodel.

40 Broad St Two-story, cross-gabled, T-plan frame house with single-story, gable-roofed back ell; screened porch adjoins south wall. Open porch with Tuscan columns spans front porch; main entrance asymmetrically placed on front façade. House retains decorative vergeboards on gable ends. Regular fenestration appears to have reduced openings, probably to accommodate sash replacement with vinyl one-over-ones; paired openings below gables; single openings in three-sided bay window on south wall. Vinyl siding covers or replaces historic finishes that once gave this house a more articulated appearance. Built ca.1900.

Outbuilding: Two-bay, frontal-gable, frame garage set at a right angle to rear wall of house.

Historic map reference: 1903: Bapt.[ist] Ch.[urch] Pars.[onage]

Historic note: The 1984 inventory form states this house was built in 1875, but its form and details all suggest a turn-of-the-century construction date.

41 Broad St Two-story, frame house composed of two flat-roofed square blocks; the front and main, one with a prominent cupola. Flat roofs have deep eaves and frieze with paired brackets. Front and parts of sides spanned by open porch with paired, squared, battered supports set on rusticated block piers and connected by railings; porch built ca.1910-25 may replace earlier one. Regular period fenestration with pedimented casings and two-over-two wood sash; main entrance with paired doors and transom asymmetrically placed on front facade. Wood clapboards. Built ca.1865. Property has a large lot giving house a park-like setting.

Historic map references: 1868: J.B. Kenyon (Bracket Villa); 1903: J.P. Kenyon

Historic note: From 1984 inventory form: Built for J.P. Kenyon.

47 Broad St Two-story, frontal-gable, frame house with slightly lower, gable-roofed back ell sharing same roof axis. House retains bracketed frieze with gabled roof above and gable dormers in roof faces of main block. Gable ends have decorative

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 21

windows (arched in front) and wood shingles. Open porch with Tuscan columns and elliptical arcade spans front façade; glazed porch of similar date on south side of ell. Pediment on front porch marks asymmetrically placed main entrance. Period regular fenestration has one-over-one wood sash in plain casings; decorative louvered wood shutters on casings. Wood clapboard siding. Built 1873; remodeled 1906 after gas explosion.

Outbuilding: Two-story, frontal-gable frame carriage barn with wood shingle siding. Built ca.1900.

Historic map reference: 1903: Mrs. J.E. Cook

Historic notes: From 1984 inventory form: House was owned by George Whitman in 1906 at time of a gas explosion, and he remodeled the Italianate dwelling in the Queen Anne taste, which had superseded the earlier taste at the turn of the century.

49 Broad St Two-story, square-plan, frame house with pyramidal roof, deep eaves, and frieze with paired brackets; side-gabled, two-story wing set back on north side. Retains regular period fenestration with one-over-one vinyl replacement sash; door replaced and casing altered to accommodate new one. Built ca.1883.

Historic map reference: 1903: E. Carpenter

Historic note: From 1984 inventory form: Built by Livingston Cooke, ca.1883.

50 Broad St (First Baptist Church of Morris): Frontal-gable, frame church with tower that once supported a tall steeple projecting beyond front façade to create an enclosed porch for the main entrance, which is entered via massive Renaissance Revival paired wood doors. The church retains all, or nearly all, of its original exterior decorative scheme with Gothic-arched, paired lancet windows capped by spandrels flanking the main entrance and on the long walls of the church. The main entrance is capped by a steeply pitched decorative pediment, above which are paired lancets surmounted by a small rose window. The bell stage of the tower has paired, Gothic-arched, louvered vents, and the pediment over the door is repeated in the moldings capping the bell stage. The church rests on a stone foundation. A later twentieth century, gable-roofed addition on a concrete foundation applied to the back wall houses a fellowship hall. Vinyl siding covers earlier siding. Built 1869 (cornerstone). Church occupies a large parcel with mature trees, including a line of evergreens along the south line, which lends the site a park-like atmosphere.

Historic map references: 1868: Bapt.[ist] Ch.[urch]; 1903: Bapt.[ist] Ch.[urch]

Historic note: From 1984 inventory form: Building cost \$15,000; Steeple removed in 1923. This replaced an older church, a Greek Revival building still standing at the intersection of Main, West, and Liberty streets.

51 Broad St Two-story, frontal-gable, frame house with lower, two-story, gable-roofed back ell. Queen Anne details include decorative vergeboard in front peak and open porch with turned columns, splatted skirting, and corner braces spanning front façade. Retains regular fenestration with one-over-one wood sash and functioning louvered wood shutters; three-sided bay window on south side. Wood clapboard siding on main block; wood novelty siding on the ell. Built 1892 (1984 inventory form).

Outbuilding: Two-bay, frontal-gable frame garage with sliding beadboard doors, novelty wood siding. Built 1910-25.

Historic map reference: 1903: Mrs. Carpenter

53 Broad St Two-story, side-gabled, five-bay, frame house with gabled, two-story ell at northwest corner of main block and hip-roofed screened porch with paired square posts. Colonial Revival details include center entrance with elliptical louvered fan above and flanked by sidelights; louvered elliptical fan vents in gable ends, and leaderheads on the downspouts. Regular fenestration has single windows with six-over-six wood sash throughout flanked by functioning wood shutters with louvers;

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 22

windows capped by panels with crescent moon cutouts. Pressed mineral shingle siding probably a later change and may hide historic finishes. Exterior brick chimney on south gable end, and an interior one pierces back roof face. Built 1929 (1984 inventory form).

Outbuilding: Single-story, frontal-gable, two-frame garage with six-over-six sash in peak; partial returns. Matches house. Built 1929.

Historic map reference: 1903: Mrs. L.H. Carpenter

Historic note: From 1984 inventory form: Designed/built by Will Woodland.

56 Broad St Frame house composed of two two-story, flat-roofed blocks offset to create an irregular footprint; a lower two-story ell projects from the back wall; and a cupola with paired, arched, louvered vents rests on three-bay main block. Roof has deep eaves and frieze with paired brackets and modillion blocks. Open porch (ca.1910-25; may replace earlier porch) with squared, battered supports and plain railing spans front façade. House retains regular fenestration with two-over-two wood sash throughout; three-sided bay window on south side; and paired period doors with a transom light above in the asymmetrically placed main entrance in the main block. Wood clapboard siding. Built ca.1873.

Outbuilding: Two-story, side-gabled, frame carriage barn with decorative eaveboard trim and wood clapboard siding; two-story, gable-roofed addition projects east from back wall has open porches at east end and regular fenestration with one-over-one wood sash. Built ca.1873; addition, ca.1930.

Historic map references: 1903: George Whitman

Historic note: Lot labeled C.[hauncey] Tucker in 1868 atlas. The 1984 inventory provides Tucker's first name.

57 Broad St Two-story, frontal-gable, frame house with lower two-story, gable-roofed back ell. House has numerous Queen Anne details applied to it including a decorative wood shingle tympanum with paired windows flanked by consoles supporting a projecting peak on the front façade; open porches with turned posts, corner braces, and railing spanning front and north side and also the back ell entrance. Regular fenestration with plain casings and wood louvered shutters; sash replaced with vinyl one-over-ones; large gable-roofed dormer in north roof face; asymmetrically placed main entrance on front façade retains paired Queen Anne doors. Built ca.1900.

Outbuilding: Two-story, side-gabled frame carriage barn with "Gothic" gable centered on front roof face; wood novelty siding and regular fenestration with six-over-six and six-over-one wood sash. Center entrance now has upward sliding garage door. Built ca.1900.

Historic map reference: 1903: E. Gaylord

60 Broad St Two-story, square-plan, frame house with one-and-a-half-story, shed-roofed back ell offset to the north and late twentieth-century, single-story additions to north side of main block and east side of shed-roofed ell. House has concave mansard roof with deep eaves and paired brackets. An open porch with squared, battered columns spans front façade (replaces earlier Italianate porch). Regular fenestration includes dormer windows with steeply pitched gables and round-arched two-over-two wood sash; fenestration in first two stories composed of regularly spaced windows with replacement wood (possibly vinyl or aluminum) one-over-one sash. Main entrance with period paired Italianate doors and transom light asymmetrically placed on front façade. Wood clapboard siding. Built 1870 (from 1984 inventory form).

Outbuilding: Frontal-gable, two-bay, frame carriage barn opening onto Lake St; wood clapboard siding. Built ca.1870.

Historic map reference: 1868: Lot marked E.L. Payne; 1903: F.H. Isbell

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 23

61 Broad St Two-story, side-gabled, frame house single-story, gable-roofed back ell forming an L-plan and a lower, single-story, gable-roofed ell attached to that. House retains three of four large internal stone chimneys in main block. Open porch with Doric columns supported on wood paneled piers spans front façade. Regular period fenestration incorporates center entrance with sidelights flanked by unusually wide front windows of similar width to door casing. These windows have three-light upper sash; all other windows have six-over-six wood sash and louvered wood shutters. Wood clapboard siding and partial returns. Built ca.1840.

Outbuildings: Single-story, side-gabled frame horse barn with six-over-six wood sash, raking cornice, and wood clapboard siding. Built ca.1840.

One-story, side-gabled frame garage; two elliptically arched, open bays and wood clapboard siding. Built ca.1940-50.

Historic map references: 1856: Mrs. Franchot; 1868: J.P. Kenyon; 1903: A.C. Moore.

Historic note: 1984 inventory form states that Mrs. Franchot lived here by 1827, but the style of the house is a little later. Current owner says there is a basement kitchen with hearth and brick oven.

66 Broad St Frame house composed of a one-and-a-half-story, frontal-gable main block with two-bay, flat-roofed, single-story wing on north wall, offset from façade of main block and a single-story, gable-roofed ell off back of gabled main block. Partial returns on main block. Open porch (ca.1850-70) with slender octagonal Gothic Revival colonettes spans front of main block north to where it meets the later-added, flat-roofed wing. Asymmetrically placed front entrance retains Italianate door with paired, arched glass panels. Regular fenestration with replacement vinyl one-over-one sash and unusual plank shutters with horse-and-carriage motif (added ca.1950). Windows on front of the flat-roofed block have steeply pitched, decorative pediments. Vinyl siding covers or replaces earlier finishes. Frontal-gable block built ca.1820; flat-roofed block added ca.1880.

Outbuilding: One-and-a-half-story frame carriage barn; wood clapboard siding; period sliding doors. Built ca.1880-1900.

Historic map references: 1856: S.S. Seeley & Co. and Dermader Mfy.; 1868: J.P. Manning; 1903: R. Cooley

Historic notes: From 1984 inventory form: A.S. Avery listed this as one of 29 buildings in Louisville by 1824. It was built as a store for Paschal Franchot and moved from the corner below and then occupied by Benjamin Lull, hatter; afterwards by J.S. Bergen, and later by Obadiah Seely. The inventory form for 70 Broad St identifies that property as the one owned by S.S. Seeley and the site of Dermader skin cream manufactory, but based on dates and mapping it appears that this was Seeley property. The form states, "S.S. Seeley manufactured the celebrated Anderson's Dermader (a skin cream). The whole output of this remedy was made here and sold and shipped everywhere." Butter molds were made at the same time. "They were round with any device one might wish on the stamp, and made in pound and half-pound sizes."

70 Broad St Two-story, frame house with single-story, gable-roofed back ell slightly offset behind main block and shed-roofed addition adjoining south wall (both additions ca.1970-80). Hipped roof has deep eaves and frieze with paired brackets. Deep open porch with squared, battered columns set on a clapboard piers connected by clapboarded knee walls spans front and north side. Regular fenestration has vinyl replacement one-over-one sash. Entire house encased in vinyl siding with aluminum detailing; the center entrance door casing with a narrow, multi-light transom is the only visible extant historic detail. Built ca.1860.

Outbuilding: One-and-a-half-story, frontal-gable, frame carriage barn or shop building with raking cornice and late twentieth century board-and-batten siding. Two bays, both with upward sliding garage doors. Date uncertain.

Historic map references: 1868: Henry van Deusen; 1903: C.R. Smith (dwelling) and shop

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 24

Historic notes: The 1984 inventory form locates S.S. Seeley and his Dermader manufactory on this lot, but the maps and architectural evidence suggest that Seeley was located at 68 Broad St instead. See further note in 68 Broad St entry.

71 Broad St Frame house composed of a three blocks: a two-and-a-half-story, L-plan, flat-roofed main block with a lower, two-story, square-plan, flat-roofed block behind, and a single-story, shed-roofed leanto on the rear block's back wall. Main block and second block have flat roofs with deep eaves and bracketed friezes. On the tallest block, shallow pediments are raised at the edge of each side of the roof. An open porch with Tuscan columns, corner braces, and bracketed eaves spans front and south side, curving at the corner, and projecting over the asymmetrically placed main entrance. Fenestration incorporates segmentally arched window heads throughout the front and sides of the house with two-over-two wood sash incorporating arched upper lights mimicking the casings; first story front windows have decorative panels below and the paired Italianate doors are surmounted by a transom light, also segmentally arched. Three-sided bay windows with cornices matching the porch project from each side. House has wood clapboard siding. Built 1873 (1984 inventory form).

Outbuilding: Two-story, frontal-gable, frame carriage barn with a flat-roofed block added to the south side; raking cornices and period sliding doors. Built ca.1873 (with house).

Historic map reference: 1903: J.T. Elliott

Historic notes: From 1984 inventory form: House built for Chauncey Tucker (cites 1895 *Biographical Review of Otsego County*).

74 Broad St Two-story, three-bay, side-gabled frame house. Hip-roofed, screened porch spanning front façade has recently built square posts supporting an older roof. Narrow partial returns on main block. Center entrance has sidelights; lintel hidden by the porch roof, and door is a twentieth-century replacement. Regular fenestration has replacement vinyl six-over-six sash. Vinyl siding covers or replaces historic finishes. Built pre-1824.

Outbuilding: One-and-a-half-story frame carriage barn with later added upward sliding door; six-over-six sash in front peak; raking cornice and wood clapboard siding. Built 1880-1900.

Historic map references: 1856: P. Weeden; 1868: P. Weeden; 1903: B. Dexter

Historic notes: Listed as one of 29 buildings in Louisville by A.S. Avery in 1824, when it was owned by John Bard. In 1874, it was owned by Dr. Fox.

75 Broad St Temple-form frame house composed of one-and-a-half-story, frontal-gable center block flanked by single-story, side-gabled wings; single-story gable-roofed ell projects from back of north wing, and a flat-roofed addition is attached to the ell's north wall. Center block spanned by an open, hip-roofed porch with fluted Doric columns. Fenestration plan includes asymmetrically placed door with plain casing and sidelights; windows above and in wings all retain six-over-six wood sash; window next to entrance has eight-over-eight wood sash; functioning louvered wood shutters throughout. Greek Revival partial returns and frieze on center block and wings. Wood clapboard siding. Built ca.1835.

Outbuilding: One-and-a-half-story, frontal-gable frame carriage barn with narrow partial returns; paired sliding doors and mow doors probably later (1880-1900) alteration to barn. Built ca.1830-50.

Historic map references: 1856: Wm. Bassett; 1868: L. Sanderson; 1903: Mrs. E. Sanderson

Historic notes: From 1984 inventory form: House built using stacked lumber with plaster applied directly to inside (walls 11" thick). House may have been built for J.P. Kenyon.

76 Broad St Two-story, five-bay, side-gabled, frame house with single-story, gable-roofed back ell and garage attached to the ell. Open, hip-roofed porch with squared, battered columns set on brick piers. Regular fenestration with vinyl one-over-one

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 25

replacement sash and decorative vinyl shutters. Vinyl siding. Aluminum may encase a Federal era partial return and box gutter. Built pre-1824.

Outbuilding: See 78 Broad St for outbuilding associated historically with this house

Historic map references: 1856: H. Perry; 1868: Horace M. Perry; 1903: Frank Perry.

Historic notes: From 1984 inventory form: In 1824, this building was owned by E.C. Williams (Source: A.S. Avery?). It was used as a Masonic meeting hall in the early 1800s.

78 Broad St One-story, frontal-gable, frame house with gabled dormer window in south roof face. Shed-roofed open porch spans front and south side; single-bay garage attached to southeast end of house. House has vinyl siding and replacement one-over-one vinyl sash in all openings save tripled opening in center first floor front. House located almost behind 76 Broad St, and apparently built as a carriage barn for that house. Date uncertain. Non-contributing.

79 Broad St Two-story, frontal-gable, frame house with two-story north wing and one-and-a-half-story back ell. Queen Anne open porch with spindle course in frieze spans wing. Main block has a Federal cornice and full return with small louvered fan above in tympanum; wing has one partial return similar to main block; ell has a raking cornice. House retains regular fenestration two-over-two wood sash and wood clapboard siding. Built 1820-40; wing and ell are later additions, 1840-60.

Outbuilding: Frontal-gable, two-bay frame carriage barn with paired beadboard doors and mow door above; wood clapboard siding and raking cornice. Built 1850-80.

Historic map references: 1856: Mrs. Haynes; 1868: Dr. McClintock; 1903: J. Shaw

81 Broad St (Valero convenience store with gas pumps): Frame commercial building used as a convenience store. Has brick veneer knee wall, vertical siding, and a metal roof. Built 1984. Non-contributing.

Historic map references noting previous buildings on site: 1856: Carriage shop; 1868: Carr[ia]ge Sh.[op]; 1903: Site of J.P. Kenyon blacksmith's shop and dwelling of S.F. Stone

82 Broad St Two-story, five-bay, side-gabled, frame Georgian Revival house with single-story, hip-roofed, glazed porch projects from south side. House retains many stylistic details including partial returns, quarter-moon windows in peaks, and open, pedimented entrance porch with Tuscan columns protecting center entrance with period door and sidelights. Regular and symmetrical fenestration with six-over-one sash in single, paired, and tripled groups. Wood shingle siding; rusticated concrete block foundation; interior brick chimney at north end and exterior one at south end. Built ca.1929.

Outbuilding: Two-bay, frontal-gable frame garage with sliding doors and wood clapboard siding. Built ca.1929.

Historic note: Built by Woodland Bros. of Gilbertsville for Frank Benedict.

85 Broad St One-and-a-half-story, side-gabled frame house with single-story, gable-roofed ell centered on back wall. House retains Federal partial returns and center entrance with Greek Revival pilasters, entablature, and sidelights; door is early twentieth-century with a single large glazed panel. A shed-roofed dormer added mid-1900s or later. Regular fenestration now has variety of replacement sash made of non-historic materials, and house is undergoing renovation 2012 with vinyl siding and other new materials. Built 1820-40.

Outbuildings: Two-bay, side-gabled frame garage with wood shingles. Built 1930-60.

Historic map references: 1856: Steam furnace located on the property; 1868: M.E. Parsonage; 1903: J.H. Wilcox

86 Broad St Frame house composed of a one-and-a-half-story, frontal-gable main block with two-story, side-gabled wing on its north side and a single-story, gable-roofed kitchen ell off its east, or back, wall. Open porch (added ca.1920-40) with square

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 26

posts and clapboarded knee walls spans frontal-gable block. Main entrance with Greek Revival pilasters, lintel, and sidelights is asymmetrically placed in frontal-gable block and has recently replaced insulated steel door. This block retains Federal partial returns; north wing has a raking cornice. Regular fenestration, mainly with later two-over-two sash, except for single window in center front first floor of main block; louvered wood shutters appear of similar date to the sash. Wood clapboard siding. Built ca.1800 with later Greek Revival-era alterations.

Outbuilding: Two-bay, frontal-gable frame garage with wood shingle siding. Built 1930-50.

Historic map references: 1856: C.J. Jarvis; 1868: W.H. Bunn; 1903: C.I. Mansfield

Historic notes: "...house was built 95 years ago, but has been remodeled and rebuilt, it is now a modern house." (1893, source?). Noted belonging to C.I. Mansfield in 1874 (source?).

87 Broad St One-and-a-half-story, frontal-gable, frame house with single-story ell, which carries axis of main block; lower gable-roofed garage added to ell. Frontal-gable main block has partial returns. Two mid-late twentieth century porches added to north wall of main block and ell. Center entrance on main block retains Federal tapered pilasters, plain lintel, and early door with paired vertical panels; an open pedimented entrance porch with Tuscan columns protects doorway. Windows are wood two-over-two sash in regular plan; a three-sided bay window added to the south wall of the main block, probably 1870-1890. Wood louvered shutters may date to the window renovation. Built 1839 (1984 inventory form).

Historic map references: 1856: [building shown; name illegible]; 1868: Misses Haynes; 1903: J. Smith

89 Broad St (American Legion Hall): Two-story, frame commercial building composed of a two-story, frontal-gable block with a later added false front; a flat-roofed, two-story north wing; and a two-story flat-roofed back (west) ell. The street façade has two storefronts. The wider south storefront—with recessed center entrance and Queen Anne wood door—is flanked by paired windows with one-over-one wood sash. This part of the building has a false front with corner pilasters and a bracketed frieze capping the façade. The peak of the gable roof projects above the false front. The northern storefront has flushboard siding, paired windows, and a single-width door at the north end. Its frieze matches that of the south section but is slightly lower in height. The flat-roofed back ell has plain finishes and a regular fenestration of plain casings with two-over-two sash matching those in the upper story front of the building. Gable-roofed section built ca.1800-1825; false front and flat-roofed sections date ca.1855-1880.

Historic map references: 1856: [building shown; name illegible]; 1868: Printing Office; 1903: J.P. Kenyon (part of bank property facing onto Main St)

Historic notes: From 1984 inventory form: The gable-roofed portion of the building was used for many commercial enterprises throughout its existence, including a printing office, an oyster and billiard saloon, a hardware store, an antiques shop, and, most recently, as the American Legion hall. The gable-roofed section has a pentagonal (in cross section) ridgepole, which in 1984 could be seen from the ground standing at the back of the building.

90 Broad St Frame house composed of two-story, frontal-gable main block and two-story wing (upper story added later); single-story, gable-roofed ell projects from rear wall of wing. Northern two bays of wing on front façade spanned by a Queen Anne porch with slender Tuscan columns and a spindle course in the frieze; the southernmost bay has a three-sided bay window (added early 1900s). House has late Federal partial returns on main block and an early, somewhat unusual Greek Revival door casing with sidelights and transom surrounding the asymmetrically placed main entrance. Main entrance in frontal-gable block. Retains regular fenestration preserving wood nine-over-six sash in upstairs of main block, first floor of wing, and in rear kitchen ell; two-over-twos in upstairs of wing and bay window. Pressed mineral shingles cover or replace earlier finishes. Built ca.1837.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 27

Historic map references: 1856: Shop; 1868: W.R..B.W.; 1903: Dr. M. Matteson

Historic notes: From 1984 inventory form: Plaster in second-story bedroom of main block inscribed "1838." Built for Edwin E. Gilbert (merchant) by Mordecai Wing, carpenter. J.P. Kenyon did his first work as an apprentice carpenter on this building. The three-sided bay window on the front façade of the south wing was added by the father-in-law of the owner, Mrs. Richard Stafford, in 1984.

91 Broad St Single-story, frontal-gable, frame commercial building with single-story, gable-roofed back ell. Center entrance and flanking display windows fill most of front façade and are capped by a continuous molding incorporating a low pediment over each opening. Greek Revival partial returns and frieze. One-over-one sash and door are late twentieth-century replacements. Built 1825-40.

Historic map reference: 1856: Office; 1868: part of adjacent Printing Office; 1903: J.P. Kenyon

Historic notes: From 1984 inventory form: This building housed a variety of businesses, including a shoe shop belonging to Billy Hargrave, a barber shop belonging to J.C. Bailey, and a wall paper shop belonging to Samuel Monroe.

107 Broad St (H.W. Naylor Co.): Building composed of two gambrel-roofed blocks. The larger block is a single-story concrete block building with vertical piers to reinforce the walls and a high attic under the roof. The main floor has a garage bay opening in the north half of the east long wall and two-over-two wood sash. The lower, frame wing on a stone foundation forms an L-plan footprint with the larger block. This is sided in asphalt shingles, and both blocks retain partial returns. Windows in both blocks have two-over-two sash of varying widths; some appear to be fixed. Built 1940-50; smaller block appears to reuse an older foundation.

Historic note: These buildings were constructed for Roy Knickerbocker as a Texaco Station in late 1940s-early 1950s. They are now part of the H.W. Naylor Co., which manufactures veterinary medicines and equipment.

108 Broad St Single-story, hip-roofed brick house with a semi-circular flat-roofed wing projecting from south end of house. Brick walls and prominent exterior brick chimney—asymmetrically placed on front façade—incorporate irregular pieces of local field stone in the masonry. Fenestration mainly regular with paired one-over-one windows (appear to be aluminum or other metal) on front façade; main entrance placed south of the chimney and glass block windows on both front and south walls at corner appear to light the entrance hall beyond the door. Built ca.1950.

Landscape features: The house occupies a terraced site overlooking Broad St and the rest of the village. Two flights of poured concrete steps flanked by brick piers connected by wrought iron railings scale the terraced bank. A high brick retaining wall to the north holds soil back over the garage, placed at street level below the house.

Historic note: Built by R. Gaisford for Jerry Buhr. (1984 inventory form)

109 Broad St Two-bay, frontal-gable, frame garage with unmatched openings, both higher than typical for car, with upward sliding metal doors. Recently resided with metal. Date uncertain. Non-contributing.

111 Broad St Two-story, square-plan, flat-roofed frame house with lower, single-bay, flat-roofed addition on north side. House retains deep eaves and some of its regular fenestration, but several openings and main entrance altered for doors and sash made of vinyl and aluminum. Aluminum siding covers or replaces earlier finishes. Built ca.1870.

Historic map reference: 1868: Site of hotel barn; 1903: Mrs. Mansfield (Ella Cogshall)

113 Broad St Frame house composed of a narrow, one-and-a-half-story, frontal-gable main block; a lower, single-story, gable-roofed back ell slightly offset from the main block axis; a second gable-roofed ell beyond the first one; and a recently added

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 28

single-story frame wing on the north wall. A glazed porch with one-over-one sash and early twentieth century door spans the south long wall of the main block. Four gabled dormers, two on each roof face of the main block, break the eave line. House retains a Greek Revival door casing with pilasters and plain lintel on center and the remains of partial returns on the main block and first ell. Wood shingle siding replaces or covers earlier finishes. Dormers, glazed porch, sash, and shingles probably date to ca.1920 remodel. Built ca.1835-55.

Outbuilding: Two-bay, frontal-gable frame garage with wood shingle siding and raking cornice; paired doors in one bay; upward sliding door in other bay. Built ca.1930.

Historic map references: 1868: C.M. Brooks; 1903: Mrs. Mansfield

114 Broad St Two-story, side-gabled, frame house with single-story, hip-roofed, glazed porch on south side and shed-roofed back ell. Glazed, single-story porch on south side. Roof has Greek Revival details including partial returns and wide frieze in cornice, as well as center entrance with pilasters, sidelights, and door. House remodeled in first quarter of twentieth century when glazed porch with double-hung windows (three vertically oriented lights over a single light) and the open entrance porch with squared, battered columns and classical pediment were added. Fenestration appears to have been altered too with paired openings flanking the center entrance and possibly also the square-headed Palladian window above the entrance. Stone foundation may have been parged at this time. House has replaced wood clapboard siding and one-over-one vinyl sash. Built 1849. Lot adjoins the south, or east, bank of Silver, formerly Davis, Creek.

Outbuilding: Single-story, gable-roofed frame building labeled "Sherwood Sugar Shack." Built ca.2000. Non-contributing.

Historic map references: 1856: S. Barrett and B.[lack] S.[mith] shop; 1868: S. Barrett and B.S. shop; 1903: H. Wallace

Historic notes: 1984 inventory form states this is the first balloon frame building constructed in the Village of Morris. It also provides the following uncited quote: "Site of a stone blacksmith's shop built near the bridge by Dennis Bacon ca.1847. Also site of a croquet ground where Grieg, Sam Barrett, and Nelson McNitt and others, some of them customers of the shop, would while away a good many hours waiting for a horse to be shod." Shop later used as a steam cooperage by Henry Wallace, who came from New Lisbon.

115 Broad St Two-story, three-bay, gable-roofed frame building with partial returns, pedimented window casings with six-over-six wood sash, and wood clapboard siding. First floor openings boarded up, and three openings facing Broad St in long wall all have door casings. The southernmost one retains back band molding, suggesting it was the main door at one time. Stone foundation visible. Built ca.1850-60.

Historic name: Louisville Grange, no.1310; *Historic map references:* 1868: Harris cabinet shop; 1903: E.J. Bresee

Historic notes: From 1984 inventory form: "This was the residence and shop of D.J. Bresee. Mr. Bresee was the village undertaker, and he and Chauncey Harris ran a cabinet shop in the basement. In 1903, the house was rented and the large show room was used as a voting place." The shop building survives.

117 Broad St Dwelling composed of two ca.1960-70 house trailers placed end to end. Non-contributing.

118 Broad St House trailer with later added vinyl siding and gabled roof; set on concrete block foundation. Built ca.1970-90. Non-contributing.

123 Broad St Two-story, frame house composed of two hip-roofed blocks offset from each other to create an irregular footprint. Roof retains deep eaves and frieze. Pedimented open porch located over asymmetrically placed main entrance has turned columns and corner braces; additional open porch on south side and glazed porch on north side facing Maple St. Much

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 29

of the regular fenestration intact with two-over-two wood sash, although some replaced with non-historic material one-over-ones; main and side entrances retain different doors, both dating to Italianate period. Three-sided, single-story bay window projects from south side of rear block. Pressed mineral shingles cover or replace earlier finishes. Built ca.1870 (not mapped in 1868).

Historic map references: 1868: D.L. Bresee; 1903: O.M. Hurlbutt

Historic note: From 1984 inventory: Property was subdivided from the Jonah Davis farm.

124 Broad St Single-story, three-bay, frame house with a single-story back ell built in two sections on the same axis. Main block has small partial returns and fairly deep frieze. The house retains regular fenestration in the main block with center entrance and full-height windows in gable ends, but all windows replaced with wood one-over-ones. Door casing has small pediment, probably added in the first half of the twentieth century. Decorative louvered wood shutters and rigid awnings on attic windows may be of similar date. Retains wood clapboard siding. Built ca.1836 (1984 inventory). Lot adjoins the north, or west, bank of Silver, formerly Davis, Creek. The creek is contained by five-foot-high stone walls.

Outbuilding: Two-bay, frontal-gable frame garage, wood clapboard siding. Built 1930-50.

Historic map references: 1856: H. Card and Wagon shop; 1868: W.P. Card and Wagon Shop; 1903: W.P. Card Est.

128 Broad St Two-story, side-gabled, frame house on raised stone foundation with single-story, gable-roofed back ell; a taller shed-roofed ell is set in corner between main block and ell, and a single bay garage is attached to the southeast end of the ell. An open, hip-roofed porch with square posts replaces an earlier Queen Anne one. House has partial returns and wood clapboard siding. Regular fenestration plan uses plain casings and two-over-two wood sash, except for a six-over-six in south wall of the shed-roofed leanto; center entrance retains Queen Anne door with glazed upper panel. Built ca.1850; remodeled in Queen Anne style, ca.1900.

Historic map references: 1856: J. Barrett; 1868: J. Barrett "Pear Tree Cottage"; 1903: O. Gregg

Historic note: The 1868 business directory in the Beers atlas listed James H. Barrett, manufacturer of all kinds of wooden ware on Barrett Avenue (now Water St). Orlando H. Grieg lived here in 1903. Some years before, he built his shoe shop on North Broad St, south of the house.

134 Broad St Two-story, hip-roofed, frame house with single-story, gable-roofed back ell. Glazed porch with elliptically arched fanlights in transom (added ca.1920) spans front façade. Open porch with new cast resin Tuscan columns spans north side of ell. House retains regular fenestration with two-over-two wood sash. A large exterior brick chimney is applied to west side of house, added mid-1900s. Vinyl siding covers or replaces earlier finishes. Built 1854.

Outbuilding: Small frame shed reputedly built out the packing crate for a church organ. Date uncertain.

Landscape feature: Banked fieldstone foundation located adjacent to Broad St at back of property once supported a frame stable

Historic map references: 1856: J. Little; 1868: J. Little; 1903: Mrs. S. Little

Historic notes: House was built in 1854 by James Little, who was a tailor and merchant in Morris. He and his wife Eunice came from England in 1835. They were active in the Baptist Church, and local tradition holds that the shed was a packing crate for an organ installed in the church. He and his wife had six children, one of whom was Joseph James Little, who later became a representative in the 52nd United States Congress. He attended common school in Morris, was apprenticed to a local printer, and then entered a New York book-printing office. He established the printing business of J.J. Little in 1867 in New York City (later became J.J. Little & Co.).

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 30

150 Broad St Frame house composed of one-and-a-half-story, frontal-gable main block and single-story, side-gabled wing on partially banked foundation (to accommodate the slope down to Silver Creek); shed-roofed back ell projects from wing. Stone basement exposed under part of wing and ell with full-height entrance below grade. Retains partial returns and plain frieze with wood shingle siding. Regular fenestration uses mainly six-over-one wood sash in period openings; center entrance on main block has a closed, pedimented entrance porch. Sash, porch, and shingles probably date 1910-30. Built ca.1835-55.

Outbuildings: Two-bay, shed-roofed frame garage with stove pipe on north side. Built post-1960. Non-contributing. Frontal-gable, frame garage with paired beadboard doors. Built 1920-60.

Historic map references: 1856: D. Barrett; 1868: E. Palmatier; 1903: Mrs. W. Hurlburt

160 Broad St Two-story, side-gabled, frame house with single-story, gable-roofed back ell; garage with enclosed entrance to ell extends axis of ell northwards. House has Greek Revival partial returns and retains part of its regular fenestration; it appears that some openings were covered when pressed mineral shingles replaced or covered earlier siding. Porch spanning front façade appears to incorporate late nineteenth century roof, and eastern section is enclosed. Central and western bays are open, now with iron openwork posts. Exterior brick chimney added ca.1950; built 1840-50.

Historic map references: 1856: E. Holcomb; 1868: J.W. Stone; 1903: W. M. Wightman

Historic notes: Edgar Holcomb had a cabinet shop located at the back of the property in the mid-1800s. From 1984 inventory form: Site of Davis tannery vats in early 1800s. This building was saved in the 1883 fire.

164 Broad St Two-story, side-gabled frame house with single-story, gable-roofed back ell; two-bay, side-gabled garage added to ell, offset from its roof axis. Open, hip-roofed porch spans front façade; posts replaced with iron ones, and eastern bay is enclosed. Retains regular period fenestration: windows in gable end facing highway have Craftsman ones with three vertical lights over a single light; other sash mainly six-over-six wood ones and some one-over-one wood ones. Pressed mineral shingle siding.

Historic map references: 1856: D. Wakelee; 1868: G. Potter; 1903: W. M. Wightman

170 Broad St Two-story, frame house with vinyl siding. May have been constructed in historic period but has lost form and finishes making it impossible to date reliably. Non-contributing

Outbuilding: One-and-a-half-story garage under construction, 2012. Non-contributing

Historic map references: 1903: Outbuilding owned by Wm. Shaw

Church St

9 Church St Frame house composed of one-and-a-half-story, frontal-gable main block and single-story wing; Greek Revival partial returns on both blocks. Main entrance with sidelights is asymmetrically placed in main block. Regular period fenestration with wood one-over-one sash (later replacements) and functional louvered wood shutters. Wood clapboard siding. Built ca.1850.

Historic map references: 1856: C.A. Church; 1868: Mrs. Franchot; 1903: Mrs. B. Haight. There is a post-1965 house on lot behind this house. It is numbered 5 Church on the street; in the tax rolls, it is addressed 97 Main St. See the latter address for description.

10 Church St Single-story, frontal-gable frame house with corrugated metal and T-111 siding. Building date uncertain. Non-contributing.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 31

Historic map references: 1868: part of larger J.[onah] Davis property; 1903: Building lot drawn and marked D.I. Lawrence

13 Church St One-and-half-story, side-gabled, frame house with single-story, gable-roofed back ell and smaller gable-roofed addition to that. Greek Revival partial returns on the main block. Center entrance has Italianate door with paired, round-arched lights in upper panels; small, open pedimented porch (added early-mid 1900s) frames entrance. Regular period fenestration with vinyl one-over-one sash and vinyl shutters. Vinyl siding added 1980s; may cover older historic finishes. Built 1840s.

Outbuilding: Two-bay, frontal-gable frame garage with exposed rafter ends, novelty siding, and upward sliding doors. Built 1930-50.

Historic map references: 1856: C.W. Fox; 1868: Miss L. Franchot ; 1903: M.[ethodist] E.[piscopal] Parsonage

Historic notes: From 1984 inventory form: House purchased 1886 as the Methodist Episcopal parsonage for \$1,700. This property replaced a property, deeded to the church four years earlier by Silas and Emily Murdock, which the society sold to buy this lot adjacent to the church.

14 Church St Two-story, cross-gabled, frame house with two-story, gable-roofed back ell and gable-roofed woodshed behind. Main block has a steeply pitched roof mimicked by trim over paired upstairs windows in gable ends. Other windows except downstairs ones in the peaks are single, and all now have vinyl one-over-one replacements. Some openings also have vinyl shutters added since the mid-1980s. Glazed porch (added early 1900s, possibly replacing an earlier open one) with square posts set on knee walls spans part of front and side; being enclosed with plywood walls in April 2012. Pressed mineral shingle siding covers or replaces earlier finishes. Built ca.1885.

Historic map references: 1868: part of larger J.[onah] Davis property; 1903: E. Wilcox

17 Church St (Methodist Church): Frontal-gable, frame church built in the Greek Revival style with an 1870 remodeling that largely altered earliest appearance, leaving only the frontal-gable form and a full return spanning the front façade of the earlier period. The church now rests on a high stone foundation and a fellowship area is inserted below the nave. The building retains an intact mid-Victorian decorative scheme including a wood spire set on a square tower projecting from the center front and housing also a porch entered through a pedimented hood supported by curvilinear brackets. The tower has a bell stage marked by paired, arched, and louvered openings below the spire. The square-headed windows of the Greek Revival era now have stained glass windows with geometric designs inset with symbolic illustrations. The windows in the hall below are vinyl six-over-six replacements. The church was set back from street an additional 15' and raised 5' to make an 8' cellar underneath. Further addition with kitchen and classrooms built by Gifford Annes in 1940. Vinyl siding on south portion of church applied 1981. Built 1845. (Source: *Morris United Methodist Church Newsletter*, Rev. Wayne Burnett, 7 May 1984; attached to 1984 inventory form)

Historic map references: 1856: M.E. Church; 1868: M.E. Church; 1903: M.E. Church

Historic notes: The Morris Methodist Episcopal society formed in 1828 as part of the Chenango Circuit. They generally met in a district schoolhouse, and in 1838, they designated their meeting in the Louisville district school. In 1845, the Morris Society was set off from the Chenango Circuit, and they built their church on part of this lot, deeded to them by Mordecai and Hannah Wing. The society added adjoining land running behind the Universalist church in 1870, when John Pilington was pastor, which afforded space to expand the horse sheds, move the church back from the street 15 feet and set the entire building on a new basement, and install a furnace. An additional five feet of building height was added, allowing for a hall below the nave. The pulpit was placed at the back of the church. (Source: *Morris United Methodist Church Newsletter*, Rev. Wayne Burnett, 7 May 1984; attached to 1984 inventory form)

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 32

18 Church St Two-story, frontal-gable, frame house with one-story, gable-roofed back ell and Greek Revival partial returns. Center entrance has open pedimented entrance porch (built early-mid-1900s) with square posts. Regular period fenestration has vinyl one-over-one replacement sash. Vinyl siding and parged foundation cover or replace earlier finishes. Tinned shingle roof. Built ca.1885.

Outbuilding: Frontal-gable frame garage with metal siding and a shed-roofed cinder block addition to its north wall. Date uncertain. Non-contributing.

Historic map references: 1868: part of larger J.[onah] Davis property; 1903: Mary Allaban

19 Church St Frontal-gable frame service garage. Built ca.1965. Non-contributing.

21 Church St Frontal-gable frame church with Greek Revival form and decorative details combining Greek and Gothic tastes. Front façade retains projecting center porch with segmentally arched entrance and Gothic Revival pointed-arched window above. A band of large castellations spans the porch between door and window above. A second set of castellations spans the tympanum above the frieze. The front façade retains the paired Greek key panels that may also have set off the upper and lower windows along the sides of the nave. Retains large Greek Revival partial returns on back gable wall. Fenestration plan follows the regular plan of the original design, but all sash replaced with a variety of aluminum or vinyl two-light sash and casements. Wood clapboard siding. Built 1841. Building remodeled as a dwelling in 1960—windows and doors appear to have been altered at that time and some details also removed since.

Historic name: Universalist Church; *Historic map references:* 1856: Univ.[ersalist] Ch.[urch]; 1868: Univ.[ersalist] Ch.[urch]; 1893: Univ.[ersalist] Ch.[urch];

23 Church St (a.k.a. **Stafford Ln**): Driveway to two house trailers—one placed ca.1965 and one ca.2000, both non-contributing, set on property behind 21 Church St. In tax rolls, property is addressed 23 Church St.

25 Church St Two-story, side-gabled frame house with shed-roofed back ell and small, enclosed porch over center entrance. Greek Revival partial returns at roofline of main block. Regular period fenestration has vinyl one-over-one replacement sash. Vinyl siding covers or replaces historic finishes. Retains a standing seam metal roof on main block. Built 1847 (1984 inventory form).

Historic map references: 1856: C. Harris; 1868: C. Harris; 1903: Mrs. E.D. Gould (This map shows the house lot divided. The house on the back lot labeled S. Brown.)

29 Church St Two-story, frame house with cross-gabled roof and a single-story, gabled back ell. All blocks have Greek Revival partial returns. House has entrance porches with scroll sawn braces on both the asymmetrically placed main entrance and on the entrance to the ell; the latter porch has slender, chamfered posts supporting its flat roof. Both entrances retain period doors with paired arched lights in the upper halves. Retains regular period fenestration with two-over-two wood sash in all openings. Wood clapboard siding. Built 1850s.

Outbuilding: One-story, frontal-gable, frame horse barn with later added upward sliding garage door and vinyl siding. Oriented to High St. Built ca.1900.

Historic map references: 1856: T. Jayco[x]; 1868: D. Flagg; 1903: J. Light

34 Church St Gothic Revival frame cottage with prominent gabled dormer centered on front roof face and an open porch with octagonal columns spanning the front façade. A lower, two-story back ell forms a T-plan with the main block. All eaves retain boldly carved Gothic Revival vergeboards. Main block has very steeply pitched, side-gabled roof high enough to allow for a narrow attic above the upper story, which is located entirely under the eaves. Entire building has a regular fenestration. In main

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 33

block, all windows have draped moldings over rectangular lintels and wood period sash, but casings vary in size on a symmetrical plan with large windows flanking the center entrance; first floor windows in end walls have six-over-six sash flanked by narrow, two-over-two sidelights; upstairs side walls have single six-over-six sash; window in dormer is larger. Center entrance has sidelights and a flattened Tudor-arched casing. Windows in ell appear to have wood one-over-one replacement sash. Board-and-batten siding. Built 1845-50.

Outbuildings: Frontal-gable frame barn with steeply pitched roof and simplified versions of eaveboards on house; board-and-batten siding matches that of house. Has later added, lower wing on west wall forming an L-plan. A smaller, mid-1900s wing may be a milk house. Built ca.1845-50.

Large, shed-roofed vehicle shed with plywood sheet siding. Built ca.1960. Non-contributing.

Concrete block silo with domed steel cap. Built ca.1950.

Historic map references: 1856: Jonah Davis Res.; 1868: J. Davis; 1903: Wm. Shaw

Historic notes: Jonah Davis owned large tracts of land in the western part of the village and built this house and matching barn.

39 Church St Two-story, frontal-gable frame house with open porch (built ca.2000, possibly replacing earlier porch) spanning front façade. House retains no visible historic fabric except for standing seam metal roof, but non-historic fabric mimics placement of sash, siding, doors, etc. Built ca.1900.

Outbuilding: Two-story, frontal-gable frame barn with shed-roofed additions on both eave walls. Under construction, July 2012.

Historic map references: 1903: Mrs. L. Werter

43 Church St House trailer on raised foundation. Open porch with bluestone deck spans much of south long wall; roof supported by iron panels. Single-bay garage is attached to house by a closed breezeway. Built ca.1965-80. Non-contributing.

45 Church St House trailer with steel siding and a later, gabled roof. Built ca.1965-80. Non-contributing

Outbuilding: Single-bay, frontal-gable frame garage with aluminum siding. Built ca.1965-80. Non-contributing

57 Church St Two-story, frontal-gable frame house with a lower, side-gabled frame wing at northwest corner. House retains regular period fenestration, perhaps with original one-over-one wood sash, and simple Queen Anne moldings capping the casings. Open, shed-roofed porch spans the wing. Wood clapboard siding. Built ca.1900.

Outbuildings: Sap house, deteriorated. Built ca.1970. Non-contributing

Frontal-gable frame garage with one roof face extended over a second garage bay. Wood clapboard siding. Built ca.1900-20 with later addition.

Small gable-roofed, frame shed. Built ca.2000. Non-contributing.

Historic map references: 1903: O.A. Edwards

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 34

East Main Dr

An alley identified in the 911 numbering. It runs south from Main St (NY 51) for a short ways behind lots facing onto Main and Broad Sts.

2 East Main Dr Two-story, gable-roofed frame dwelling with vinyl siding and a variety of vinyl sash in generally regular plan. Construction date uncertain. Non-contributing.

Historic map reference: 1868: located on Paynes Hall lot facing Main St and owned by E.L. Payne; 1903: appears to be outbuilding mapped on Mrs. C. Ford property facing on Main St.

7 East Main Dr House trailer with metal sides. Built ca.1965. Non-contributing.

Outbuilding: Frontal-gable frame garage. Built ca.1965. Non-contributing.

Historic map references: 1868: lot part of H.H. Harrison lot facing Main St; 1903: vacant lot owned by Dr. W.W. Hall

9 East Main Dr House trailer with vinyl siding. Built ca.2000. Non-contributing.

Historic map references: 1868: lot part of H.H. Harrison lot facing Main St; 1903: open lot owned by Dr. W.W. Hall

Grove St

6 Grove St Two-story, cross-gabled frame house with shed-roofed porch, partially enclosed, projecting from front façade. Regular period fenestration with two-over-two vinyl sash and mid-twentieth century decorative shutters made of three vertically laid slats. Wood clapboard siding. Built ca.1880.

Outbuilding: One-and-a-half-story, frontal-gable frame carriage barn with wood novelty siding; center entrance has an upward sliding garage door replacing earlier doors. Built ca.1880-1900.

Historic map references: 1868: open land on F. Rotch property; 1903: A. Bennington

8 Grove St Two-story, cross-gabled, frame house with open porch (added ca.1920-30) supported by square posts set on knee walls spanning front facade. Regular fenestration with wood two-over-two sash and Queen Anne moldings on lintels; main entrance asymmetrically placed on front façade. Vinyl siding covers or replaces historic finishes. Built ca.1880. Located near corner of Grove St

Outbuildings: One-story, frontal-gable frame garage with asphalt shingle siding. Built ca.1930-50.

One-story, gable-roofed shed with wood clapboard siding. Possible hen house. Built ca.1920.

Historic map references: 1868: open land on F. Rotch property; 1903: A.E. Herring

11 Grove St Frame house composed of frontal-gable, one-and-a-half-story main block, single-story wing, and gable-roofed back ell attached to wing. Greek Revival partial returns on main block and wing. An open porch with square Doric columns and recessed under the main roof spans the wing. Regular fenestration now has vinyl one-over-one sash and decorative shutters of three vertically laid up slats (added 1950s or 1960s). Wood clapboard siding. Two-bay, shed-roofed frame garage attached to back wall of main block. Built ca.1850.

Historic map references: 1856: C. Toby; 1868: S.W. Murdock; 1903: E. Hathaway Est.

Historic notes: From 1984 inventory form: In 1827, site of Eli Walter's house and wagon shop located north of the house. The date 1854 is incised in plaster in an upstairs bed chamber. This house and 15 Grove appear to have built at the same time using the same plan. Of the two, this is more historically intact.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 35

15 Grove St Frame house composed of frontal-gable, one-and-a-half-story main block and single-story wing. A partially enclosed porch (altered 1950s from open porch) spans wing and open portion of the porch has stone veneer applied to porch wall. Altered fenestration includes tripled casements (added 1974) and later vinyl one-over-one sash in other openings. Vinyl siding and parged concrete foundation conceal historic finishes. Built ca.1850.

Outbuilding: Shed-roofed frame hen house with wood clapboard siding. Built ca.1920-30.

Historic map references: 1856: J.Q.A. Seely; 1868: J.S. Tipple, Jr.; 1903: G. Bell Est.

Historic notes: This house and 11 Grove appear to have built at the same time using the same plan. Of the two, this is less historically intact. According to the 1984 inventory form, a woodshed, probably matching the gable-roofed back ell still attached to 11 Grove, was removed 1943. Inside, the staircase in middle of frontal-gable section (running north-south) was moved to south wall and reoriented east-west.

17 Grove St Frame house composed of frontal-gable, one-and-a-half-story main block and single-story wing. A glazed porch spans the front of the wing and hides that façade. Fenestration partially altered with a bow window (ca.1960) on first floor front of main block; period casings with six-over-six wood sash in upstairs front and some other openings. Vinyl siding and parged concrete foundation conceal historic finishes. Carport added to east wall of wing, ca.1960. Built ca.1850.

Historic map references: 1856: E.J. Ford; 1868: E.J. Ford; 1903: Mrs. E.J. Ford

Historic notes: This house may have matched 11 and 15 Grove when built, but if it did, it is more altered than they are. The 1984 inventory form states that the house belonged to Enos J. Ford in 1847.

21 Grove St Single-story, side-gabled frame house with attic bedrooms at either end; shed-roofed leanto adjoins back wall. Pedimented entrance porch with iron supports is gabled onto front roof face. Regular fenestration of paired windows on first floor and single ones in attic story, all with one-over-one sash and shutters made of three vertical boards. Vinyl siding. Built 1952.

Outbuildings: Frontal-gable, frame garage with a slightly tall profile and wood clapboard siding. Built ca.1960. There is also a small metal utility shed.

Historic map references: 1868: lot part larger "W. Wing Est. settled by Dr. W. Wing, July 1812"; 1903: on lot owned by S.A. Wing

Historic note: House purchased from Sears Roebuck and built on site for Everett and Belva Sherman.

24 Grove St Frame house composed of two-story, frontal-gable block and two-story, flat-roofed, later-added wing. Fenestration altered with a variety of window types in irregular plan, most notably the "picture" window in the first floor front. All sash replaced with vinyl one-over-ones. Most of the building has vinyl siding; brick veneer added to first floor front. A single-bay, side-gabled frame garage is added to the east wall and projects behind front façade. Exterior remodeling has occurred since 1984. Main block built in 1861; wing may date to the move from corner of Main and West Sts in 1894. Non-contributing.

Historic map references: 1903: A.D. Herring

Historic notes: From 1984 inventory form: The main block of this building was built in 1861 at intersection of Main and West Sts by J.P. Kenyon at a cost of \$1,275. It had two rooms downstairs and one room upstairs. It was enlarged many times and moved to this site in 1894. A cornerstone is located at the northeast corner.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 36

27 Grove St Single-story, side-gabled frame house with entrance porch and entrance to single-bay garage at east end of house recessed under front roof face; back wall of porch has brick veneer. Regular fenestration has later vinyl casements with single lights. Vinyl siding replaces or covers earlier finish. Built 1940s.

Outbuilding: Small, gable-roofed building with vinyl siding and one-over-one vinyl sash may be the former hen house identified in the 1984 inventory. Built 1940s; remodeled entirely. Non-contributing.

Historic map references: 1868: lot part larger "W. Wing Est. settled by Dr. W. Wing, July 1812"; 1903: on lot owned by S.A. Wing

28 Grove St Two-story frame house composed of two offset, flat-roofed blocks with deep eaves and friezes. Open, hip-roofed porch (built 1920s-30s) with square posts spans front and part of side and may replace an earlier porch. Regular period fenestration with replacement six-over-six vinyl sash. Main entrance retains plain Greek Revival door casing with plain pilasters and lintel as well as door with paired lights in upper panels. Wood clapboard siding. Built ca.1870.

Outbuilding: Two-bay, frontal-gable, frame garage. Built ca.1960. Non-contributing.

Historic map reference: 1903: Mrs. Harrington

31 Grove St Frame house composed of one-and-a-half-story frontal-gable frame main block with single-story, side-gabled wing raised to two stories, ca.1900, and single-story back ell. The main block retains Greek Revival partial returns and a well-developed main entrance asymmetrically placed in the front façade. The slightly recessed door is flanked by narrow sidelights and plain square Doric pilasters capped by a heavy lintel. An open, nearly square-plan porch with Tuscan columns spans the wing and the entrance, and the later upper story of the wing projects slightly over the porch. The house retains its regular period fenestration; most openings have two-over-two wood sash and louvered wood shutters. Wood clapboard siding; flushboard siding on the front façade below the porch. Built ca.1835-50.

Outbuilding: Large two-story, frontal-gable frame industrial building apparently constructed in two phases using the same roof axis and width of footprint to double the size of the building. Retains regular fenestration with mostly twelve-over-eight wood sash (possibly drawn from the house?) and one eight-over-eight with larger lights. Center entrance now has upward sliding garage door; period mow door in peak. Building has a raking cornice and wood clapboard siding. Built ca.1870 with addition pre-1900.

Landscape feature: Recently built retaining wall of modern concrete blocks spans front of house.

Historic map references: 1856: J. Quimby; 1868: Winmouth; 1903: R. Ripley with Laddle [*sic.*] factory behind (the large outbuilding)

32 Grove St Frame house composed of two-story, side-gabled main block with an unusual roof profile, a one-and-a-half-story wing on west wall with lower, gable-roofed ells behind, and a two-story, gable-roofed ell offset and extending back from the southeast corner. The ridge and adjoining roof face of main block roof is raised slightly from the rest of the roof; other roofs have standard gable form. The main entrance, asymmetrically placed in the main block, has a pedimented enclosed entrance porch (added mid-1900s); a second, open entrance porch is located at the inside corner created where the two-story block adjoins the main block. House retains largely regular fenestration dating to construction period, but sash appear to have been replaced in original openings in two phases: upstairs ones are vinyl one-over-ones in period casings; downstairs ones are vinyl six-over-sixes and casings are covered by the vinyl siding. Louvered vinyl shutters may replace earlier functioning wood ones. The siding may cover other historic finishes; the deep Greek Revival-era frieze is still exposed. Built 1800-1830 (part of this house could be quite early, possibly the main block, but it was greatly altered in the Greek Revival style popular beginning in the 1830s, and the large southeast block addition appears to date to the mid-1800s).

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 37

Historic map references: 1856: J.S. Bergan; 1868: W.E. Bunn; 1903: C. Sprague

Historic notes: From 1984 inventory form: A.S. Avery listed this as one of the 29 houses standing in 1824 in Morris, when it was owned by Stephen Walker, who had a carpenter shop located on the adjacent property (36 Grove). The form states that the house was built much earlier (1791) for Dr. Hadley and sold to Walker in 1815. The researcher found no deed to support this statement.

35 Grove St One-and-a-half-story, frontal-gable frame house with single-story, gable-roofed back ell continuing the axis and width of main block. Main block has very simply trimmed partial returns and two full-height windows with six-over-six wood sash in gable end facing street. Open porch with slender octagonal columns and elaborately scrolled braces spans front façade. First story of main block has wood two-over-two sash. All openings retain functional wood louvered shutters. Built ca.1824; moved to site 1830.

Outbuilding: Frontal-gable frame garage with novelty siding and upward sliding door. Built 1940-60.

Historic map references: 1856: R. Sanderson; 1868: M. Luther; 1903: Mrs. J. H. Elliott

Historic note: From 1984 inventory form: A.S. Avery wrote that in 1824 this house was painted red and stood opposite the road (now Water St) to the sled factory, and that it was moved about 1830 to this site. It was occupied by Norman Newell followed by Rufus Sanderson, who is noted there in 1856. By 1868, Moses Luther lived there. Avery noted he was still there when he was writing in 1874. The property at this location once extended east to the creek and included a blacksmith's shop.

36 Grove St Two-story, three-bay, hip-roofed, frame house with single-story, gable-roofed ell behind. An open, Greek Revival, hip-roofed porch with fluted Doric columns spans the front façade. Other Greek Revival details include the casing on center entrance, which has extended architraves and sidelights, and the deep frieze at the roofline. Regular period fenestration now has vinyl six-over-one replacement sash in original plain casings and retains functional louvered wood shutters. Wood clapboard siding. Built ca.1840. House site raised above street grade.

Historic map references: 1856: J.P. Kenyon; 1868: L. Davis; 1903: Miss A. Davis

Historic notes: From 1984 inventory form: In 1824, the carpenter's shop of Stephen Walker, who lived in the next house west, was located in the dooryard of this house. L. Davis, who owned the property in 1868, was listed as a general blacksmith and carriage ironer in the directory of that atlas.

39 Grove St (Village Barn): Pole barn with corrugated metal siding and roof. Built ca.1985. Non-contributing.

Historic map references: 1856: site occupied by Engine Shop and Blacksmith Shop; 1868: site of B.[lack] S.[mith] Shop; 1903: B.S.S. on this side of creek; lot appears to span creek.

40 Grove St Frame, shed-roofed commercial building (reused as a dwelling) with a long, narrow footprint has three doorways across the front façade and a variety of irregular windows with mismatched sash. Vinyl siding may cover or replace older finishes. Built 1841.

Historic map references: 1856: Steam machine shop; 1868: Machine shop; 1903: J.P. Kenyon; 1916: Machine shop.

Historic notes: From 1984 inventory form: The form dates this building 1841 and states, "It was built by James P. Kenyon for his wagon building business, which he followed for over thirty years, turning out buggies, carriages, and lumber wagons." According to Linn Tractor historian Rene Elliott, H.H. Linn incorporated his tractor company in 1916 and built his first caterpillar gasoline tractor here. Later, it was used as a roller rink, before becoming a dwelling.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 38

41 Grove St Frame house composed of a one-and-a-half-story, side-gabled main block and a wing on the same axis, recently raised from one story to two. The three-bay main block has a center entrance, but all historic detail is either hidden or lost by non-historic period alterations using post-war materials. Regular period fenestration plan is partially intact, but all sash are replaced, possibly several times and casings altered. Built pre-1829. Set back from Grove St and east side of creek.

Historic map references: 1856: S.G. Weeden; 1868: R. Woo??; 1903: house on Main St lot owned by P. Weeden & Son

Historic note: From 1984 inventory form: A.S. Avery wrote in 1874 that "Tailor" Wright had a shop in the west end of this house by 1829, when Avery described the village's appearance; much altered from its early appearance.

43 Grove St Frame house composed of a one-and-a-half-story, frontal-gable main block with a single-story wing, both with Greek Revival partial returns. An open porch spans the wing and is roofed by an extension of the wing's front roof face. The main entrance is located in the east wall of the main block from the porch. The back roof of the wing is extended over a closed porch. Both porches appear to date to the mid-1900s, but may replace earlier structures of similar scale. Regular period fenestration plan has mainly wood two-over-two sash dating to the late 1800s; upstairs windows in front façade of main block are one-over-ones, but material uncertain. House partially resided using vinyl; wood clapboards still visible in other sections. Built ca.1830-50.

Outbuildings: One-bay, frontal-gable frame garage with exposed rafter tails, wood clapboard siding, and upward sliding door; addition built in 1982. Built 1940-60.

Historic map references: 1856: J.H. Bump; 1868: J.D. Bussell & blacksmith shop; 1903: J.H. Elliott

Historic note: From 1984 inventory form: Avery stated that in 1829, "a one-story house occupied by Frank Harris a basket maker was here." This house probably replaces, but may incorporate, that building.

Hargrave St

Hargrave St is named for the Hargrave Cotton and Woolen Mill once located in this part of the village. By 1856, the street connected Main and Broad Sts east of the main intersection in the hamlet of Louisville, later named the village of Morris. The mill's store and several tenements still line the street. East of Hargrave St, the earthwork that formed part of the impoundment of Hargrave Lake remains, but the lake, which provided the motive force for the mill, has been drained.

4 Hargrave St Two-story, frontal-gable, frame house with single-story, gable-roofed back ell. Steeply pitched roof has simple Stick detail in front peak. Open porch with squared posts and stock spindle balustrade replaces earlier porch. Regular period fenestration plan with asymmetrically placed front door; two-over-two wood sash; louvered wood shutters nailed to house. Vinyl siding replaces or covers earlier finishes. Built ca.1900.

Outbuilding: Single-story, frontal-gable frame garage with wood clapboards. Built ca.1940-70.

Historic map reference: 1903: J. Coyle

10 Hargrave St Frame house composed of one-and-a-half-story, frontal-gable main block and a side-gabled wing, more recently raised to two stories; two-bay garage projects from the wing. House is entirely refinished using non-historic materials including vinyl siding, vinyl replacement sash, decorative vinyl shutters, and parged foundation. Fenestration partially altered. Built ca.1870-1900, with later changes.

Historic map references: 1903: H. Houghton. House has #10 posted; 911 list in village office lists this property as 8 Hargrave. Tax roll lists it as 10 Hargrave St.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 39

11 Hargrave St Single-story, side-gabled, brick house later raised with a frame second story; attached two-bay garage. Built 1955; addition made post-1984. Non-contributing.

Historic map references: 1903: open lot owned by F. Perry

17 Hargrave St Single-story, side-gabled, frame house with attached one-bay garage. Built 1966. Non-contributing.

Historic map references: 1903: open lot owned by F. Perry

18 Hargrave St Two-story, square-plan, frame house with gable-roofed, one-and-a-half-story back ell. Flat roof on main block has deep eaves and frieze with paired brackets. Period fenestration retains asymmetrically placed main entrance with elliptically arched hood supported by heavy scrolled brackets and six-over-six wood sash in plain period casings; some openings altered (bay window in first floor front and paired windows on north side. Entrance to ell retains period door with round-arched, paired lights in upper panels; main entrance a twentieth-century replacement. Wood clapboard siding. Built 1869 (from 1984 inventory form).

Outbuildings: Frontal-gable, one-bay frame garage. Built 1950-60. Non-contributing.

Historic map references: 1903: D.C. Winton

22 Hargrave St One-and-a-half-story, frontal-gable, frame house with later single-story, gable-roofed, back ell on a concrete block foundation. Open, hip-roofed porch with Tuscan columns spans front façade. Regular period fenestration with wood two-over-two sash; first floor front has later paired windows; decorative vinyl shutters on most openings. Front door replaced with insulated steel one. Vinyl siding covers or replaces earlier finishes.

Outbuilding: Two-bay, pyramidal-roofed frame garage with tinned sheet metal roof; added shed-roofed bay. Built ca.1915-25.

Historic map references: 1903: open lot owned by F. Perry

24 Hargrave St Two-story, frontal-gable, frame house with single-story, gable-roofed wing. Partial returns on both blocks. Regular period fenestration partially intact, but sash replaced with vinyl two-over-twos in the wood casings. Main entrance asymmetrically placed in main block; door replaced with insulated steel one. Vinyl siding covers or replaces earlier finishes.

Historic map references: 1903: open lot owned by F. Perry

23 Hargrave St Single-story, T-plan, frame house with attached, side-gabled garage. Built 1966. Non-contributing.

Historic map references: 1903: open lot owned by F. Perry

30 Hargrave St Two-story, side-gabled, stone house with shed-roofed stone addition on back wall; stonework generally uncoursed and has rough quoins. Federal partial returns and elliptically arched fan located in south gable end; north gable end shows evidence of an upstairs door in the peak, now filled in with stone work. Stonework also shows changes in the fenestration. North and south ends have soldiered brick lintels over windows. The paired entrances in the Hargrave St long wall have soldiered stone lintels; none of the windows have lintels set off from the surrounding stonework. Built ca.1810.

Historic map references: 1856: store ("old"); 1868: W.F. and R. Leonard, part of mill property; 1903: B.D. Phillips and C.D. Nichols.

Historic notes: From 1984 inventory form: This was built as the store associated with the mill, built ca.1804-1813.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 40

35 Hargrave St Single-story, side-gabled, frame house with shed-roofed dormer spanning front roof face and open Victorian-era porch with turned columns spanning center bay. Most other historic detail lost or concealed by residing with vinyl and sash replacement, mostly with one-over-one vinyl sash. Built 1830s-40s.

Outbuilding: Frontal-gable frame garage with wood shingle siding and paired doors. Built ca.1920-40.

Historic map references: 1856: O. Simmons; 1868: O. Simmons; 1903: Mrs. B. Phillips

Historic note: Built as a tenement for Hargrave Cotton and Woolen Factory.

38 Hargrave St Cottage frame house with steeply pitched, asymmetrical frontal-gable roof extended over closed entrance porch with round-arched entrance; south roof is cross-gabled with a prominent gable dormer, and a single-story back ell projects eastward. House retains its period Colonial Revival details including round-arched fanlight in peak, ribbon of three six-over-one wood sash in front façade, and partial returns. Large brick chimney with stone details applied to south long wall of house and adjacent to entrance porch. Sided with wood shingles. Frontal-gable frame garage set at street grade, and so below the grade of the house, projects from the front facade. Retaining walls leading to garage recently replaced with manufactured stone. House retains landscape details including curving path leading to front door and evergreen trees—arborvitae and hemlocks. Built 1936.

Historic map reference: 1868: land part of H.R. Van Rensselaer property; 1903: narrow building lot facing onto Hargrave St running between Main and Lake Sts owned by S.K. Dunn

39 Hargrave St Single-story, side-gabled frame house with prominent gabled dormer centered on front roof face. Open Queen Anne porches with turned columns and spindled friezes span much of the front façade and also the single-story back ell. Three-sided bay window on south gable wall also dates to the Queen Anne period. Regular period fenestration now has mostly one-over-one vinyl replacement sash except for paired windows in front gable, which are still wood one-over-ones. Vinyl siding covers or replaces earlier finishes. Built 1830s-40s. Site has elaborate poured concrete retaining wall with curved edges along steps leading to front door.

Outbuilding: One-and-a-half-story, side-gabled, three-bay frame carriage barn with raking cornice and wood clapboard siding; doors replaced with upward sliding ones. Built ca.1900.

Historic map references: 1856: W. Card; 1868: Wm. Card; 1903: E.S. Niles

Historic note: Built as a tenement for Hargrave Cotton and Woolen Factory. House appears to have been largely remodeled and the carriage barn built when the Queen Anne style was popular in the late 1800s.

43 Hargrave St Single-story, side-gabled frame house with center entrance; gable-roofed ell centered on back wall. Open pedimented porch (added mid-1900s) over center entrance retains four-light transom, possibly dating to construction period. Retains much of period fenestration with two-over-two wood sash; three-slat decorative shutters added mid-1900s. Siding appears to be an early pressed wood product, dating to 1950s or 1960s. Built 1830s-40s.

Outbuilding: Small, single-bay, frontal-gable frame garage with board-and-batten siding, paired doors. Built ca.1920.

Historic map references: 1856: Mrs. Handy; 1868: G. Churchill; 1903: G. Whitcomb

Historic note: Built as a tenement for Hargrave Cotton and Woolen Factory.

High St

High St runs perpendicular to Church Street and is located on the rise overlooking the Butternut Valley from the west side. High St is the western extent of historic village development in Morris. It was extended in 1880, but little building occurred on

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 41

the extension until the end of the historic period. The north side of High St is bounded by open land, although near the village boundary a new suburban subdivision was opened on a new street, Jacobsen Street. This generally follows the village line. Historic maps also show that some property boundaries have been altered, but High Street remains the visual boundary of the village as the Jacobsen Rd subdivision is hidden by vegetation and land form.

2 High St Double-wide house trailer with vinyl siding and eight-over-eight vinyl sash. Built ca.1970-90. Non-contributing.

Outbuilding: Shed-roofed frame shed with wood siding and six-panel wood door. Built ca.1900-1940.

Historic note: This house replaces the H. Sargent house shown on the 1856 and 1868 maps and the owned by N. Chase in 1903.

6 High St Frame house composed of narrow, two-story, frontal-gable main block and single-story wing; wood shed, raised to two stories, continues height and axis of main block. Partial returns on main block and wing. Retains much of regular period fenestration, but all sash replaced with one-over-ones. These may be wood. Aluminum siding may hide earlier historic finishes. Built ca.1860.

Outbuildings: Frame stable composed of three buildings constructed at different times and now attached to each other. Facing highway is a small frontal-gable frame garage (built ca.1920), which is attached to a small one-and-a-half-story, frontal-gable stable (built ca.1900). The stable is attached to the long wall of a larger, two-story outbuilding (built 1880-1900). Entire group sided in vinyl; windows retain historic period wood six-over-six and two-over-two wood sash. Built by 1903

Single-story, frontal-gable, frame pig house with sliding door on first floor and mow door above; asphalt shingle siding. Built ca.1900.

Historic map references: 1868: O. Kinney; 1903: Mrs. C. Harrington

9 High St One-and-a-half-story, frontal-gable frame house with gable-roofed, single-story back ell and small shed-roofed addition on west wall. Hip-roofed open porch with squared, battered supports set on knee wall spans front façade. Asymmetrically placed entrance retains period wood door; regular fenestration plan has two-over-two wood sash in plain casings. Wood shingle siding. Built ca.1890.

Outbuildings: Single-story, gable-roofed frame garage with wood clapboards on front façade; wood shingles on other elevations; upward sliding door replaces earlier one. Built ca.1920-40.

One-story, gable-roofed hen house on banked foundation with entrance in upper level; asphalt shingle siding and metal roof. Built ca.1900.

Historic map reference: 1903: Mrs. Thurston Est.

12 High St One-and-a-half-story, side-gabled frame house with same-height, gable-roofed back ell. Retains much of its regular period fenestration, but all sash save those in the upstairs frieze spanning the front of the house are replaced, mainly with one-over-one wood ones. Entrance has small, pedimented front porch with squared, chamfered posts. Vinyl siding may hide other historic finishes. Built ca.1860 (not mapped in 1856).

Historic map references: 1868: E. Sweet; 1903: H. Sweet

14 High St One-and-a-half-story, side-gabled frame house with many alterations, including rearrangement of its regular fenestration and use of replacement vinyl sash, replacement of the front door with a molded example; and addition of a two-story garage nearly as large as the house. Vinyl siding may cover historic finishes. Built 1860 (not mapped in 1868).

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 42

Historic map references: 1868: Mrs. Babcock; 1903: Mrs. Brown

18 High St One-and-a-half-story, side-gabled frame house recently remodeled using a current version of the Prairie Style. Regular period fenestration restructured and new sash with multi-light, narrow upper opening used; door is also a wood door drawn from the Craftsman vocabulary. New wood clapboards replace earlier ones. Built 1830-50.

Historic map references: 1856: W. Wilber; 1868: H. Wilber; 1903: J.K. Davis

20 High St One-and-a-half-story, side-gabled frame house with large, two-bay frame garage (added ca.1990-2000) set one story below the grade of the house and set back from its front façade. House retains Greek Revival partial returns and frieze. Regular period fenestration in main block has wood two-over-two sash in first story and variety of replacement sash (possibly wood) in upper half-story. Open, hip-roofed porch (built ca.1990-2000) with squared posts may replace an earlier porch. Attached garage has two large gabled dormers in front roof face. Wood shingle siding.

Outbuilding: Small, gable-roofed frame outbuilding with wood shingle siding. Built ca.1900.

Historic map references: 1856: E. Thurston; 1868: A. Sweet; 1903: A. Sweet

24 High St Single-story, side-gabled frame house with same-height back ell. Main block has heavily parged foundation, the only visible evidence of its historic appearance. House suffered a fire in the mid-1900s and upper story was removed; house now has vinyl sash and siding, but retains some of its regular fenestration. Built 1830-50.

Historic map references: 1856: R. Potter; 1868: A. Palmatier; 1903: A. Palmatier

25 High St Two-story, frontal-gable frame house with steeply pitched roof and regular fenestration plan. Glazed porch located on east wall, flush with front façade, and open entrance porch with squared, battered supports on shingled kneewalls on asymmetrically placed main doorway; three-sided bay window on west wall. House has vinyl siding, vinyl replacement one-over-one sash in all openings; and a parged concrete foundation. These recent finished conceal or may replace historic ones. Built ca.1880.

Outbuildings: Two-story, side-gabled frame carriage barn with raking cornice, wood clapboards, and period sliding door of vertically laid-up boards. Built ca.1900.

Small, one-story, board-and-batten frame outbuilding with steeply pitched roof and entrance with beadboard doors in west gable end. Built 1880-1900. Attached to first outbuilding by a roof creating storage space.

Historic map references: 1856: R. Potter; 1868: R. Potter; 1903: V.L. Curtis

Historic notes: 1984 inventory form cites E.E. Sanderson, who wrote that the older house mapped in the mid-1800s was rebuilt by R.R. Ripley.

31 High St House trailer with later-added gabled roof and vinyl siding; open porch with turned posts and spindle railing added ca.1990-2000. Built ca.1965-80. Non-contributing.

Outbuilding: Single-bay, frontal-gable frame garage. Built ca.1965-80. Non-contributing.

40 High St Modular house with gabled roof; two-bay garage added to one gable end; an additional room, marked by the use of T-111 siding, adjoins other gable end. Built ca.1970-80. Non-contributing.

42 High St House trailer with later-added gable roof. Built ca.1965-75. Non-contributing.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 43

Highland Av

10 Highland Av Double-wide house trailer with vinyl siding, sash, and shutters. Built ca.1970-1990. Non-contributing.

11 Highland Av Single-story, side-gabled frame house with attached single-bay garage; sided with wood shingles with deep reveal and uneven bottom edge. Built ca.1965-80. Non-contributing.

14 Highland Av Single-story, gable-roofed frame house with frame addition gabled into main block; attached two-bay garage. Particle board siding. Built ca.1970-80. Non-contributing.

Hillcrest Ln

8 Hillcrest Ln Two-story, square-plan frame house with low, hipped roof and single-story back ell. Roof has deep eaves and deep frieze. Open porch with early twentieth century roof supported by dimensional lumber posts and railing added late 1900s spans front façade; a second open porch with a Queen Anne spindle course at the frieze spans west wall of the ell; railing and posts replaced late 1900s. House retains much of its regular fenestration, but sash replaced with vinyl one-over-ones. Pressed mineral shingles cover earlier siding and possibly also other historic finishes. Built ca.1870. House occupies a hilltop site set back from highway on a long driveway paralleling the east bank of Silver Creek.

Outbuildings: One-and-a-half-story frontal-gable frame carriage barn with tinned metal roof panels; six-over-six wood sash; and pressed mineral shingles matching house. Built ca.1870.

Small, single-story, gable-roofed, frame outbuilding with raking cornice and single bay, possibly for a tractor. Built early-mid 1900s.

Small, single-story, gable-roofed frame outbuilding, out of view from lane. Date uncertain, but appears to pre-date 1950.

Historic map reference: 1868: building lot part of the S.M. Lull property facing Main St with access also from Broad St, now used for Hillcrest Ln alignment; 1903: C. Scheff

Historic note: From 1984 inventory form: Built for Harry Scheff.

Jacobsen Rd

Jacobsen Rd was platted in the post-historic period with fairly large suburban house lots. These were built on by individuals rather than by a single contractor, and they vary greatly in appearance. Only the south side of the road lies within the village boundary.

1 Jacobsen Rd Modular house with vinyl siding and sash set on banked concrete block foundation. Built ca.1980-2000. Non-contributing.

Outbuilding: Single-bay, frontal-gable frame garage. Built 1980-2000. Non-contributing.

17 Jacobsen Rd House trailer with attached two-bay garage. Built 1990-2000. Non-contributing.

27 Jacobsen Rd House trailer on banked foundation. Non-contributing.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 44

Lake St

Lake St is named for Hargrave Lake, which was dammed to impound water to power the Hargrave Cotton and Woolen Factory and was opened in 1873 on a slightly different alignment than the one proposed in the village meeting in 1872. The tenements on the north side of the oldest section were built before that, apparently on a private right-of-way within the mill property.

5 Lake St Two-story, frontal-gable frame house with rusticated block foundation. Four-square plan fenestration uses single, doubled, and tripled windows, all with vinyl replacement sash (three vertically oriented lights over a single light) in period casings. Porch, partially enclosed with a ribbon of four windows adjacent to an open section, spans the front. Wood clapboard siding except for wood-shingled tympanum on gable end. Built 1935.

Outbuildings: Two-bay, side-gabled frame garage. Built ca.2000. Non-contributing.

Single-story, side-gabled frame studio or guest house. Built ca.2000. Non-contributing.

Historic note: From 1984 inventory form: Architect/builder: Stephen Tremblett. In 1903, this property formed the back part of R. Cooley's house lot facing onto Broad St.

8 Lake St Single-story, hip-roofed frame house with shed-roofed garage added to west end. Built 1970s. Non-contributing.

Historic map references: 1903: open lot owned by F. Perry

11 Lake St One-and-a-half-story, side-gabled frame house with slightly lower gable-roofed back ell with wing attached to that. House has three open porches, all with squared, chamfered posts and square Doric capitals: one spans front façade, one spans the front of the back wing, and the third runs along the side of the first ell to where it meets the back wing. Regular fenestration throughout with asymmetrically placed main entrance and entrances into ell and wing, all with period doors with paired round-arched lights in upper half; one-over-one and two-over-two wood sash; and functioning wood louvered shutters. Wood clapboard siding, except for flushboard siding below porch on front façade. Built ca.1860. (Old street number, #7, posted on house)

Outbuilding: Two-story, frontal-gable, frame carriage barn with one-story wing on north long wall; wood novelty siding on main section; paired, horizontally sliding garage doors date to early 1900s. Built ca.1860-80.

Historic map references: 1868: A. Lull; 1903: N. Bridges.

13 Lake St One-story, L-plan brick cottage with projecting enclosed front porch. House has Craftsman door and period fenestration plan with vinyl six-over-six replacement sash in reduced openings. Exterior brick chimney on east side of house. Built ca.1930. (Old street number, #9, posted on house)

15 Lake St Single-story, side-gabled, frame, ranch house with single-bay garage attached to north wall. Built ca.1960. Non-contributing.

Historic map references: 1903: open lot owned by F.J. Gifford

17 Lake St Single-story, side-gabled frame house with shed-roofed open porch on back wall. House retains partial returns. Open, pedimented porch with decorative scrollwork and spindles (possibly constructed late 1800s) spans center entrance, which has sidelights, pediment, and narrow six-panel door. Regular period fenestration now has nine-over-nine vinyl sash on first floor and six-over-six vinyl sash in attic windows in peaks; decorative wood paneled shutters. Built ca.1830-40.

Historic map references: 1856: house shown without owner name; 1868: Wm. Gifford; 1903: F.J. Gifford

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 45

21 Lake St Single-story, side-gabled frame house with large single-story back ell incorporating a two-bay garage. House has open entrance porch with square posts over center entrance with sidelights; modillion blocks trim the lintel. Regular fenestration plan uses six-over-six wood replacement sash throughout. Stone foundation parged. Wood clapboards replace older one; partial returns. Built ca.1830-40.

Outbuilding: Frontal-gable, one-story shed with T-111 siding and a nine-light window. Built ca.1960. Non-contributing.

Historic map references: 1856: house shown without owner name; 1868: R. Sanderson; 1903: Mrs. S. Sanderson

Historic note: This house suffered a fire in the 1980s and was restored after that. It was first built as a two-family tenement for the Hargrave mill in the second quarter of the nineteenth century. It was not mapped in 1856, when Lake Street was not yet opened between Hargrave and Broad Sts.

27 Lake St Single-story, side-gabled, frame house with single-bay, frontal-gable garage attached to northeast corner via a shed-roofed passage. Center entrance has sidelights and Craftsman wood door. Somewhat altered fenestration includes paired windows flanking front entrance; all sash nine-over-nine wood ones flanked by functional wood louvered shutters. Period brick chimney centered on ridgeline. Wood shingle siding with raking cornice. Built ca.1830-40.

Outbuilding: Two-bay, frontal frame garage with wood shingle siding opens onto Hargrave St. Built ca.1930-50.

Historic map references: 1856: house shown without owner name; 1868: R. Starr; 1903: L. Winton

39 Lake St Single-story, side-gabled, symmetrical-plan, frame house with single-story, shed-roofed additions at northeast and northwest (back) corners and open porches with square posts adjoining them. Open, hip-roofed porch with Queen Anne posts spans center bays of house; three later (added ca.1920?) gabled dormer windows placed equidistant in the front roof face. Regular fenestration with wood two-over-two sash. Wood clapboards and raking cornices. Built ca.1830-40.

Outbuilding: Single-story, frame garage converted to a studio; large, multi-light fixed sash in front façade. Small, frontal-gable garage with paired front doors and novelty siding located across Lake St from house. Built ca.1900-20.

Historic map references: 1856: house shown without owner name; 1868: W.E. & R. Leonard; 1903: B.D. Phillips and L.B. Nichols

Historic notes: Built as one of eight two-family tenements associated with the Hargrave Cotton factory. Remained a two-family house until 1960. This house was part of the mill property through 1903.

44 Lake St (Town of Morris Highway Department; *Historic name:* Linn Tractor Service Department building): Single-story, side-gabled frame garage with later shed-roofed addition along entire north long wall to increase depth of the eleven vehicle bays running the length of the eave wall. Except for three bays at west end, all have upward sliding doors. The last three bays are open and show the older, more shallow, bays, which were trimmed with angled corners to resemble elliptical openings. Original portion of building has wood clapboard siding, and later section has wood novelty siding. Built ca.1920.

Historic note: This building was constructed for Linn Tractor Co. as a service shop. Photographs taken in 1942 show that it still had its original open, north-facing bays at that time. During the latter part of World War II (October 1944 through September 1945), about a dozen men worked under a subcontract won by Linn from V.&O. Press of Hudson, New York, making brass artillery shells. Another contract, with Remington Rand, to build gun parts was never initiated. A 1942 Oneonta Star article states that the concrete floor and walls on the shed-roofed portion were built at this time. After Linn Tractor Company was sold in 1949 at auction by a liquidation company, this building was bought by the town to house highway maintenance equipment.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 46

47 Lake St Tall profile side-gabled building constructed of rusticated concrete blocks now stuccoed over; a small pole barn is added to the east end. This building is set well back from the road. Deteriorated. Built 1929.

Historic note: This concrete block building was constructed as the shipping department for the Linn Tractor Company in 1929. It has a steel truss roof. After Linn Tractor Co. was liquidated, Raymond Corporation of Greene, New York, used it from 1951 to 1967. Afterwards, it was used as a foundry by Charles Lay. It was recently bought by Jerry Fuchs. (Source: Rene Elliott)

52 Lake St (Town of Morris Highway Department; *Historic names:* Linn Tractor Company service shop; Scintilla Building): Single-story, side-gabled frame industrial building with long narrow footprint. On north long wall, a shed-roofed addition (added ca. 1984) projects over earlier façade, which retains six pairs of multi-light windows. Some of these are matched on the opposite long wall, but the latter wall is more altered than the north wall. Wood siding laid up flush. Built 1923.

Historic note: This building was constructed for Linn Tractor as repair and machine shop in 1923, after Linn Corporation purchased this lot. At the west end of the building, a small balcony projected from the attic windows, now covered. This was called "Warnken's Balcony" for the commercial photographer who took marketing shots for the company. According to Linn Tractor historian Rene Elliott, Linn subcontracted with the Scintilla Corporation, which had an operation in Norwich. Scintilla built magnetos to guide World War II-era aircraft, and beginning 16 June 1942, a work force composed of about 60 women, manufactured electrical connectors and later a pole shoe for the magnetos. On 17 August 1945, cutbacks and material shortages led to this operation being shuttered. The building was sold in 1949 during the liquidation of Linn Tractor, and Harold Mills, the treasurer of the former Linn Tractor Company, bought it. He and his partner, Maurice Bridges, ran a service shop repairing Linn tractors, of which there were many still in use in nearby highway departments and businesses, and selling parts. Mills and Bridges closed in 1960, and Harold "Sonny" Mills, Jr., ran a garage there until 1979, when he sold it to Homestead Auctions/Lewis Miller. He added the shed-roofed structure to the north façade. As late as 1984, the building retained the drive shafts for powering machinery and overhead hoists. Miller sold the building to the town recently.

55 Lake St (*Historic name:* Linn Tractor Factory building): Single-story concrete block building composed of two offset blocks, the one nearer the road added in 1940-42. Both with recently added gabled roofs. Building has piers made of rusticated blocks, now almost all parged similarly to 47 Lake St. Building retains some of its period steel-framed fixed windows. Built 1917.

Historic note: This is the only remaining portion of the Linn Tractor factory building (300' x 50') constructed in 1917 using plans prepared by architect Orlo Epps of Oneonta. The sand for the building was quarried locally, and the factory was supposed to be built entirely of concrete blocks prepared on site. The roof was a wood truss one purchased from Sears and Roebuck. The block nearer to Lake St was added in 1940-42 as a steel room, and it is built using stuccoed hollow tile rather than concrete blocks used for the original part of the building. The older section was built over the water wheel that drove earlier mills that used power drawn from the race system associated with Hargrave Lake, and in the entire factory was driven by water power for much of its operation. Raymond Corporation used this building for constructing hydraulic elevating tables, and used the front portion for cutting steel. The roof burned about 1979 and was replaced with a steel one, which saved the building in a subsequent fire a few years later.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 47

Liberty St

10 Liberty St One-and-a-half-story, five-bay, side-gabled frame house with Greek Revival partial returns. House retains much of its regular period fenestration, but first floor front is altered with a bow window on one side of the center entrance and a vinyl "Palladian" one on the other side. Pedimented enclosed entrance porch partially hides entrance, which has narrow sidelights. Residing with vinyl conceals or removed most other historic features. Built ca.1860.

Outbuilding: Two-bay, frontal-gable, frame garage with wood novelty siding. Built ca.1940-60.

Historic map references: 1868: Bapt. Parsonage; 1903: Mrs. M.M. Newell

12 Liberty St Two-story, side-gabled frame house with shed-roofed leanto extending back roof line. Shed-roofed dormer window (added mid-1900s) in front roof face; otherwise, much of regular period fenestration remains, but all historic materials covered or removed during renovation with vinyl siding and vinyl replacement sash.

Outbuilding: Single-bay, frontal-gable frame garage. Built ca.1940-60.

Historic map references: 1868: J.P. Kenyon; 1903: J.P. Kenyon

13 Liberty St Frame house composed of two-story, one-bay frontal-gable main block and single-story wing. House retains some of period fenestration; three-sided bay window in first floor front of main block probably added in later 1800s; sash all replaced with vinyl six-over-sixes. Vinyl siding covers or replaces earlier historic finishes.

Historic map references: 1868: W. Turner; 1903: Mrs. H. Turner

16 Liberty St One-and-a-half-story, side-gabled frame house with back roof face extended over leanto; attached one-bay garage set back from front facade. Regular period fenestration partially altered but retains center entrance. All sash replaced with one-over-one vinyl ones. Aluminum siding covers or replaces earlier finishes. Built 1800-1830.

Historic map references: 1868: W. Thurston; 1903: H. Hendriks

17 Liberty St Frame house composed of two-story, frontal-gable main block with single-story wing in L-plan and single-story wood shed extended back from wing. Retains Greek Revival partial returns, but otherwise all historic detail lost or replaced during renovation using vinyl siding, vinyl sash, mainly in period locations; and replacement door. Built ca.1850.

Outbuilding: Two-bay, pyramidal-roofed frame garage with wood shingle siding and paired period doors. Built ca.1920.

Historic map references: 1856: T. Jayco; 1868: E. Collar; 1903: S. Card

21 Liberty St Frame house composed of one-and-a-half-story, frontal-gable main block and single-story wing; a single-bay garage now fills the far end of the wing. Open, hip-roofed porch with Queen Anne turned columns and corner braces spans front of main block. Greek Revival partial returns on main block and wing.

Historic map references: 1856: J. Scudder; 1868: E. Scudder; 1903: E.L. Scudder

23 Liberty St Frame house composed of one-and-a-half-story frontal-gable main block and single-story wing. Retains regular period fenestration, but all sash replaced with vinyl one-over-ones and door with an insulated steel one. Vinyl siding covers or replaces historic detail. Built ca.1830-50.

Outbuilding: Two-bay, frontal-gable frame garage with period paired doors with X-battens and nine-light glazed upper panels. Built ca.1915-25.

Historic map references: 1856: Waterhouse; 1868: W. Lynch; 1903: Mrs. G. Colvin

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 48

24 Liberty St Two-story, hip-roofed frame house with small, single-story, gable-roofed porch on south side and single-story, gable-roofed back ell. Retains most of regular period fenestration, but all sash replaced with vinyl ones flanked by decorative vinyl shutters. Vinyl siding covers or replaces earlier finishes.

Outbuilding: Single-bay, frontal-gable frame garage with wood shingle siding and smaller gabled addition on back wall. Built ca.1920.

Historic map reference: 1903: W. Whitman

27 Liberty St Frame house composed of two-story, two-bay, frontal-gable section on high banked stone foundation with a one-and-a-half-story wing on north wall; wood shed extends to rear of wing. House retains regular period fenestration plan, but wood nine-over-six and six-over-six sash replaced with vinyl six-over-sixes in July 2012. Vinyl siding covers or replaces historic details.

Historic map references: 1868: E. Thurston; 1903: W.H. Wood

Main St (NY 51)

Main St is one of two primary streets forming the main crossroads of the Village of Morris. It parallels the Butternuts Creek, following the contour of the first bench of land above the watercourse. In 1903, south of the triangle formed by Liberty and West streets, it was known as the Gilbertsville Rd for its connection with that hamlet to the south.

18 Main St Modular house with vinyl siding and sash. Built ca.1975-90. Non-contributing.

Outbuildings: Three large pole barns. Built ca.1975-90. Non-contributing.

Single-story pole barn designed as a dairy barn. Three concrete block silos of varying heights stand on north side of barn. Built ca.1975-90. Non-contributing.

Pole barn construction hay barn with open shed roof facing west. Built ca.1975-90.

Historic map references: Until 1903, this property was not mapped as part of the village of Morris, which was established after the 1868 atlas survey was completed. In 1903, there were three outbuildings owned by H.M. Washbon on this side of the highway. The historic buildings on the this farm were lost to fire. New buildings continuing the older use were constructed soon after, and the property is still farmed.

21 Main St Stone house composed of a two-story, two-bay, frontal-gable main block and four-bay, single-story wing with shed-roofed stone addition attached to its east gable wall. Roof of wing projects over an open porch with fluted Doric columns. Stonework incorporates rough quoins and thin slabs of stone soldiered to create square-headed lintels over the windows and elliptical arch over fanlight capping the main entrance, asymmetrically placed in the main block. Main entrance retains period wood door and is flanked by sidelights; door in wing also has period wood door. Regular period fenestration uses six-over-six wood sash in all openings; opening in first floor front of main block flanked by double-hung sidelights, each sash with two vertically placed lights. All openings retain functioning louvered wood shutters, ones on the first floor front window doubled to accommodate wider opening. Wood shingle roof. Brick chimneys, two on ridgeline of main block, and a third on the wing, appear to rebuilt from old brick and retain form of mid-nineteenth century examples. Built ca.1840.

Outbuildings: Single-story, frontal-gable, stone building with narrow door and twelve-over-eight sash. Looks like an office. Built ca.1840.

Small, pyramidal-roofed frame well house. Built 1800s.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 49

Historic name: "Mapleside"; *Historic map references:* 1856: A.G. Washbon (main map; not shown on Louisville plate); 1868 (Town of Morris plate): H.R. Washbon; 1903: H.M. Washbon

25 Main St Frame house composed of one-and-a-half-story, frontal-gable, three-bay main block and four-bay, single-story east wing on a slightly banked stone foundation. Asymmetrically placed entrance in main block has Greek Revival door casing with pilasters, sidelights, and plain lintel. Partial returns on both blocks and wood shingle roof. Regular period fenestration uses six-over-six wood sash throughout; wood paneled shutters may be part of renovation ca.2000. Wood clapboard siding. Built 1845.

Outbuildings: Single-story, frontal-gable, frame building with elliptically arched entrance, partial returns, twelve-over-eight wood sash, and paneled shutters. Location suggests this may have been moved and renovated; appears to be used as a shed for landscape tools. Built 1800s.

Small, gable-roofed frame well house. Appears to be built late 1900s to resemble similar one at 21 Main St.

Historic name: Mapleside Tenant House; *Historic map references:* 1856: A.G. Washbon; 1868 (Town of Morris plate): H.R. Washbon; 1903: H.M. Washbon ("Mapleside") tenant house

65 Main St (Lewis Rutherford Morris Central School): Brick school building composed of several blocks built at different times. Oldest and most prominent section is the two-story, classical revival building facing east on Main St towards the village center. This symmetrical building has a center porch with a grand stone portico supported by four Corinthian columns. The sandstone frieze is extended the length of the building above the second story below the brick parapet capping this block of the building. The portico is flanked by two sets of three windows with nine-over-nine replacement sash on each floor; sash are replaced with aluminum nine-over-nines on the sides. Exterior doors in this part of the building are paired with elongated panels capped by square lights with muntins creating invected corners. Behind this original section, built in 1932, is a gymnasium with windowless walls. Additional, more recent wings project westward, and on the south side, facing on NY 51, is a large two-story entrance with a round arched roof and large, single-light fixed windows. The upper story windows east of this entrance have squared heads; west of this entrance, they are rounded to match the entrance. The school has playgrounds northwest of the original block, a large triangular lawn spanning the main east façade, and playing fields running farther west and south of NY 51.

Outbuilding: Five-bay, brick bus garage with a brick and cinder block addition to its north wall. Accessed from West St, west of its intersection with High St. Built ca.1950-70.

Historic map references: 1856: site of School House No.1; 1868: site of School House No.1; 1903: Morris High School

76 Main St ("The Grove" (previously NR listed)): Two-story, three-bay, frontal-gable stone house with single-story stone veneered wing on its south wall and two-story frame ell on its back wall. Ell appears to be recently raised or remodeled, but rests on a banked stone foundation extending a full story below the main block and continuing the banked basement below the stone section. The main block roof projects beyond the front façade and is supported by full-height Doric columns. Tympanum is plain except for deep frieze; main block frieze is much more shallow. Front façade has center entrance with period door flanked by sidelights (double-hung with two vertically laid lights above two more lights) and capped by a transom light. Main block retains regular period fenestration with large dressed stone lintel blocks and narrower stone sills; six-over-six sash in first floor front are flanked by double-hung sidelights matching those on the entrance. Windows with eight-over-eight sash flank the center window upstairs, which has paired casements. Otherwise, windows in the main block and ell have six-over-six sash and are flanked by functioning louvered wood shutters. Four large brick chimneys pierce the main roof. Two are symmetrically placed in the front third of the roof. A third is located in the south roof face about equidistant from the front chimney and the back wall. The fourth, probably for the kitchen hearth, rises near the back wall of the main block in the northeast corner of the

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 50

house. The frame ell has wood clapboard siding. The stone-veneered wing has a ribbon of nine-light sash across much of its front façade. A shed-roofed dormer rises above. The west wall is framed and clapboarded and retains sash in older configurations. The intended use of this ell is unknown. Built 1833-4.

Outbuildings: Diminutive, single-story frame gate house (74 Main St) with frontal-gable center block flanked by single-bay, side-gabled wings; a much later (ca.2000) wing adjoins the west wing. The older section of the building has round-arched windows with simple fanlights centered in the front façade of each block, Federal partial returns, and wood clapboard siding. The window in center block was probably a doorway, and is surmounted by a small oval window. New section has concrete block foundation and vinyl sash. Recently replaced standing seam metal roof.

Two-story, gable-roofed frame barn with partial returns, three wagon bays and two mow doors in west long wall, appears to be a stable matching the house in date. To this are added an open, two-bay, single-story addition adjoining a taller garage with an overhanging roof supported by squared, chamfered columns. Like the house, the entire building has a standing seam metal roof. ca.2000 additions.

Single-story, side-gabled frame garage. Built ca.1960. Non-contributing.

Small octagonal building constructed like a well house with louvered upper panels.

Historic map references: 1856: F. Rotch; 1868: F. Rotch, "The Grove"; 1903: Maj. I. Quimby, "The Grove"

88 Main St Frame house composed of two-story, square-plan, pyramidal-roofed main block and lower, one-and-a-half-story, gable-roofed back ell. Eaves and cornice are coved on both blocks. Glazed, hip-roofed porch (ca.1910-25) with clerestory and double-hung windows with three-light (vertical orientation) upper sash and single-light lower sash spans front façade. Open porch on east side of ell. Regular period fenestration with square-headed casings trimmed with ogee molding; two-over-two wood sash; and period wood louvered shutters. Wood clapboard siding; stone foundation visible. Built 1884-86 (1984 inventory form).

Outbuilding: One-and-a-half-story frontal-gable frame carriage barn with six-over-six sash in peak; wood clapboards; wagon doors replaced with upward sliding garage doors. Built 1880s.

Historic map reference: 1903: A. Winton

92 Main St One-and-a-half-story, frontal-gable, frame house with single-story, gable-roofed back ell on same axis as main block; single-story, shed-roofed ell attached to back wall of ell. House retains Greek Revival door casing with pilasters and plain entablature asymmetrically placed in front façade, partial returns, and cornice. Regular period fenestration uses mainly two-over-two wood sash; three-sided bay window on west wall probably of similar date to sash. Decorative vinyl sash attached to casings. Main entrance has late twentieth-century replacement door and sidelights also replaced. Vinyl siding covers or replaces earlier finishes. Built 1840-50.

Outbuilding: One-and-a-half-story story frame carriage barn with wood novelty siding and six-light sash in peak; wagon doors replaced with upward sliding garage doors. Built ca.1870-1900.

Historic map references: 1856: J.G. Washbon; 1868: J.R. Angel; 1903: H. Cook

93 Main St (Morris Municipal Building): Frontal-gable, frame building with Greek Revival full return and center entrance with pilasters and squared lintel trimmed with a dentil course. Regular fenestration appears to reuse older plan for placement, but building now has an upper story, and all sash replaced with vinyl one-over-ones. Vinyl siding covers or replaces earlier finishes; stone foundation parged with concrete. Built 1841.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 51

Historic names: Baptist Church (until 1868); Masonic Temple; *Historic map references:* 1853: Baptist Church; 1868: Baptist Church; 1903: Masonic Hall. Tax parcel no. 221-13-2-44.02.

Historic notes: Built 1841 as First Baptist Church of Butternuts, and sold in 1869. In 1980, building became village municipal building and housed Butternut Valley Health Center.

95 Main St Frame house composed of one-and-a-half-story, three-bay, frontal-gable main block with single-story west wing (probably similar construction date to main block), single-story east wing (post-1960), and shed-roofed leanto behind older wing. House retains Greek Revival partial returns and asymmetrically placed entrance with pilasters, sidelights, and plain lintels. Regular period fenestration, mainly with one-over-one wood sash (replaced early 1900s), plain casings, and louvered wood shutters. Queen Anne open front porch has spindle course in frieze, turned posts, and spindle railing, added ca.1900. Resided with non-historic (vinyl or aluminum) material; may conceal historic finishes. Built 1855.

Historic map references: 1856: A.E. Daniels; 1868: Rev. A. Daniels; 1903: A. Scheff.

96 Main St (Holy Cross Rectory): Split-level frame house with two-story recessed open porch with two-story square posts supporting roof. Built ca.1970. Non-contributing.

97 Main St Single-story, pre-fabricated frame house set back from street on a driveway. Built ca.1990-2000. Non-contributing. This house is addressed 5 Church St in the 911 system.

Outbuilding: Large two-bay frame garage with living space at other end; wood clapboard siding. Built ca.2000. Non-contributing.

98 Main St (Holy Cross Church): Single-story, frontal-gable frame church with small open belfry centered over main entrance. Center entrance set in small, closed frontal-gable porch entered via bluestone steps. Regular fenestration uses double-hung six-light sash with rectilinear leaded, stained-glass lights capped by separate round-arched glazed fanlights. Concrete block foundation parged; vinyl siding. Built 1949.

Historic note: From 1984 inventory form: Church designed by Gander, Gander, and Gander, Architects, and built by Edmeston Supply Co.

99 Main St Commercial building composed of frontal-gable frame section at east end and later barrel-truss addition adjoining its west wall. Front façade clad in T-111 siding and a corrugated metal pent roof, which hides all earlier features. Truss-roofed section built ca.1920 from lumber salvaged from the Kenyon wagon shop located on the southwest corner of Broad and Grove Sts; later addition built ca.1950.

100 Main St Two-story, frontal-gable frame house with single-story, gable-roofed kitchen ell behind. Open porches over the asymmetrically placed front entrance and spanning the east wall of the ell retain turned columns, bracketed cornices, and decorative corner braces. Vergeboard in front peak has decorative millwork panels and turnings. Regular fenestration uses one-over-one wood sash flanked by wood louvered shutters; three-sided bay window on west wall of main block has bracketed frieze. Pressed mineral shingles cover or replace earlier siding and possibly decorative finishes. Built ca.1910.

104 Main St Side-gabled frame bungalow with front roof extended over deep, open porch with squared, battered columns set on a framed knee wall spanning front facade. Period fenestration uses mainly paired and single windows with six-over-one sash, including paired examples in prominent gabled dormer centered on front roof face and center entrance. Roof has exposed rafter tails on front and squared braces along sides. Wood clapboards on first floor; shingles upstairs. Rusticated concrete block foundation. House has large addition on back, not very visible from street. Built 1920-25.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 52

Outbuilding: Side-gabled frame garage with another bay added to east wall. Built mid-1900s. Non-contributing.

Historic note: 1984 inventory form: Built by Stephen Foote. This house was probably built using the same plan as 108 Main St.

105 Main St Temple-form frame house composed of two-story, three-bay, hip-roofed center block flanked by symmetrical single-story, side-gabled wings. Prominent low cupola capping center block has period three-light sash, three on front and four on sides. House retains many Greek Revival features including four full-height Ionic pilasters on center block setting off the windows; heavy frieze; and partial returns on wings. Both wings spanned by open porches recessed under the roofs, supported by Tuscan columns. Fenestration incorporates asymmetrically placed main entrance with round-arched fanlight in casing with keystone detail and regularly spaced windows with six-over-six wood sash upstairs and later one-over-one wood replacements in first floor; entrance also in each wing's front wall; decorative vinyl shutters. Wood clapboard siding on side walls; front façade has flushboard siding. Built ca. 1835.

Historic map references: 1856: J. Sweet; 1868: T. Jaycox "Maplevale", 1903: H.P. Potter; Tax map no. 221-13-2-47

106 Main St Two-story, frontal-gable, frame house with wood shingle siding and exposed rafter tails on tinned metal shingle roof. House has open porch with square posts set on shingled knee walls spanning front façade. Fenestration incorporates paired and single windows with period wood one-over-one sash; asymmetrically placed main entrance with period door (glazed upper panel) and Queen Anne parlor sash in first floor front room. Built 1928 or 1929 (1984 inventory form).

Historic note: 1984 inventory form: Built 1928 or 1929 by Ezra Harris.

108 Main St Side-gabled bungalow with front roof extended over deep, open porch with later (ca. 1950-70) wrought iron supports and cast stone foundation. Period fenestration uses mainly paired and single windows with six-over-one sash, including paired examples in prominent gabled dormer centered on front roof face. Center entrance has period door with small lights at top end. Roof has exposed rafter tails on front and squared braces along sides. Wood clapboards on first floor; wood shingles upstairs. Rusticated concrete block foundation. House has large addition on back, not very visible from street. Built 1920-25.

Outbuilding: Single-bay, frontal-gable frame barn with wood shingles and upward sliding door. Built 1940-60.

Historic note: 1984 inventory form: Built 1925 by Stephen Foote. This house was probably built using the same plan as 104 Main St.

109 Main St Two-story, frontal-gable frame house with single-story, gable-roofed back ell and gabled dormers in east roof face. Open porches with Tuscan columns, elliptically arched friezes, and picket railings span front and east side of ell. Regular fenestration now has vinyl one-over-one sash replacements. Vinyl siding covers or replaces earlier finishes. Built 1906.

Historic note: 1984 inventory form: Built by Howard Sloan in 1906. House still had decorative Queen Anne latticed vergeboards in the peaks in 1984.

113 Main St One-and-a-half-story, frontal-gable frame commercial building (remodeled as apartments) on stone basement banked to the east to provide additional space below the first floor; flat-roofed, two-story ell added to back wall. Main block retains partial returns and open porch with squared posts and balustrade of decorative splats spanning front; porch is supported by a second below-grade open porch with square posts protecting the basement storefront. Storefront has recessed center entrance flanked by pairs of large one-over-one display windows. Upstairs of main block and back ell retain period fenestration with mostly six-over-six wood sash in main block and wood two-over-twos in ell. Wood clapboard siding. Built 1852; ell added ca. 1865-90.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 53

Historic map references: 1856: Shoe shop; 1868: Nathaniel Stevenson's shoe shop; 1903: I.C. Carey meat market; 1916: meat market, second story photos and telegraph office; Tax map no. 221.13-1-13

114 Main St Two-story, three-bay, frontal-gable brick house with lower, two-story, side-gabled frame wing; kitchen ell projects from back of house. Brick main block is spanned by a portico supported by unusually tall, slender Ionic columns with very modestly scaled capitals. The tympanum above has an oval window, flushboard siding, and modillion blocks along the eaves. The front façade of the frame wing is flush with the front edge of the portico. The main block retains regular period fenestration plan with twelve-over-twelve wood sash and louvered wood shutters; two round-arched doors in the end bays of the front façade flank a window in the middle bay. Kitchen ell also retains twelve-over-twelve sash. Windows in wing have one-over-one wood sash. An open two-story, porch (late twentieth-century) projects from west end of wing. House rests on a stone foundation, banked to the south (back). Started 1824 (1984).

Outbuilding: Small, frontal-gable frame garage with paired beadboard doors. Built ca.1915-30.

Historic map references: 1856: Dr. Wing; 1868: W.Wing Est., Settled by Dr. W. Wing, July 1812; 1903: S. & A. Wing

Historic note: Built for Dr. Walter Wing, who settled on the site in 1812. In 1868, the house stood on a large lot running from the creek west almost to Grove St and spanning the space between Main and Grove Sts.

117 Main St Single-story, frontal-gable brick firehouse with three engine bays and metal-sided tympanum; a lower gable-roofed addition spans back wall. Built 1980s. An open park is set behind the hall.

Outbuildings: Pavilion with wood posts. Built late 1900s. Non-contributing.

Exhibit building: Single-story, gable-roofed frame building with glazed long wall and garage door in gable end. Houses a Linn tractor. Built late 1900s. Non-contributing.

Historic note: From 1984 inventory form: Built as a garage for Robert Klindt, and used as a freezer locker in 1940s.

118 Main St Two-story, four-bay, flat-roofed, frame building with low pediments raised at center front and center of sides of roofline. Greek Revival bell tower composed of two stages—the lower one with louvered round-arched openings and the upper with round-arched, louvered vents capped by a small dome—is set at northeast corner of roof and houses a bell on a wheel. Upper-story and first story side windows retain six-over-six wood sash; first story front windows have recent vinyl one-over-one sash in front. Vinyl siding covers or replaces historic finishes. Built 1880.

Historic name: Engine & Town House (on façade); *Historic map references:* 1868: part of the W. Wing Est. lot; 1903: Engine Ho.[use] and Villa.[ge] Hall stands on a lot where Mrs. M. Hering's house stands behind.

Historic notes: Builder is identified in village minutes. When first built, most of first floor front façade was taken up with two wagon bays for firefighting apparatus until these were moved to a different building. The bell tower appears to have come from an older church; the most likely candidate is the former Baptist church (93 Main St), which was replaced by a new edifice in 1868 on Broad St.

121 Main St (H.W. Naylor Co.): Frame building composed of two commercial buildings facing onto Main Street and additional sections constructed along the east bank of the creek. The western section of the Main St façade features a pedimented center section set between false fronts with modest bracketed cornices. Paired twelve-light wood casement windows are centered below the pediment and above an upward sliding garage door (probably replaces earlier paired doors). At street level, the garage door is flanked by paired windows with wood six-over-six sash. The front façade is clad in wood clapboards; its side wall overlooking the watercourse is wood shingled and has additional multi-light sash and casements similar to those on the front of the building as well as a shed-roofed dormer window in the west roof face. The eastern section is an earlier Italianate,

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 54

two-story, flat-roofed frame commercial building with a bracketed cornice and deep eaves capping the façade. The upper story preserves three Italianate windows with two-over-two wood sash. The street-level façade was remodeled when the western part was built, and it retains a ribbon of three windows with six-over-six wood sash east of the entrance; west of the entrance the paired windows of the western portion open partly in the old building and partly in the later one. East part, ca.1890; west part built 1920. A single-story gable-roofed addition with wood shingles and eight-over-one wood sash overlooking the creek continues the roof axis of the western part of the building. Another, smaller one-story, gable-roofed, frame building abuts that. A poured concrete retaining wall (replaced stone one in 2006 after flooding) continues north along the creek to a large two-story, frame barn with raking cornice, wood novelty siding, and four-light wood sash in pedimented casings. Paired wagon doors face east from this building's long wall.

Historic map references: 1903: I.C. Carey owns western building and D.I. Laurence owns eastern building; 1916

Historic note: Veterinarian H.W. Naylor began his business manufacturing teat dilators in the early 1920s. The business was sold by the third generation of family ownership in 2010 and continues to make a wide variety of veterinary medicines. The portion of the property along Silver Creek was the site of Benajah Davis's tannery in the early nineteenth century.

122 Main St (Brookside Tavern): Single-story, frontal-gable frame building composed of three blocks of slightly descending height on the same roof axis aligned with the east bank of Silver Creek. Front spanned by open porch with squared posts set on frame knee walls. Building retains paired and single windows with two-over-two wood sash. Wood clapboard siding on front block and tinned metal panel roof; asphalt shingle siding on second block. Built 1929.

Historic map reference: 1903: lot is open

Historic note: From 1984 inventory form: Built of lumber salvaged from the Quaker Meeting House demolished in 1929.

123 Main St (H.W. Naylor): Two-story, two-storefront, flat-roofed brick commercial building decorative brick work at cornice. The glazed storefronts have low curbs opening directly onto the sidewalk and cast-iron supports incised with Eastlake-inspired details. Western storefront is three bays wide. Its recessed storefront entrance has a late twentieth century wood door with four lights and is flanked by large four-light display windows, and the entrance to the upper story is located at the east end. The eastern storefront is four bays wide. The stair entrance is located at the west end, and this storefront's recessed entrance is flanked by narrow single lights capped by clerestory lights. The windows in the upper story have pedimented heads, possibly made of cast iron, and two-over-two wood sash. They are connected visually by single courses of buff brick at the sills and lintels. These continue across the brick piers setting off the two sections of the building. The piers continue to top of the façade. On the western section, corbels of a single brick width cap a course of quarter-turned soldiered bricks. The eastern section has prominent brick corbels setting off a plain center panel above the middle two bays. Built 1883-84.

Historic map references: 1903: D.I. Lawrence

Historic notes: Site of D.I. Lawrence's drug store and J. Tipple store in 1868, which burned in 1883 fire on West Main St. The current building was constructed by D.I. Lawrence; C.H. Lawrence owned and occupied the west section.

124 Main St (Butternut Valley Arts and Crafts Center): Two-story, two-storefront, frontal-gable, frame commercial building with elaborately designed false front added in 1903. Front façade has two street-level storefronts: the eastern and larger one has a high step entrance to recessed center entrance retaining period paired doors between large display windows. The narrower, western storefront is flush to sidewalk and has a single door and paired windows. A stair hall entrance is located at the west end of the façade. The three-bay second story retains windows with pedimented casings and wood two-over-two sash. False fronts capped with Italianate bracketed cornices rise above the outer windows; a round-arched section with matching brackets rises over the center window and a large, tripartite window composed of a taller round-arched window flanked by lower ones opens

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 55

into the gable end of the building. This façade is clad in wood novelty siding. Sides and back have wood clapboard siding and regular fenestration with wood sash. Built ca.1830; remodeled 1903.

Historic map references: 1856: lot in use, but labeling difficult to determine owner name; 1868: Murdock and Matteson; 1903: J.P. Kenyon

Historic notes: From 1984 inventory form: 1984 states 1903 remodeling of a building constructed in 1828, possibly built by A.C. Moore.

125 Main St (Post Office): Two-story, four-bay, flat-roofed brick commercial building with corbelled brick cornice. The storefront has a Colonial Revival large multi-light display windows with smaller clerestory windows above and paired doors with eight-light glazed panels capped by a fanlight. The upper story retains Italianate windows with segmentally arched tops with contrasting keystones and corner blocks and stone sills. The nine-over-nine wood sash may date to the 1946 colonialization of the façade. The windows are connected at sill and lintel by single courses of buff and at their waists by a course of quarter-turned soldiered bricks. A second course of turned bricks sets off the corbelled cornice from the lower part of the façade. Built 1883-84.

Historic map references: 1868: site of Beekman and Wood store; 1903: Potter Bros.

Historic notes: By 1883, the frame commercial building on this property was owned by Potter Bros., dry goods merchants. It burned that year along with all other buildings between Broad St and the creek on the north side of Main St. Potter Bros. rebuilt in brick for \$6,500. William W. Sanderson bought the property in 1926 and opened a hardware store. Veterinarian Naylor bought the building in 1945 from Sanderson's widow. He rebuilt the front and added windows on side, and it became post office in 1946. This front survives. (*Oneonta Daily Star*, 16 April 1946, "Post Office Modernized at Morris").

126 Main St Two-story, gable-roofed frame commercial building with later false front. Street-level storefront retains wagon-height center entrance, but façade is remodeled with a glass and steel vestibule. Upper story resided with vinyl and fenestration altered with Craftsman sash with three vertically oriented lights over a single light—three in a ribbon in east half and a single window in the west half. Built 1844; remodeled late 1800s with false front; remodeled again with non-historic materials post-1950.

Historic name: Perry Block; *Historic map references:* 1868: H.M. Perry; 1903: Weeden & Son

Historic notes: From 1984 inventory form: Building housed numerous commercial tenants over the years. Its lot was referenced as the location of the "store Isaac Angell built" in an 1845 deed for Samuel Weeden's shop.

128 Main St Two-story, two-storefront, frontal-gable, frame commercial building. Front façade entirely remodeled post-1960 with brick veneer first story capped by a pent roof; vinyl siding covers upper story. Fenestration altered using non-historic windows. Back of building retains historic finishes including wood siding and wood sash. Built 1847 (A.S. Avery).

Historic map references: 1868: Weeden's harness shop; 1903: P. Weeden and Son, harness shop.

Historic notes: Samuel G. Weeden bought land from James and Fanny Ber 22 December 1845. This was formerly the alley between A.C. Moore's building and the Perry Block.

129 Main St Three-story, five-bay, flat-roofed frame hotel with ca.1920 brick storefronts projecting from front (Main St) facade. Hotel retains historic finishes dating to its construction period, including regular fenestration with two-over-two wood sash and wood clapboard siding and Stick panels of beadboard. An open porch is centered on its front façade over entrance: on second floor, porch projects from façade and on third story, it is recessed under a decorative pediment. Retains period paired doors on front entrance and single door with paired arched glazed lights at the angle cut from the southeast corner of the front,

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 56

creating a nearly rounded corner at Main and Broad Sts. Brick storefronts incorporate plate glass display windows with clerestory panel of small blocks of irregular window glass laid in a checkerboard pattern. Built ca.1890.

Historic name: Kenyon House; Gage Block; *Historic map references:* 1903 Kenyon House; Tax map no. 221.13-2-18.01

Historic notes: Site of an earlier hotel, which burned in 1883 fire.

130 Main St Single-story brick building constructed to house telephone exchange. Built ca.1965. Non-contributing.

Historic note: This was the site of Cruttenden's tavern, built in the early nineteenth century with a deep yard in front. The early appearance of this building was shown in one of A.S. Avery's historical paintings of Louisville, which he created in the 1870s. The building was described as an "eyesore" in the *Oneonta Daily Star* article published in 1965 announcing its demolition. This is the only twentieth century intrusion other than the brick firehouse in the nineteenth-century commercial district in Morris running from the brick house constructed by Dr. Wing in 1824 to the Van Rensselaer house at the east line of the village.

132 Main St (Community Bank): Two-story, frontal-gable, stone commercial building with highly intact Colonial Revival (1929) remodeling of Main and Broad St facades. Front façade has full return and four pilasters setting off the center entrance and marking the corners of the building. The pilasters have fairly plain capitals (made of a cast material—easternmost one is broken in 2012 showing that capital is hollow) composed of acanthus leaves. An elliptical glazed fan with soldiered stones forming the arch is centered in the tympanum. Center entrance has a plain pediment and squared casing with paired doors with single oblong glazed panels. First floor fenestration on front and sides of the building uses regularly spaced windows with flat stones soldiered to create slightly flared lintels and six-over-six wood sash with wood panels below. Upper story windows are smaller, also with six-over-six wood sash. Built ca.1820-30; extensively remodeled 1929.

Historic map references: 1856: building mapped without owner name; 1868: Moore and Cooke Store; 1903: 1st National Bank

Historic notes: From 1984 inventory form: Probably built by Captain Daniel Smith, stone mason of several buildings in Morris. For many years, it was a general store and had several successive owners. It was taken over as a bank in 1896 and its façade remodeled in 1929.

133 Main St Two-story, symmetrical, five-bay stone building on raised basement with concave mansard roof and cupola centered above main entrance; two-story frame rear ell extends at an oblique angle facing onto Broad St. Doors and windows in stone portion boarded up. Built ca.1835.

Historic map references: 1856: Hotel; 1868: Moore Louisville Hotel; 1903: Gardner Hotel

135 Main St Two-story, five-bay, frontal-gable, stone building with flat-roofed, two-bay wing adjoining east wall and single-story, parged concrete block service station (disused) attached to southeast corner of wing. Stone building has wagon-height entrances, a Federal full return, and an oval opening (boarded up) in tympanum. Regular period fenestration plan includes slightly recessed doorways with narrow transom lights in the second and fourth bays and windows with lintels made of soldiered stone and wood sills with later two-over-two wood sash. A roof resting on iron brackets spans center three bays on first floor. Wing retains period door and two-over-two wood sash, probably contemporary with wing. Service station has a flat roof and angled entrance at southwest corner surmounted by a three-light transom and flanked by windows with four-light transoms. Service bay opens onto Main St. Built ca.1830-35; wing added ca.1860-80; gas station added ca.1935-50.

Historic map references: 1856: J.S. Gaskin; 1868: J.M. Lull Store & P.O.; 1903: M. Rathbun

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 57

Historic notes: From 1984 inventory form: Built as a store for Jacob Lull and Edwin Gilbert, and used for a variety of other businesses during the nineteenth century. The upstairs was used first as an Odd Fellows lodge, and later used for meetings of the "Know Nothings." It was also a select school, a doctor's office, and a dwelling space. The wing was used as a post office and law office. This building is associated with several frame outbuildings.

136 Main St Two-story, frontal-gable frame commercial building (constructed 1832) with later, three-bay, flat-roofed wing extending commercial space eastward on Main St. Two-story, frontal-gable western portion built earlier. Eastern section retains Italianate false front with small single brackets in frieze; storefronts may reuse historic configuration, but all historic materials replaced. Built 1832; later Italianate east wing added 1860-1870s.

Historic map references: 1856: building mapped; 1868: Wing Store; 1903: V.F. Hoke

Historic notes: This commercial building was constructed by Chauncey Moore and Jonathan Lull in 1832 and replaced an earlier frame store, which opened onto Broad St rather than Main St. The older store building was, according to A.S. Avery, moved. The current building has housed many establishments, including drug store and grocery store, run by a variety of proprietors during the nineteenth century.

138 Main St Two-story, two-bay, frontal-gable frame commercial building with later Italianate false front. Recessed storefront retains paired wood doors with glazed upper panels and display windows dating to the Italianate period; upstairs façade has bracketed frieze and retains windows with two-over-two wood sash and wood clapboard siding. Sides and back of building also retain wood clapboards. Built 1840s; remodeled 1865-85.

Historic map references: 1856: Watch shop; 1868: Store WRB; 1903: Mrs. A. Simmons; 1916: storage

Historic note: From 1984 inventory form: "The building now occupied by the meat market next to Hoke's store was built in 184 [sic.]; but it stood on a Broad Street site directly opposite the Chronicle office and was occupied by Nathaniel Stevenson as a shoe shop. Later the building was moved to its present location and occupied by David Bresee as a tailor shop and then by James Little, merchant tailor. It has been used for a market a long time with living rooms upstairs." (uncited quote) Between 1873 and 1903. Jerry Dunkle had a barber shop there and then it became a meat market run by Schuyler Woodard. In the 1920s, Hanthan Melick of Downsville head a two-week clothing sale twice a year, one time being fair week, in the building.

139 Main St Two-story, square-plan, hip-roofed frame house; second story, with a smaller footprint than first story, is centered above it. Four Doric columns support projecting front roof face, which spans front façade. Greek Revival center entrance has sidelights and transom light. Regular fenestration plan uses six-over-six wood sash and louvered wood shutters. First floor front façade clad in vertically laid vinyl siding (probably replaces or covers flushboard siding); side walls have wood clapboards. Built 1842. House site is raised above street grade and house set back slightly from the street.

Outbuildings: One-and-a-half-story, side-gabled frame barn with sliding door in long wall; smaller frame barn attached to east gable end and a single-story building with rusticated concrete block walls and metal casement windows abuts the south long wall.

Historic map references: 1856: J.M. Lull; 1868: J.M. Lull; 1903: V.F. Hoke

Historic notes: From 1984 inventory form: Built by Edwin C. Gilbert in 1842. In 1868, this house is on the same lot as the stone building to the west (135 Main). This lot extends along the back lines of lots on the east side of Broad St to the back lines of house lots on Water St (Barrett Av in 1868). At that time, the lot included a hop kiln. The 1903 atlas shows that by then, this lot had been subdivided.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 58

140 Main St Two-story, two-storefront, flat-roofed frame commercial building with slightly lower flat-roofed addition on back wall. Cornice of low, Italianate-form, false front projects above the main block. The front façade is remodeled with a brick veneer knee wall, a metal pent roof, and vinyl siding. Stone foundation visible on sides and rear of building, but building otherwise retains only its historic form and none of its finishes or details is visible. Built 1840.

Historic map references: 1856: Hotel; 1868: Payne's Hall, E.L. Payne; 1903: Mrs. C.[harles] Ford; 1916: Feed store

Historic note: From 1984 inventory form: This building was constructed for hardware merchant by Joseph Waite. It was later a hotel kept E[rastus] .W. Yates and his son Everett, who also ran the hotel in the stone building at the northeast corner of Main and Broad Sts. Later, E.L. Payne ran the hotel. The building once had a large public hall upstairs.

143 Main St One-and-a-half-story, three-bay, side-gabled frame house with prominent gabled dormer centered on front roof face; appears to have square base for a cupola straddling the center of the ridge line. An open, hip-roofed porch with square posts resting on framed, shingled knee walls spans much of the front façade. Regular fenestration plan uses a variety of windows, but most sash are four-over-four wood ones: paired round-arched ones placed in center front gable; single windows flank centered main entrance with round-arched fanlight over door; three-sided bay window on east façade. Wood shingles and raking cornice. Built ca. 1830-50; remodeled ca. 1860-70 to present form. House site is raised above street grade and house set back slightly from the street.

Outbuilding: Two-bay, frontal-gable frame garage. Built 1930-70.

Historic map references: 1856: house drawn without an owner name; 1868: Bowne; 1903: G. Sanderson

144 Main St Two-story, frontal-gable, frame building with one-story back ell with below-grade framed lower level. A break visible in masonry, clapboard siding, and cornice trim near the front wall of the building suggests an alteration of some sort. Front façade retains a transitional Federal asymmetrically placed entrance at east end with transom, sidelights, and Greek Revival door with two long vertical panels. A pair of windows with one-over-one wood sash are nearly centered on the façade; at the west end is a ca. 1900 door and a window matching the center pair. An elliptically arched vent is located in the peak, and the roofline has Greek Revival partial returns and frieze. Upper story retains wood six-over-six sash in regular fenestration plan. Louvered wood shutters are secured to the casings, and not functional. Built 1840s; moved to present location during historic period.

Historic map references: 1903: C.M. Platt; 1916: Telephone office on second floor

Historic notes: Built by Lull and Gilbert as the Episcopal rectory, the church sold the building on 13 July 1892 for \$125 to Eli Payne, who was to remove it from its foundation to a suitable place on church grounds until the new rectory was completed. It was then to be removed from the grounds altogether. Payne moved it to this location, where Miss Pascoe leased it as a store and dwelling.

145 Main St Two-story frame house composed of a hip-roofed, three-bay main block with a two-story, flat-roofed back ell forming an L-plan; a two-story shed-roofed addition adjoins the back wall of the ell. Main block and ell have deep eaves and cornice with paired brackets; the back addition has eaves and cornice nearly matching but no brackets. Open porch with matching bracketed frieze spans front façade; a second porch with smaller brackets, now glazed, spans the west wall of the ell. House retains two-over-two wood sash on first floor; some upper story sash replaced with vinyl one-over-ones. Wood clapboard siding. Built ca. 1850. House site is raised above street grade and house set back slightly from the street.

Outbuilding: One-and-a-half-story, frontal-gable, frame barn with sliding door. Built ca. 1870.

Historic map references: 1856: house shown but no owner noted; 1868: Bowne; 1903: G. Sanderson

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 59

146 Main St Two-story, frontal-gable frame house with a single-story wing; a later-added, two-story wing adjoins the back wall of older wing and the remaining part of west wall of main block. Front façade of main block (frontal-gable) has asymmetrically placed main entrance with a later-added Italianate hood with heavy, scrolled brackets and elaborate drops and Italianate door. Five-sided bay window flanking it appears of similar date. Upstairs of main block and one-story wing retains regular period fenestration from mid-1800s with plain casings and replacement one-over-one vinyl sash. Window in front wall of old wing retains six-over-six wood sash. Later wing has attic windows peaking over the ridge of the older wing. Wood shingle siding; standing seam metal roof on old wing. Built 1840s; second wing may date to use of the building as a telephone exchange beginning in the 1920s.

Historic map references: 1856: J.S. Jarvis; 1868: Dr. L.D. Bassett; 1903: Dr. L.D. Bassett

Historic notes: From 1984 inventory form: Built for David Bresee as a dwelling and tailor shop. Dentist Dr. L.D. Bassett used the shop for his practice. From 1920s-1967, the Dimmock Hollow Telephone Co. switchboard was located here.

148 Main St Two-story, frontal-gable, frame house with wider full-height frame ell cross-gabled to east roof face and extending footprint to the south (back). Front part of house retains Greek Revival partial returns and frieze, which carries back to the later ell. Asymmetrically placed main entrance and three-sided bay window on west side have matching diminutive concave mansard roofs; door has heavy scrolled brackets supporting the hood roof. Building retains regular period fenestration with plain casings and two-over-two wood sash. Wood clapboard siding. Built ca. 1840; ell and Italianate door and bay window added ca. 1870.

Outbuilding: Frontal-gable, frame carriage barn on banked foundation; Federal partial returns; entrance with later sliding door asymmetrically placed. Built ca. 1840.

Historic map references: 1856: R. Garratt; 1868: H. Harrison; 1903: Dr. W.F. Hall

Historic notes: From 1984 inventory form: House built using stacked lumber rather than a traditional frame. It was built for Richard Garratt.

151 Main St Two-story, side-gabled frame house with prominent gabled dormer centered on front roof face; single-story, gable-roofed back ell. House entirely renovated using vinyl siding and one-over-one sash (openings reduced for stock size), and decorative vinyl shutters. Built ca. 1840 (according to 1984 survey form); remodeled and possibly enlarged, late 1800s.; if so, house remodeled and possibly enlarged in the late nineteenth century. House site is raised above street grade and house set back slightly from the street.

Historic map references: 1856: J.K. Lull; 1868: J.K. Lull; 1903: Mrs. H. Tew

152 Main St (Kenyon Library): Two-story, frontal-gable building composed of a one-and-a-half-story stone building raised with a frame half-story; a frame, two-story shed-roofed ell projects from back wall on a banked foundation nearly a story below grade in back. Stone portion of building retains heavy stone block lintels and narrow stone sills on windows and asymmetrically placed main entrance at east end of front facade; all sash are wood one-over-ones. Upper half-story of main block and upper story of ell clad in wood shingles; partial returns and narrow frieze on front façade. Built 1845.

Historic map references: 1856: J.K. Lull store; 1868: L.T. Bugbee store; 1903: P.D. Foote

Historic notes: From 1984 inventory form: Built by Jacob K. Lull to house a shoe shop associated with his tannery located two miles upstream. A two-story frame ell at the rear, now gone, housed the workshop for the shoe makers. The leather room and a sale room for boots and shoes were located in the front. It became the office of *Otsego Chronicle*, precursor of the *Morris Chronicle*. In 1869, Lyman Bugbee kept a store there. After it closed, it was a tenant house. It was bought by P.D. Foote ca. 1890, and he repaired it and made it his home.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 60

154 Main St (Episcopal Rectory): Two-and-a-half-story, frame house with asymmetrical roof (hip-on-gable east end and a prominent gabled dormer at west end of front roof face) and Queen Anne details. Open porch with turned posts and spindle balustrade spans front façade. Main floors retain regular period fenestration with one-over-one wood sash and wood louvered shutters and main entrance centered on first floor flanked by larger parlor sash with a course of colored glass blocks along upper edge. Wood clapboard siding; wood shingles in peak of front dormer. Built 1892 (from 1984 inventory form). House set back from street and property has a low stone retaining wall paralleling sidewalk.

Historic map references: 1868: Pars[ona]ge (associated with Episcopal church; this building moved off property for current rectory); 1903: Rectory

155 Main St Two-story, hip-roofed frame house with later-added (ca.1920) two-story gable-roofed back ell with larger footprint than original house. Roof has deep eaves supported by paired, scrolled brackets. Hip-roofed cupola centered on roof of main block has matching roof with smaller scaled brackets and wood six-over-six sash. Prominent glazed porch with brick piers and knee walls spans front and west wall of main block. Retains much of regular fenestration, but all sash replaced with one-over-one wood ones, many in reduced openings. Wood shingle siding. Built ca.1860; addition and glazed porch added ca.1920. House site is raised above street grade and house set back slightly from the street. Rapidly sloping retaining wall of textured concrete blocks a recent replacement for a cobblestone one pictured in the early 1900s.

Outbuilding (153 Main St): Gable-roofed carriage barn remodeled as house with Federal door centered on east long wall and wood shingle siding and vinyl six-over-six replacement sash and decorative shutters. Main block has a very steep roofline. Garage wing may be an earlier wood shed. Converted to dwelling 1977.

Historic map references: 1856: Gillett (house site in use, but this house may be a later building); 1868: D. Beekman; 1903: Z. Dunn; 1917: H.H. Linn

157 Main St Two-story, side-gabled frame house with single-story, gable-roofed back ell and garage attached to ell. Glazed porch with one-over-one double-hung wood sash spans front façade and hides first floor front façade fenestration. House otherwise retains regular fenestration plan with plain casings and vinyl one-over-one replacement sash. Raking cornice and wood clapboard siding. Built ca.1920.

Historic map references: 1856: F. Mathews (house site in use); 1868: Mrs. Mathews; 1903: W.J. Woods (house site in use)

158 Main St (Zion Church (previously NR listed)): Frontal-gable stone church with tower rising above center entrance; Gothic Revival trim scheme. Built 1818.

Historic map references: 1856, 1868, and 1903: Episcopal Church

161 Main St Two-story, five-bay, side-gabled frame house with center entrance capped by a hip-roofed porch supported by squared, chamfered columns. Retains regular fenestration with plain casings and replacement wood sash: nine-over-nine on first floor, nine-over-six on second floor; paired quarter-moon windows in gable ends. Entrance has round-arched fan over door. Single-story, gable-roofed ell has a garage in it. Wood clapboard siding; stone foundation; and standing seam metal roof. Built ca.1810-1830.

Outbuilding: One-story, frontal-gable, two-bay, frame garage with period sliding doors. Built ca.1900-20.

Historic map references: 1856: A. Avery; 1868: A.S. Avery (there was also his Daguerrian Gallery on west part of lot); 1903: A.Avery Est.

162 Main St (Zion Parish Hall): Two-story, frontal-gable, frame building on high stone foundation with steeply pitched roof and oval window in tympanum. Open, Georgian Revival porch with Tuscan columns accesses center entrance. Palladian

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 61

window with round-arched center window above the porch. Regular period fenestration plan retains double-hung sash with latticed muntins in upper section of top sash. Wood clapboard siding and corner pilasters with simple capitals at all corners on front and sides. Built ca.1900.

Historic map reference: 1868: Epis.[copal] Ch.[urch] owns lot; 1903: Parish Ho.[use]

165 Main St Two-story, three-bay, side-gabled, frame house with one-and-a-half-story, gable-roofed back ell and garage attached to rear of ell. Open porch with fluted Doric columns spans the front façade, and main block retains a Greek Revival cornice, frieze, and partial returns. Center entrance has Greek Revival sidelights, pilasters, and lintel; door may date to construction period. First floor front windows are taller than others in house, have decorative panels below, and are flanked by full-height louvered wood shutters. Regular period fenestration preserved with plain casings, but it appears that all sash save the six-over-six wood ones in front façade are replaced with vinyl one-over-ones. Wood clapboard siding. Built pre-1824 (according to 1984 inventory), but house presents an appearance more like ca.1840.

Outbuilding: Sheet metal garage. Built ca.1990-2000. Non-contributing.

Historic name: Locust Grove (1868); *Historic map references:* 1856: J. Holcomb; 1868: E. and G. Holcomb (Locust Grove); 1903: P. Strong.

166 Main St Two-story, side-gabled frame house with single-story, gable-roofed wing set back from front line of main block. Regular fenestration uses two-over-two wood sash in upper story and wing; first floor front has Craftsman ribbons of windows with two-over-two sash flanked by narrow one-over-one sash. Arched fan with small elliptical light over center entrance, which also has sidelights. Partial returns and frieze and some openings retain louvered wood shutters. Wood shingles may cover earlier siding. Stone foundation. Built 1873 according to 1984 inventory form; current appearance represents a Colonial Revival remodel, ca.1920.

Historic map reference: 1903: Mrs. P.A.T. Steele

169 Main St Two-story, three-bay, side-gabled, single-pile frame house with Federal details, including partial returns and a center entrance with an elliptical fanlight, sidelights. An open, hip-roofed porch (added early 1900s) supported by Tuscan columns and set on paneled piers spans front façade. Regular period fenestration incorporates large six-over-six sash (possibly early replacements for sash with smaller, more numerous lights). Wood clapboard siding.

Historic map references: 1856: house drawn with no name; 1868: S.G. Weeden; 1903: C. Light

172 Main St Two-story, frontal-gable frame house with single-story, gable-roofed wing set back from front façade on east side. An open porch (ca.1920) with rusticated concrete block knee walls and squared, battered posts spans front; a second open porch with turned posts, corner braces, and capped by a pedimented roof is built above the three-sided bay window on the west side of the house. Regular fenestration incorporates an asymmetrically placed front entrance with extended architraves; this casing is matched by the window next to it. Other casings have simple ogee moldings; all sash replaced with vinyl one-over-ones. Front door also replaced recently. A corner stone carved "1873" is located at the north end of the west wall of the main block. Built 1873.

Historic map references: 1868: N.B. Pearsall; 1903: C.M. Babcock

Historic notes: From 1984 inventory form: This building was reputedly built in 1837 as a parochial school and located between Zion Church and the rectory. It has been moved twice, once to location about at 166 Main St and a second time to this location, when it became the residence of N.B. Pearsall.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 62

173 Main St Two-story, five-bay, side-gabled, frame house with two-story, gable-roofed back ell (added ca.1950, based on roof pitch and siding materials). Front façade spanned by open, shed-roofed porch with fluted Doric columns. Regular period fenestration with plain casings; all sash replaced with vinyl one-over-ones except for upstairs center front, which has a Federal era flush-panel door in the opening; louvered wood shutters are now secured to casings. Center entrance retains Federal tapered pilasters and narrow transom. Interior end chimneys appear to be part of original scheme. Built ca.1800-30.

Outbuilding: Red Barn Apartments (177 Main St), built by Paul Benjamin, 1973. Gambrel-roofed, two-story frame building. **Non-contributing.**

Historic map references: 1856: T.H. Holbrook; 1868: E.H. Holbrook; 1903: P.[eleg] Weeden

174 Main St Two-story, frame dwelling composed of a frontal-gable main block and adjoining wing, all of same height. Open porch with Queen Anne turned columns and scroll sawn corner braces spans wing, including main entrance to house. House retains regular period fenestration with two-over-two wood sash; non-functional louvered wood shutters attached to casing. Wood clapboard siding. Built 1837; additions and historic period renovations have much enlarged the early building.

Historic map references: 1868: Site of M.E. Church; 1903: Mrs. O. Flag

Historic notes: From 1984 inventory form: Built as a parochial school between Zion Church and the rectory and later moved to this location. It was moved again, nearer the road by N.B. Pearsall and rebuilt as a dwelling.

179 Main St Two-story, square-plan, frame house with one-story, gable-roofed back ell with screen porch added to that. Pyramidal-roof on main block has deep eaves and paired brackets in frieze. Open pedimented entrance porch opens onto poured concrete steps with wood railings—all probably constructed post-1960. Regular fenestration with vinyl one-over-one replacement sash in period casings. Asymmetrically placed main entrance retains wood Italianate door with paired, round-arched lights in upper panels. Wood clapboard siding. Built ca.1870; kitchen ell added 1930s (1984 inventory form).

Historic map reference: 1903: Mrs. J. Martindale

181 Main St (Godley tenant house): Two-story, cross-gabled, two-family, T-plan, frame house with steeply pitched roof. First floor front façade had two three-sided bay windows. Open entrance porches with slender, chamfered posts span part of each side of house. Symmetrical fenestration plan retains period two-over-two wood sash. Vinyl siding covers or replaces earlier siding. Built ca.1900.

Historic map references: 1868: lot owned by E.H. Holbrook; 1903: Mrs. E. Tucker

182 Main St One-and-a-half-story, frontal-gable frame house with later one-story, flat-roofed addition to west wall with a garage inserted. Open, hip-roofed entrance porch with paired Gothic Revival colonettes. House has Greek Revival partial returns and center entrance with pilasters and plain lintel. Period fenestration uses plain casings; later wood one-over-one and some two-over-two sash except for three-light attic sash along sides of upper half-story. Louvered wood shutters on all openings. Wood clapboard siding. Built 1847.

Historic map references: 1856: E.P. Holbrook; 1868: M.E. Pars[ona]ge; 1903: Mrs. Grafton

Historic notes: Built as worker housing for the Hargrave Factory. Ezra Holbrook was the factory superintendent.

201 Main St (Van Rensselaer Manor (a.k.a. Godleys')): Two-story, five-bay, hip-roofed, stone house with hip-roofed stone back ell and later gable-roofed frame addition projecting beyond side wall of the ell. Main block has center entrance with sidelights and elliptical fanlight surrounding wood door, possibly period. Open entrance porch with squared posts and frieze with triglyphs and metopes projects over flight of stone steps. Palladian window with louvered fan above center window is placed above entrance in upper story front. Regular fenestration throughout uses six-over-six wood sash and functional wood

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 63

louvered shutters. Four large interior brick chimneys set equidistant within main block; chimney locations original, but brick appears to be recent material used to rebuild the chimneys. Built 1814.

205 Main St (Manager's house): One-and-a-half-story, three-bay side-gabled frame house with wood clapboard siding and six-over-six wood sash. Built ca.1880-1920.

Outbuildings: These are arranged mostly on the north side of the U-plan drive which runs through the eastern section of the property where the buildings are located. Manager's house is located at the western end, northwest of main house.

The dairy barn, composed of a nineteenth-century bank barn with twentieth-century additions, is located east of the two legs of the drive, and a paved extension runs east from the main drive along its north side. The relatively small-scale, gable-roofed frame barn (built ca.1840-80) rests on high banked stone foundation. It has board-and-batten siding and is entered through doors from the drive on the north side of the building. Two large stave silos (ca.1900) with conical caps are centered on the south and attached by frame structures to the barn. A single-story, glazed block, side-gabled cow house (built ca.1915-30), also on a high banked foundation, is attached to the east gable wall of the barn. This has six-light windows facing the highway; the upper halves open hopper to allow circulation. A slightly lower and later cinder block addition is added to its south long wall.

Frame granary on piers located at the northwest corner of the wood section of the dairy barn. Built ca.1880-1900.

The hen house is north of the drive, opposite the dairy barn. It is a long, narrow, gable roofed frame building set on a high banked concrete foundation. It has ribbons of windows with six-light sash spanning the south wall, a gabled ventilator, and wood clapboard siding. Built ca.1920-40.

A small, side-gabled frame building, possibly an early twentieth century garage, with a shed-roofed addition is located south of the drive between the main legs of its U-plan. The building rests on a stone foundation banked south away from the drive. Wood clapboard siding; six-over-six wood sash in main block; a nine-light sash in the leanto.

A large, side-gabled frame garage (built ca.1920-40) composed of a slightly taller, two-bay east wing and a three-bay west wing. Wood clapboard siding and paired windows with six-over-six wood sash. Located on north side of drive.

A small, single-story, frontal-gable frame building with its roof axis angled southeast-northwest located northeast of the large garage. This has windows only in its side walls. Wood clapboard siding. Built ca.1900-1940.

Small, side-gabled, frame building with paired doors, a raking cornice, and wood clapboard siding on a high, poured concrete foundation located at the northwest corner of the drive. Appears to be a pumphouse. Built ca.1900-30.

Historic map references: 1856: R. van Rensselaer; 1868: R. van Rensselaer; 1903: V. van Rensselaer

Historic notes: House built by Volkert P. van Rensselaer, who came to Morris, then Louisville, in the early 1800s from Claverack, Columbia County, to join Paschal Franchot in business. VanRensselaer's son Robert married Joanna Franchot, daughter of Paschal Franchot, in 1843, and they lived in the house. Their descendants, the Godleys, still own the property.

Mansfield Dr

1 Mansfield Dr Single-story, side-gabled, frame or possibly modular house with single, double, and triple windows with six-over-six vinyl sash; attached garage. Vinyl siding. Built ca.1965; recently remodeled. Non-contributing.

Outbuilding: Side-gabled frame shed with board-and-batten siding. Built ca.2000. Non-contributing.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 64

5 Mansfield Dr Split-level frame house with fiberboard siding and "plantation" open front porch; six-over-six and three-light sash in regular fenestration plan. Single-bay garage placed in lower level on west side of center entrance. Built 1965-80. Non-contributing.

Outbuilding: Small gambrel-roofed frame garden shed. Built 1980-2000. Non-contributing.

8 Mansfield Dr Single-story, side-gabled frame house; attached single-bay garage set back from façade. Regular fenestration with one-over-one sash; decorative shutters made of three vertical boards. Built ca.1965. Non-contributing.

11 Mansfield Dr Single-story, hip-roofed frame house with slightly lower hip-roofed wing projecting from front façade; two-bay garage incorporated into main block. House retains decorative finishes, fenestration, and prominent bluestone chimney. Built ca.1965.

Outbuilding: Single-bay, concrete block garage set at corner of property. Built ca.1970. Non-contributing.

Landscape features: Retains white birch trees in front of house and bluestone gateposts with lamps on top.

Maple St

104 Maple St Two-story, gable-roofed frame house with single-story, gable-roofed wing on west side. House rests on banked stone foundation following contour of west or north bank of creek. Open, pedimented entrance porch on asymmetrically placed front entrance has turned corner braces; a larger open, hip-roofed porch on west wall adjoins wing. Regular period fenestration has one-over-one wood sash, which may be original, and a three-sided bay window on the first floor east side. Trim detail on cornices and top edge of window casings composed of simple raised four-sided prisms. Wood clapboard siding. Built 1884.

Historic map reference: 1903: Mrs. L. Smith

Meadow Ln

Meadow Lane is cul-de-sac opened by Lynn Elliott in the mid-1960s with slightly irregularly shaped house lots ranging from about .3 to .4 acres. Individual owners appear to have bought empty lots and retained builders to construct houses, as dwellings represent a range of ages and designs commonly used in suburban subdivisions during the 1960s and 1970s.

1 Meadow Ln Double-wide house trailer on permanent foundation with single-bay frame garage added to south end; vinyl siding. Built 1980-2000. Non-contributing.

5 Meadow Ln Double-wide house trailer on permanent foundation with enclosed, shed-roofed porch on gable end and open porch over entrance. Built 1980-2000. Non-contributing.

Outbuilding: Two-bay frontal-gable frame garage with T-111 siding. Built 1980-2000. Non-contributing.

9 Meadow Ln Single-story frame house (possibly a modular) with later-added enclosed porch centered on back wall; vinyl siding. Built 1980-2000. Non-contributing.

Outbuilding: Small frame garden shed. Built 1980-2000. Non-contributing.

10 Meadow Ln Single-story, side-gabled frame ranch house with brick knee wall on main block; two-bay garage attached to gable end; fiberboard siding. Built 1965-80. Non-contributing.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 65

13 Meadow Ln Single-story, side-gabled frame ranch house with open entrance porch and attached, two-bay garage (probably later addition). Vinyl siding and decorative vinyl shutters; house appears to have been remodeled recently. Built 1965-80. Non-contributing.

15 Meadow Ln Hip-roofed, single-story frame house with fiberboard siding; variety of vinyl sash with decorative vinyl shutters. Built 1965-80. Non-contributing.

16 Meadow Ln Single-story, side-gabled frame ranch house with attached two-bay garage; fiberboard siding and vinyl replacement sash. Built 1965-80. Non-contributing.

17 Meadow Ln Split-level frame house with brick piers marking bays; sheet metal siding. Built 1965-80. Non-contributing.

19 Meadow Ln Single-story, side-gabled frame ranch house with fiberboard siding, period door with three decorative lights, and cupola on ridgeline; attached two-bay garage. Built 1965-80. Non-contributing.

20 Meadow Ln Split-level frame house with vertical board siding on lower level and recessed center entrance; vinyl siding and vinyl casement windows. Built 1970-90. Non-contributing.

22 Meadow Ln Single-story, side-gabled, frame house with attached two-bay garage. House remodeled ca.2000 with "Queen Anne" porch spanning front façade, vinyl siding, and vinyl sash (tripled one-over-ones). Built ca.1965. Non-contributing.

23 Meadow Ln Single-story, side-gabled frame house (possibly a modular house) with attached two-bay frame garage. Built 1980-2000. Non-contributing.

26 Meadow Ln Single-story, hip-roofed frame house with shingle siding with deep reveal and irregular bottom edges. Built 1965-80. Non-contributing.

27 Meadow Ln Single-story, side-gabled frame house with leanto spanning back wall. House has shingle siding with deep reveal and irregular bottom edges, vinyl multi-light sash in single and triple configuration; decorative vinyl shutters. Built 1960-75. Non-contributing.

28 Meadow Ln Single-story, side-gabled frame house with open entrance porch; brick veneer below entrance porch roof, but otherwise sided in period fiberboard. Built 1965-80 with later renovations. Non-contributing.

29 Meadow Ln Gambrel-roofed frame house with shed-roofed dormers in upper story; single-story gable-roofed ell off back. Vinyl sash and siding. Built ca.2000. Non-contributing.

32 Meadow Ln Single-story, side-gabled frame ranch house on banked foundation with garage placed underneath main part of the house. Built ca.1965-80. Non-contributing.

Outbuilding: Two-story, gable-roofed frame barn apparently reused as a dwelling; board-and-batten siding and 12-light storm sash. Built ca.1900; remodeled recently.

50 Meadow Ln (Morris Water Department): Small, one-story, gable-roofed pole barn with steel siding. Built 1970-2000. Non-contributing.

Building composed of two small offset concrete blocks with framed, gable roofs; peaks have board-and-batten siding. Built 1965-90. Non-contributing.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 66

Mechanic St

2 Mechanic St House trailer with sheet metal siding. Built ca.1965. Non-contributing.

5 Mechanic St Two-story, side-gabled, frame house with later two-story, gable-roofed back ell (ca.1910-25) on rusticated concrete block foundation. Main block has partial returns. Regular period fenestration now has one-over-one vinyl replacement sash. Center entrance has new wood door and vinyl neo-classical casing. Vinyl siding covers or replaces earlier historic finishes. Built ca.1875.

Outbuilding: Two-bay, frontal-gable frame garage with sliding doors; novelty wood siding. Built ca.1920-40.

Historic map reference: 1903: H. Hoag

Historic note: From 1984 inventory form: Rufus Sanderson purchased lot on 24 Oct 1874.

6 Mechanic St One-and-a-half-story, frontal-gable frame house. Hip-roofed open porch with square posts on knee walls spans front façade. Partial returns. Regular period fenestration plan with two-over-two wood sash and asymmetrically placed main entrance. Wood clapboard siding. Built ca.1870.

Outbuilding: One-and-a-half-story, two-bay frontal-gable frame carriage barn with board-and-batten siding with paired doors; raking cornice. Built ca.1870-1900.

Historic map references: 1903: Mrs. E. Hurlbutt

9 Mechanic St Frame house composed of two-story, frontal-gable main block and single-story, side-gabled wing with gable-roofed back ell. Main block and wing have partial returns. Open porch with turned columns and corner braces spans wing; roof extended over the porch. Regular period fenestration has replacement sash throughout. Pressed mineral shingle siding added ca.1960-70 covers or replaces earlier siding. Built ca.1875.

Historic map reference: 1903: Mrs. E. Hurlbutt

12 Mechanic St House trailer with several additions and attached garage. Built ca.1970. Non-contributing.

13 Mechanic St Commercial building composed of several frame blocks including one-and-a-half-story, frontal-gable frame block with a small single-story, gabled wing on the south wall; a long, narrow, gable-roofed ell; and two large gable-roofed wings on the north wall, the one with street frontage with a loading dock. Built post-1903 (not mapped in 1903); additions vary in date from early 1900s to ca.2000.

Outbuilding: Pole barn with metal siding. Built ca.2000. Non-contributing.

Mill St

Mill St is named for the mill(s) located at its end, where it meets Lake St and, formerly, Hargrave Lake. The street was known earlier as Sawmill St. It was first mapped in 1903.

2 Mill St House trailer with metal sides, apparently combines two trailers end to end. Built ca.1960. Non-contributing.

Historic map reference: 1903: empty lot owned by A. Turner

14 Mill St Frame house composed of one-and-a-half-story frontal-gable main block and single-story, side-gabled wing. Porch spans wing. Regular period fenestration has replacement six-over-six vinyl sash; recent shed-roofed dormer spans much of the front roof face of the wing. Main entrance in wing. Wood shingle siding replaces or covers earlier finishes. Built ca.1875.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 67

Historic map reference: 1903: A. Turner

18 Mill St Frame house composed of one-and-a-half-story frontal-gable main block and single-story, side-gabled wing; recently added, single-story, shed-roofed addition on east side; two older blocks retain partial returns. Open, hip-roofed porch (ca.1910-30) with square posts and railing spans wing and shelters main entrance. Regular period fenestration plan now has six-over-six replacement vinyl sash in old casings. Wood clapboard siding. Built ca.1875.

Historic map reference: 1903: W.E. Southern

20 Mill St Frame house composed of one-and-a-half-story frontal-gable main block and single-story, side-gabled wing with shed-roofed leanto on back wall. Open shed-roofed porch with stock turnings spans wing (late 1900s, may replace earlier porch). Regular fenestration probably dates mainly to construction period now has vinyl one-over-one replacement sash. Vinyl siding covers or replaces earlier finishes. Built ca.1875.

Outbuilding: One-story, frontal-gable frame garage with sliding doors and battened siding. Built ca.1940-80.

Historic map reference: 1903: C. Stickles

22 Mill St Frame house composed of one-and-a-half-story frontal-gable main block and single-story, side-gabled wing; both blocks have raking cornices. Shallow open porch spans part of wing. Regular period fenestration now has one-over-one vinyl replacement sash in old openings; door also replaced with recent one. Wood clapboard siding. Foundation parged. Built ca.1875.

Outbuilding: Two-bay, frontal-gable frame garage with vertical board siding; rests on banked foundation. Built 1942.

Historic map reference: 1903: W. Reeve

24 Mill St Two-story, cross-gabled, L-plan, frame house with slightly projecting, two-story bay window on front façade with paired windows and shallow roof mimicking roofline of main block. House has raking cornices, clapboarded tympani, and wood shingled walls. Period fenestration using two-over-two wood sash. Hip-roofed porch, probably using earlier roof and new posts, spans front and side of house. Built ca.1880.

Outbuilding: Frontal-gable, two-story, frame carriage barn with novelty siding and raking cornice. Built ca.1880.

Historic map references: 1903: J.P. Kenyon

Pigtail Alley

11 Pigtail Alley Two-story, hip-roofed frame house with prominent gable dormers on front and east sides and side-gabled, single-story wing. Open porch with curved footprint wraps front and east side of house—uses recent stock turned posts and spindles for railing, but probably replaces earlier porch. Regular period fenestration now has one-over-one vinyl sash in period wood casings. Wood clapboard siding; scalloped wood shingles in tympani. Built ca.1885-1900.

Outbuilding: Two-story, frontal-gable frame carriage barn with wood clapboard siding. Built ca.1885-1900.

Historic map references: 1868: L. Winton (house either replaces this building or is a significant remodeling); 1903: B.D. Phillips

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 68

Ripley Dr

Ripley Dr is a lane running a short distance south from Main St along the west bank of Silver Creek.

2 Ripley Dr One-and-a-half-story, side-gabled frame house with single-story, gable-roofed ell on south long wall. House has raking cornice and novelty siding and rests on a stone foundation. All sash replaced with vinyl one-over-ones; insulated steel door replaces older one. Built ca.1870-1900.

Historic map reference: 1903: Mrs. M. Hering

3 Ripley Dr Single-story, frontal-gable frame building with T-111 siding. Center entrance and paired, vinyl casement windows. Poured concrete foundation. Built 1970-90. Non-contributing.

Upper West St

Upper West St is the extension of West Street on the west side of Calhoun Creek. The bridge washed out about twenty years ago and was eventually removed. The three house sites used today all were mapped with dwellings in 1903, but only one of the existing ones probably dates to the historic period.

1 Upper West St Single-story frame house, possibly manufactured housing. Built ca.1980-2000. Non-contributing.

Outbuilding: Two-bay, shed-roofed frame garage with plywood siding. Built ca.1960-80. Non-contributing.

10 Upper West St House trailer with steel siding; shed-roofed open porch over entrance. Built ca.1965-80. Non-contributing.

12 Upper West St Small, one-and-a-half-story frame house with steeply pitched roof. House is renovated using non-historic materials and all historic finishes are concealed or lost. Built ca.1900.

Outbuilding: Small, gable-roofed frame shed. Built early-mid 1900s.

Historic map reference: 1903: M. Hand

Water St

Water St was called Barrett St until the late 1800s for the Barretts who had industries along Silver Creek. The creek was apparently known as Davis Creek until the latter part of the nineteenth century, and the street renamed Water St.

2 Water St Frame house composed of one-and-a-half-story frontal-gable main block and single-story, side-gabled wing and gable-roofed ell off back of wing. Main block and wing have simple Greek Revival partial returns. Open porch with square posts is set under the extended front roof face of the wing and protects main entrance. Regular period fenestration retains wood six-over-six sash. Wood clapboard siding; foundation parged. Built ca.1870.

Historic map references: 1868: not mapped; 1903: Mrs. D. Moore

Historic note: From 1984 inventory form: This was a tenement built for sled factory workers. The house does not appear to be mapped until 1903, but its form and detail suggest a much early construction date.

4 Water St Frame house composed of one-and-a-half-story frontal-gable main block and single-story, side-gabled wing with frame addition projecting back from wing. Partial returns on main block and wing. Open porch with squared, chamfered posts recessed under main roof of wing; main entrance in wing retains a period door **with WHAT**. Regular period fenestration uses six-over-six vinyl replacement sash in original openings; wood clapboard siding. Built pre-1856.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 69

Outbuilding: Frontal-gable, frame garage being built, 2012. Non-contributing.

Historic map references: 1868: Wm. Palmatier; 1903: N. Carey

Historic note: From 1984 inventory form: This was a tenement built for sled factory workers. The house does not appear to be mapped until 1903, but its form and detail suggest a much early construction date.

7 Water St Frame house composed of one-and-a-half-story frontal-gable main block and single-story, side-gabled wing with single-story, gable-roofed back ell. Greek Revival partial returns on main block and wing. Open porch with square Doric posts set under extension of wing's front roof face; railing connecting posts is a recent addition. Regular period fenestration retains wood nine-over-six sash in main block and six-over-six wood sash in most openings in wing. Wood clapboard siding. Built pre-1868.

Outbuilding: Two-story, frontal-gable frame carriage barn built in two phases on banked stone foundation built into hillside. Rear portion appears earlier and has narrower wood clapboard siding than front portion. Paired period sliding doors of vertical boards span front. Built ca.1850 and 1870-90.

Historic map references: 1868: Mrs. B. Harris; 1903: Harris Est.

8 Water St One-and-a-half-story, three-bay, side-gabled frame house with unusually steep roof and Greek Revival partial returns. Pedimented open porch with flared eaves and Tuscan columns set on knee walls spans center bay. Regular fenestration incorporates a Greek Revival center entrance with extended architraves, sidelights, and six-paneled door; Queen Anne parlor windows flanking entrance (probably a change dating to the porch construction, ca.1900-25), and a three-sided bay window on west side. One-over-one wood sash probably date to the early twentieth-century remodeling. Built ca.1850.

Outbuilding: Frontal-gable, one-story frame barn; steeply pitched roof and later doors; built 1971. Non-contributing.

Historic map references: 1856: D. Barrett; 1868: Briggs; 1903: D. Smith Est.

Historic notes: From 1984 inventory form: This was a tenement built for sled factory workers.

12 Water St Frame house composed of one-and-a-half-story frontal-gable main block and single-story, side-gabled wing with garage (added 1960s) extending roof axis and depth of wing westward. Partial returns on main block and wing. Open porch with square posts and square Doric caps (altered post-1984) spans wing. Regular period fenestration now has vinyl one-over-one replacement sash. Vinyl siding covers or replaces earlier finishes. Built ca.1850.

Historic map references: 1856: Wm. Smith; 1868: Dr. C.W. Fox; 1903: J.W. Bennett

16 Water St Frame house composed of one-and-a-half-story frontal-gable main block and single-story, side-gabled wing; recently added two-story, side-gabled wing projects from east side of main block and has two-bay garage on first floor and living space above. Older blocks of house retain partial returns. Open porch with ca.1960 concrete deck and wrought iron supports spans wing and replaces earlier porch. Regular period fenestration uses one-over-one vinyl replacement sash and shutters. Shed roof projects over patio on back of older wing. Vinyl siding replaces or covers historic finishes. Built ca.1850.

Historic map references: 1856: Wm. Smith; 1868: J. Mott; 1903: F. Davis

Historic note: From 1984 inventory form: Joseph Mott, who is recorded on the 1868 atlas living here, was the Morris to Oneonta expressman. He "drew 1800 sleds one fall, which had been made by Egbert Babcock here. And, in '69 or '70, I think, A.L. Parcell made in one season, 3,000 sleds in the old shop on Water St."

17 Water St House trailer. Built ca.1990-2000. Non-contributing.

Outbuilding: Frontal-gable frame garage with metal siding. Built ca.1990-2000. Non-contributing.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 70

21 Water St Frame house composed of asymmetrical plan, two-story block, single-story wing, and large, single-story enclosed porch projecting from front façade of main block; two-bay garage attached to east side of wing. Built late 1800s. Deteriorated. Non-contributing.

Historic map reference: 1903: W.H. Wood

Historic note: "Built by Charles Wood, who with his father, R. Wood, bought the property on the site of the old chair/sled factory 'put up a large three-story building, well-filled with wood working machinery, and with a large engine and boiler in the basement—there were planers, awls, matchers and machinery for making blinds and doors, etc. One night the cry of fire ran through the village, and in two hours, the entire plant was ashes and old scrap iron. It was never rebuilt." 1984 form also notes that this is the site of John Buzzell's blacksmith shop.

West St

2 West St One-and-a-half-story, side-gabled frame house with single-story, gable-roofed back ell. Open porch with knee wall and later (ca.1960) metal supports spans front façade. Center entrance but fenestration otherwise altered with variety of non-historic wood and vinyl sash. Vinyl siding replaces or covers historic finishes. Built ca.1840.

Outbuilding: Frontal-gable, two-bay, frame garage with vinyl siding. Built post-1960. Non-contributing.

Historic map references: 1856: Miss [Sophonia] Sherman; 1868: Miss Sherman; 1903: Mrs. L. Cushman

Historic notes: From 1984 inventory form: Reports that Miss Sherman's mother and niece, Celestia Bergan, lived here with her. It further states that Mrs. L. Cushman, who lived here in 1903, was the sister of Miss Sherman. House substantially remodeled by Louis Gibson and Raymond Card in 1920s. These men are noted as owners in 1920 and 1930 in 1984 inventory form, but source not identified.

6 West St Frame house composed of a two-story, five-bay, side-gabled main block with single-story wing set back from front façade and one-story gable-roofed back ell. Frontal-gable entrance porch with square posts and square Doric capitals set on knee wall. Greenhouse (added ca.1970) spans front of wing. House preserves a Federal cornice and partial returns and center entrance with a Federal tripartite casing with sidelights and plain pilasters. Regular period fenestration now has replacement one-over-one vinyl sash and some altered openings. Aluminum siding and fireplace chimney on east wall added 1950s. Built ca.1827.

Outbuilding: One-and-a-half-story, frontal-gable frame garage with T-111 siding. Date uncertain, possibly ca.1900.

Historic map references: 1847 Frank Harris (from 1984 inventory form); 1856: E.E. Yates; 1868: N. Newell; 1903: Mrs. E. Brooks

Historic notes: E.E. Yates was proprietor, with his father, Erastus, of the Otsego House on East Main St. N.[orman] Newell was a blacksmith in Card's shop on North Broad St. In 1903, Mrs. Brooks rented one part of the house to Loren Sharts and the other to Lavinia Benjamin, daughter of Elm Grove chair maker George Benjamin

8 West St One-and-a-half-story, side-gabled frame house with single-story, gable-roofed back ell built in two phases, the rearmost one probably post-1960. Open porch built with dimensional lumber and skirting made of false logs spans front façade. Partial returns on main block. Fenestration altered, and all sash now vinyl replacements. Center entrance retains sidelights, but these may be later change. Built ca.1870.

Historic map references: 1903: O.[lney] Bradley.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 71

Historic notes: Built for Lemman Carpenter, publisher and editor of the *Morris Chronicle*, who bought the *Otsego Chronicle* from William Smith and changed the newspaper's name in 1869. Lemman's son, Edwin E. Carpenter, who styled himself as E.E., assisted in publishing the paper. By 1903, Olney Braley lived in this house with his daughter, Mrs. M.L. Colvin, and her daughter, Helen. Mrs. Colvin was the primary teacher at the school located across the street. George B. Folts also resided with Braley.

16 West St One-and-a-half-story, L-plan frame house with single-story, gable-roofed back ell behind wing. An open, shed-roofed porch with turned columns and bracketed cornice built in the corner of the L-plan; roofline details matched on an entrance porch on the east end of the house. Regular period fenestration appears to use six-over-one wood sash and Craftsman doors, probably a renovation ca.1900-20. Vinyl siding replaces or covers historic finishes. Single-bay, frontal-gable frame garage added to west side of the ell, mid-1900s. Built ca.1853 (1984 inventory form; not mapped until 1868). Property fronted by a four-foot-high stone retaining wall built by Elisha Thurston at same time as house.

Outbuildings: Two-story, frontal-gable, frame carriage barn with mow door centered in upstairs front; main door replaced with upward sliding garage door; four-light sash in regularly spaced windows. Vinyl siding covers or replaces earlier finishes. Built ca.1860-70.

Fairly large, one-story, shed-roofed outbuilding. Date and use uncertain.

One-and-a-half-story gable-roofed frame outbuilding on banked stone foundation located west-northwest of house and nearly behind 28 West St. Vinyl siding. This appears to be the beehouse used by Ora Backus, ca.1908, according to the 1984 inventory form.

Historic map references: 1868: J. Collins (Pleasantview); 1903: C. Curtis

Historic notes: Built for retired Baptist minister Elder Baldwin. By ca.1870, Jabez and Lois(?) Collins lived there with Eliza Smith.

20 West St One-and-a-half-story, frontal-gable frame house with later shed-roofed addition on west long wall. Open deck added late 1900s spans front of house. Federal partial returns on main block, but otherwise house has few visible historic finishes or details. Vinyl siding and variety of replacement sash. Built 1825-40.

Outbuilding: Two-bay, frontal-gable frame garage with flushboard siding and period sliding doors. Built 1930-60.

Historic map references: 1856: Rev. E. Baldwin [Baptist minister]; 1868: Rev. O.E. Crosby [Universalist minister]; 1873: DeWitt Clinton [auctioneer] (source?); 1903: R.[ussell] Leonard.

Historic notes: From 1984 inventory form: House is built using "random-sized lumber - 2"x1", 2"x2", and 3"x3".

28 West St One-and-a-half-story, frontal-gable frame house with full-height wing cross-gabled into main block roof. Pedimented entrance porch over asymmetrically placed entrance in main block is adjacent to pent roof spanning remaining part of the façade. First floor façade of wing has stone veneer, but house otherwise retains wood clapboard siding and partial returns. Regular period fenestration partially intact: first story uses two-over one replacement vinyl sash and upper story has one-over-one replacement sash (vinyl or aluminum, but not wood). Banked stone foundation at east end excavated 1958-9 for two-car garage, partially under wing and partially under a porch on back wall of house. Built 1830-50.

Outbuilding: One-story, frontal-gable frame barn with large sliding door; stone foundation banked to the east side. Built 1860-1880.

Historic map references: 1856: E.W. Yates; 1868: E. Yates; 1903: H.S. Matteson

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 72

Historic notes: Erastus Yates built the Otsego House on East Main St in 1839. His daughter, married to H.S. Matteson, lived in the house in 1903.

34 West St Two-story, flat-roofed frame house composed of two offset rectangular plan blocks, the front one taller than the back one, both with deep eaves and bracketed frieze; single-story gable-roofed back ell projects from back wall of rear block. Open porch (built 1910, probably replacing earlier porch with similar footprint) with paired Tuscan columns (tripled at the corners) set on stone piers joined by spindle railings spans front and east side of main block. Regular period fenestration with pedimented window casings in main block now has one-over-one vinyl sash in openings; first floor parlor openings widened in 1910. Windows flanked by functioning wood louvered shutters. Vinyl siding covers or replaces earlier siding; built ca.1870. Large sugar maple trees aligned with a sidewalk of large slate blocks.

Outbuilding: One-and-a-half-story, frontal-gable frame carriage barn with vertical flushboard siding and raking cornice; cupola with paired round-arched, louvered openings; six-over-six sash in period openings. Built ca.1870.

Historic map references: 1868: no owner noted; 1903: M. Shannessy

Historic notes: Built by local builder George W. Hall for local peddler Maurice Shannessy (Hurd, 210). The carriage barn was built about the same time as the house, and Shannessy stored his wagon and wares there. In 1984, it was owned by Shannessy's grandson, Maurice Bridges. House interior remodeled ca.1910, and new window in front façade first floor put in and porch added. (1984 inventory includes a statement from Mary Bridges (sp?), whose husband's maternal grandfather was Maurice Shannessy)

40 West St Single-story, side-gabled frame house with lower, single-story (no attic) wing set back from front wall of main block; open, shed-roofed porch with square Doric columns on wing is recessed under extended roofline. Center entrance in main block has prominent Greek Revival door casing with pilasters, sidelights, and plain lintel and partial returns in same taste. A second door enters the kitchen wing. Neither opening retains a period door—both replaced with insulated steel ones. Regular period fenestration with later eight-over-one wood sash in first floor front of main block, one-over-one in wing, and six-over-six wood sash otherwise. Functioning louvered wood shutters on most openings. Gable-roofed, two-bay garage added to the back wall of the wing. Built 1820-40.

Landscape features: This 15-acre parcel abuts the east bank of Calhoun Creek, where water ditches and part of dam built to provide a steady water supply the Matteson tannery can still be traced. These include a head race; the main dam; a low-elevation tail race, which appears to have been a control mechanism to drain the pond if it got too high; and a narrow, high-elevation tail race, which terminates at the location of the tannery building (50 West St).

Historic map references: 1856: J.D. and O.B. Matteson; 1868: O.B. Matteson Cab.[inet] Sh.[op]; 1903: Mrs. O.B. Matteson

Historic notes: This house had a large cooking hearth with a bake oven at the east end of the main block, which opens into the old kitchen located in the east wing. The property purchased from Jacob Morris by Joshua D. Matteson, hatter, and Joshua's son, Benjamin H. Matteson, tanner. The latter ran a tannery adjacent to this lot's west line. Another of Joshua's son, Otis, lived in this house and also worked in the tannery.

50 West St Frame house on high banked stone foundation composed of a one-and-a-half-story, side-gabled block with partial returns adjoined on its east gable end by a later, two-story, frontal-gable block, forming an L-plan. A Queen Anne porch with turned columns and low spindled railing spans front of side-gable section. House has a largely regular fenestration with vinyl replacement sash in six-over-six and three-over-three configurations. Wood clapboard siding. Foundation under older section excavated out on back side for a garage in the mid-1900s. Built ca.1860 with wing added ca.1900. Elaborately terraced garden with fieldstone retaining walls located on bank behind house.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 73

Outbuilding: Gable-roofed shed with vertical board siding. Built ca.1900-25.

Historic map references: 1856: tannery owned by J.D. and O.B. Matteson; 1868; a house mapped with no owner name; 1903: C. Hargrave

Historic notes: From 1984 inventory form: In 1824, this was the site of the file factory, "used afterwards for boring gun barrels, and lastly as a dwelling house." Hargrave's harness shop was located nearby on this side of the creek. Matteson's three-story tannery was located on the opposite bank. Its top story was used to store hemlock bark for tanning. (cites History file, Village Library of Morris).

NY 23 (Town of Morris)

Hillington Cemetery (tax parcels 221.00-1-63.01 and 68.01): Rural cemetery located on the south side of the Butternut Creek opposite the village of Morris on two parcels of land. The larger, 33-acre, parcel adjoins the bank of the creek and encompasses the historic site, which appears to have been laid out in two sections. The western portion, approximately three quarters of the cemetery, centers on a knoll, its slopes thickly wooded with mature sugar maple, hemlock, and Norway spruce trees. Just west of this an obelisk memorial to Civil War dead from the area stands in a perfect circle. Curving drives traverse the flats south of the war memorial and the burial sites are also laid out on a curvilinear plan. The lawn atop the knoll is similarly platted. West of the war memorial, Norway spruces shade the flats alongside the creek. Open lawn extends east of the knoll to the later portion of the cemetery, apparently added in 1880s or 1890s based on burial dates. This encompasses a second elongated knoll landscaped similarly to the western knoll: its slopes are wooded with mature Norway spruce and arborvitae, and the relatively level top is open lawn dotted with trees amongst the curving lines of gravestones. The two sections are joined by a single curving drive. The additional three-acre parcel is a sliver of land between the south line of the historic lot, which was bounded by the Oneonta Road (now NY 23), and the more recent alignment of NY 23. The picket fence faces the old highway alignment and runs from the creek to a point on the south slope of the western knoll. The newer section is bounded by a much plainer rail fence.

The cemetery includes a representative collection of grave markers dating from the 1860s through the present. The older, western section has many marble obelisks marking family plots. These have groupings of small head- and foot-stones marking individual burial within the plot. The later, more easterly section has later turn-of-the-century low, rectangular markers, generally carved from a harder igneous stone (granite, gneiss, etc.). Many mark multiple burials, most often if family plots. Organized 1863; opened ca.1865.

Historic map references: 1868 and 1903: Shown in both atlases.

Quaker Cemetery (tax parcel 221.00-1-69.00): Four-acre parcel with a rectangular plan cemetery organized in rows and family plots enclosed by low, drylaid, fieldstone wall occupying the northwestern third of the parcel. The remaining portion of the parcel was once the site of the Quaker meeting house. Cemetery includes many obelisk family monuments dating to the 1850s through the 1880s. There are also curve-topped marble markers of similar vintage. A handful of old-fashioned slate memorials with a few "bedstead" tops are located above some of the marked earliest burials, which date to the late 1830s. The cemetery reputedly was in use by 1811, and so it appears that previous to the late 1830s, burials were unmarked. There are also turn-of-the-century granite family markers with individual interments marked with small head and footstones. This cemetery was located adjacent to the "Friends Church" mapped in 1856. Both meeting house and cemetery were shown on the 1868 and 1903 atlases. Based on the lack of death dates after ca.1930, it appears that use of the site concluded soon after the demolition of the meeting house in the 1920s.

See continuation sheet

Morris Village Historic District

Name of Property

Otsego County, New York

County and State

8 Statement of Significance

Applicable National Register Criteria

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

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

Criteria considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

- architecture _____
- community development _____
- settlement _____
- commerce _____
- _____
- _____
- _____

Period of Significance

ca1790-ca1962

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Various

Primary location of additional data

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

Name of repository: _____

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Summary

The Morris Historic District is significant under National Register criteria A and C in the areas of settlement, community development, commerce, transportation, and architecture. Located in the Butternut Creek in western Otsego County, the immediate area remained unsettled until after the American Revolution. Its early settlers were French émigrés fleeing the French Revolution and ensuing Reign of Terror. By the early nineteenth century, Louisville emerged as thriving industrial hamlet capitalizing on water power drawn from the Butternut Creek and other smaller watercourses. Tanning and textile industries both proved profitable. Located near a fording point of the Butternut Creek, Louisville also thrived as a small commercial center. Several churches serving various sects were also established. The village of Morris was established in 1870 and a 500-acre was parcel set aside for the corporation. The historic district encompasses this boundary as well as several properties partially or entirely outside the village boundary. These are the Hillington Cemetery, an adjacent, highly intact rural cemetery incorporated and laid out in same period as the village; a Quaker cemetery associated with the early settlement of the village; the fairgrounds, associated with Morris from the late 1870s, which straddles the corporation line; and an intact lot representative of the Hillington Tract's original subdivision.

The Morris Historic District retains architectural resources and historic features dating to all periods of its development. Its commercial district includes distinctive stone buildings dating to the 1830s as well as similarly dated frame buildings. A row of later examples built following a fire in 1883 lines the north side of Main Street. These segue mainly to frame residential structures radiating from the four corners intersection of Main (NY 51) and Broad (NY 23 and CR 13) streets. A single, brick nineteenth-century dwelling stands at the west end of the commercial district. Houses representative of architectural styles popular from the early 1800s through the first half of the twentieth century accommodated all levels of village society. These include an unusually large number of millworker tenements and two stone mansions dating to the first third of the

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

nineteenth century. The latter buildings bracket the east and west end of the village boundary established in 1870.

Morris also retains a handsome Georgian Revival style high school, still in use, and a fine collection of mid-nineteenth-century church buildings. Zion Episcopal Church, a masonry building constructed in 1818, is previously listed, as is The Grove, the mansion at the west end of the village. The buildings once composing the Linn Manufacturing Corporation survive, although in varying states of historic integrity. These represent one of the village's most important employers in the twentieth century. The period of significance extends from ca.1790, recognizing the earliest extant resources, to 1962, when post-World War II growth in the village virtually ceased.

Historical and architectural significance of Village of Morris

Settlement period, ca.1790-1830: The village of Morris is located in the Hillington Tract of the Butler Patent, named for its lead patentee, John Butler.¹ Butler served as deputy to Sir William Johnson, superintendent of Northern Indian Affairs in the Province of New York from 1756 until his death in 1774. Butler's position allowed him to acquire shares of patents as they were chartered and distributed by the crown. Among the lands Butler and his partners acquired in this manner was a patent of 49,000 acres adjoining the Unadilla River, which formed part of the western boundary of British acquisition and settlement as agreed upon between the British and the Iroquois Confederacy at Fort Stanwix in 1768.² This tract was one of several rapidly patented off within that Line of Property, as the boundary was known. British land speculators knew there would be no more lands in this section from which they could hope to accrue rents or sell once the remaining tracts were patented, and these lands were all patented off by the early 1770s.

¹ [Duane Hamilton Hurd], *History of Otsego County* (Philadelphia: Everts and Fariss, 1878): 201.

² P.[aschal] Franchot, "Local History of the Town of Morris," *The Freeman's Journal*, 12 May 1854. This article was reprinted in [Hurd], 201-2.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

The Hillington Tract, also called the Hillington Patent, is an 18,000-acre parcel within the larger Butler Patent, acquired by Henry Hill from the governor of New Jersey, William Franklin, by 1775.³ In November of that year, Nathaniel Edwards surveyed the tract into lots of approximately 160 acres apiece.⁴ The tract's name is derived from Hill's surname. While other lots in the Hillington Tract were settled during the 1770s, those where the village of Morris lies—35, 36, 37, 45, 46, and 47—appear to have not been occupied until about 1790. The pre-Revolutionary period farms in other parts of the Butternut Valley—named for a butternut tree with three trunks in the bank of the eponymous creek—were all destroyed by British and Iroquois during the conflict. Some of those settlers, mainly people of English extraction, who had come both from the Otsego County settlement of Newtown Martin (in the Town of Middlefield) and directly from England, returned to their properties after the Treaty of Paris in 1783.

In the same period, the Hillington Tract changed hands again, this time acquired by a French land speculator named Le Ray de Chaumont.⁵ Holker, the French consul in the post-Revolutionary period who was based in the rapidly growing port city of New York, appears to have played a role in helping de Chaumont acquire the Hillington Tract. The French consul would have been well positioned to encourage his friends to buy such lands on speculation. French land speculators were unusual in Otsego County; even more unusual was the small enclave of French émigrés fleeing the French Revolution who bought land in the Hillington Tract at the encouragement of a subsequent consul, Comte de la Forêt. Among these were Charles Franchot and his four sons—the eldest Louis (d.1799), Francois, Auguste, and Stanislas Paschal (1774-1855). They left France and wintered in New York in 1789.

Charles had planned to settle his sons in the Scioto Valley in Ohio, where a French settlement was established, but de la Forêt urged him to reconsider and move to de Chaumont's holdings instead. A few French émigrés preceded the Franchots, including Louis de Villiers at Elm Grove, where he established a variety of mills on the

³ Franchot, reprinted in [Hurd], 201-2.

⁴ "Map of Hillington Patent, Surveyed into lots by Nathaniel Edwards, November 1775." Cooperstown, New York (Cooperstown, New York: Office of the County Clerk)

⁵ Franchot, reprinted in [Hurd], 201-2.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

Butternut Creek a little over a mile east of the present village of Morris. In addition to the Franchots, the widow Rosseau and her three sons and Messrs. Renouard and Cockrell all settled nearby, their dwellings forming the tiny hamlet.⁶ Jacob Morris wrote in 1811 that it was named for store owner Louis Franchot, who died in 1799. Morris's intimate knowledge of the region and acquaintance with the people suggest he might be more reliable than other later sources, which state that the loyal Franchot family named the hamlet for their guillotined sovereign.⁷ With the conclusion of the Reign of Terror in July 1794, most of the émigrés, including Charles Franchot, returned to France. Auguste and Francois had died in the interim; Louis and Paschal, however, lived out their lives in the Butternut Valley. The former died in 1799; his youngest brother lived past his eightieth birthday.

From their earliest settlement at Louisville, it appears that Louis and Paschal developed a broad circle of friends amongst the well-to-do in a fairly large radius encompassing Cooperstown to the northeast, Mount Upton on the far side of the Unadilla River, and along the Butternut Valley. Their early mercantile business thrived, and after Louis's death, John dePeyster Douw, an Albany hardware merchant, introduced Paschal to Volkert Peter Van Rensselaer of Claverack on the Hudson River. Their mercantile partnership in the hardware business brought the latter to Louisville, where he constructed a very large stylish stone house the year the two men dissolved their partnership.⁸ This dwelling remains the center of sizable estate at the east end of the present village. Combined with its outbuildings and lands, it has formed the east parenthesis of dense hamlet settlement for nearly two centuries. The house is set back from the highway and prominently sited on rising land. Its hipped roof and strictly symmetrical façade give it a classical air. Its relatively restrained details are drawn mainly from the Adam-influenced Federal taste popular in the early decades of the nineteenth century, although its scale and massing seems influenced also by the earlier Georgian taste. Its outbuildings all appear to be much later than the house.

⁶ Jacob Morris, 1811. A partial transcription of a letter written by Jacob Morris in 1811 and published in the *Oneonta Daily Star* (byline Ed Moore). Photocopy of article located in the Morris Town Historian's files; no date or page reference cited, but may be 1970 as a centennial, probably of the Village of Morris, is mentioned.

⁷ This story is the more commonly read one, but all may rely on a single unknown source.

⁸ [Hurd], 202.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

The Franchot property encompassed land in the eastern half of Lot 47 adjacent to the Van Rensselaer property and all of Lot 37 in the Hillington Tract. The latter lot straddled the Butternut Creek and provided him with not only good farmland but also potential mill seats. By 1810, Paschal Franchot built a house adjacent to north bank of the Butternut Creek and east of Silver Creek. This building became the back ell of a sizable two-story frame house with a hipped roof similar in form to the Van Rensselaer house by about 1830. It did not share the siting reminiscent of a country seat nor the raised English basement, which give the stone house the appearance of a manor house. It did, however, overlook the creek and fording point where Broad Street crosses it. While not so large or elegant as the Van Rensselaer house, it denoted a comfortable and spacious enough dwelling house suitable for a merchant and farmer and, after 1814, de Chaumont's land agent in the Hillington Tract.⁹

In the late eighteenth and early nineteenth centuries, as settlement pushed west into land west of the old Line of Property, residents of the Butternut Valley, which was located near enough to important travel routes, capitalized on its abundant and manageable water power. Louisville quickly developed as an industrial hamlet accessed by the highway following the west bank of the Butternut Creek from where it debouched into the Unadilla River. This route now forms part of NY 51. A highway (now part of NY 8) paralleled the west bank of the Unadilla by the early 1790s, soon after the Governor [Clinton]'s Purchase in 1785 (now towns of Guilford and Oxford in Chenango County) and the Chenango Twenty Towns Purchase in 1788 from the Oneida and Tuscarora. The Unadilla flowed into the much larger Susquehanna only a few miles farther south. When the Catskill Turnpike opened in 1802, it crossed the Susquehanna at Wattles Ferry near that confluence. The turnpike connected the frontier region with the Hudson River and the growing harbor city of New York; it also continued west paralleling the Susquehanna. About 1793, New York built one of the earliest state roads funded by lottery to angle northwest from near the confluence of the Unadilla and Susquehanna through the town of Guilford (formerly part of Fayette).¹⁰ In a time when industry was tied to good water power, these routes

⁹ Joyce Foote, *Morris, New York, 1773-1923* (Sherburne, New York: n.p., 1986): 3.

¹⁰ In an effort to improve access, the state allocated £1,000 to the Land Office to lay out roads in 1790. A smaller allocation of £400 followed the next year. These two allocations were devoted primarily to opening roads between the Susquehanna and Hudson rivers. (Daniel B. Klein and John Majewski, "Economy, Community, and Law: The Turnpike Movement in New York, 1797-1845," *Law and Society Review* 26:3 (1992): 472. (www.gmu.edu/departments/economics/Klein/PdfPapers))

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

provided connections essential to settlement via trade, both farther west on the frontier, where manufactured goods were required, and farther east, whence many industrial and imported goods reached America.

The Butternut Creek and also Silver and Calhoun creeks, which flow from the ridge enclosing the north bank of the larger stream, afforded excellent mill seats, and Louisville attracted entrepreneurs seeking industrial opportunities by the first decade of the nineteenth century. Not only the saw and grist mills geared mainly to local demand common throughout the region, but also a significant textile industry capitalized on this resource in the first quarter of the nineteenth century. A little farther upstream at Elm Grove, deVilliers constructed a cotton factory in 1811 for spinning southern cotton, which, until the Embargo of 1807, was sold abroad.¹¹ By the early 1820s, Ellis Cook and John Moore established a frame cotton and woolen factory on the south side of the creek in Lot 26 about half a mile south below Franchot's house. This they sold to a partnership of several prominent and wealthy Butternut Valley men residing in and around Louisville, including Franchot and Van Rensselaer as well as Benajah Davis, Uri Jackson, Dan Smith, J.C. Morris, Joseph Gilbert, and A.G. Washbon.¹²

Several of these represent the numerous New English settlers who pushed west during the 1780s and 1790s and, by the early 1800s, far outnumbered all other cultural groups in Otsego County and by extension central New York. As a group, their industrial expertise, entrepreneurial tendency, and their vernacular agricultural and architectural traditions formed the dominant strains manifested in communities like Morris. An interest in trade and ingenuity and a basis in farming in a mercurial commodities market informed the decisions these people made in the new settlements they built in the new republic era. The connection north to the Erie Canal, which opened fully in 1825, developed a little later via turnpikes reaching the Chenango Canal opened in 1837. This passed through Norwich and Sherburne and connected Binghamton, located on the Susquehanna, with Utica on

¹¹ Elm Grove is described in Horatio Gates Spafford, *A Gazetteer of the State of New-York: carefully written from original and authentic materials, arranged on a new plan, in three parts, etc.* (Albany, New York: H.C. Southwick, 1813): 142, which lists several saw and grist mills the town of Butternuts. This town included the Town of Morris until 1846, when Morris was set aside.

¹² [Hurd], 210.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

the Erie Canal. Louisville also developed commercially because of these connections and its location at a fording place on the creek, where a bridge was eventually erected.

Spafford's 1813 *Gazetteer of New-York State* described the residents of the town of Butternuts, from which the town of Morris was divided in 1849, as "principally farmers of plain domestic habits, wearing clothes produced in their families from the growth of their own farms, the fittest and most appropriate yeomanic badge of distinction."¹³ In the midst of the War of 1812, some Americans sought to encourage domestic textile production to wean the young nation from its longstanding dependence on British textiles manufactured in the large factories of the English Midlands and in Scotland. This statement may be more in the way of an optimistic trope than an actual statement of truth. On firmer ground, the correspondent noted an abundance of mill seats, several already developed.

Spafford's 1824 gazetteer described Louisville as a village of twenty-five houses and a post office. He added that the roads were good and that a cotton and woolen factory capitalized at \$50,000 operated in the town.¹⁴ This appears to be the Butternut Woolen and Cotton Factory Co., reputedly not built until 1825, but apparently already chartered in preparation for its construction. The factory's main stockholders were Paschal Franchot, Volkert Van Rensselaer, General Jacob and John Cox Morris. Its predecessor was a frame mill weaving satinet located farther east, near the old factory schoolhouse.¹⁵

A.S. Avery (b.1822 in Morris) provided a more detailed picture of Louisville in 1824 and years subsequent in a series of columns published in the *Morris Chronicle* in 1874. He enumerated from memory twenty-nine dwellings standing in Louisville, where between 160 and 170 people lived in this period. He also described Louisville's commercial and small industrial establishments located on Main, Grove, and Broad streets, many located adjacent to or incorporated into dwellings on house lots. These included Weaver's harness shop,

¹³ Spafford, 1813: 142.

¹⁴ Horatio Gates Spafford, *A Gazetteer of the State of New York: embracing an ample survey and description of its counties, towns, cities, villages, canals, mountains, lakes, rivers, creeks, and natural topography*. (Albany, New York: B. D. Packard, 1824): 71.

¹⁵ A.S. Avery, "Local Reminiscence, Number 7." *Morris Chronicle*, 1898. Reprinted in Foote, *Morris*, 27.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

Avery's own father's cabinet shop, Bergan's hat shop, Holcomb's Windsor chair factory, Howe's tailor shop, Jenne's shoe shop, the Davis tannery on the east bank of Silver Creek north of Main Street, and a file factory on the east bank of Calhoun Creek. Franchot and Van Rensselaer's distillery stood just south of Main Street on Silver Creek. Walter's wagon shop and shops belonging to a carpenter, blacksmith, and a gunsmith appear to have been on Grove Street between Silver Creek and Broad Street. Louisville had at least three stores and two taverns.¹⁶

The stone Gothic Revival Zion Episcopal Church, built at a cost of \$5,000 in 1818 on land given by Jacob Morris, was a prominent landmark overlooking Main Street and the Butternut Valley to the south in this period, when clear cutting to open hamlet lots was largely unrelieved by mature trees planted in yards and along the highway. Across the creek and east of the fording place at the bottom of Broad Street, later marked by a bridge, the Society of Friends built a large two-story frame meeting house between 1808 and 1811. This plain gable-roofed, clapboard structure drew Friends, or Quakers as some called them, from a wide radius as well as notable preachers during the nineteenth century. One, Joseph Bowne (1777-1848) of New York City, eventually resided in Morris. He is buried in the Quaker cemetery, which is located adjacent to the site of the former meeting house and facing onto NY 23.¹⁷

Industrial Hamlet, 1830-1870: The early 1830s were a period of accelerated economic growth in the United States. Both speculation in land and nascent American industry processing agricultural commodities grown throughout the nation contributed to a rise in capital. In the absence of reliable steam power, industry relied on power generated by harnessing the flow of streams. New England millwrights provided much of the expertise to develop this resource and as they moved west across the northern part of the young and growing nation, they identified mill seats and established water-powered mills across this region.

The Butternuts Woolen and Cotton Factory, underwritten by several of Louisville's most successful residents and opened in 1825, exemplified a second wave of textile mills, which opened in the period roughly 1825 to

¹⁶ Foote, *Morris*, 7-8.

¹⁷ Louise Light, "The Quaker Church," 1970. Reprinted in Foote, *Morris*, 79.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

1835 where water power could run machinery throughout the year rather than on a seasonal basis as many earlier saw and grist mills had. A sizable impoundment of water, or pond, supplied by a lengthy head race provided a steady flow of water drawn off the south (or east) bank of the Butternut Creek. Like other such mills constructed in Otsego County, this was a multi-story building associated with tenements for workers. These mills functioned as small communities, frequently with a store and vegetable gardens, and mill owners consciously contrasted their establishments with the “dark satanic mills” of the British Midlands. The communities of overseers and hands can be picked out in the censuses of the period.

A second mill, underwritten by the same men and named the Hargrave Mill, opened in 1833. This mill was located adjacent to an unusually large impoundment of water drawn off from the Butternut Creek farther upstream from the older mill and enclosed by a high earthen dike along its southern perimeter. This sheet of water was known as Hargrave Lake until it was eventually drained in the 1950s; the earthworks forming the races and the dike are largely intact. The Hargrave mill burned in 1850; the older mill downstream continued operations intermittently until the latter part of the nineteenth century. Archaeology at that site might reveal considerable evidence of that four-story stone mill and its associated buildings, including tenements shown in the 1868 Beers *Atlas of Otsego County*. The Hargrave site’s redevelopment a century later may have disturbed earlier archaeological evidence. Hargrave Street, which runs south from Main Street at the east end of the present corporation, passes a row of one-story frame tenements built to house mill operatives. Now all converted to single-family dwellings, they were designed as two-family houses with a center entrance opening onto a hall backed up against a central chimney block. This incorporated a cooking hearth *cum* bake oven on each side. The units at each end had interior staircases to the low-ceilinged, upper chambers under the eaves. An additional row of identical tenements—also altered to make single-family dwellings—stands on Lake Street west of Hargrave Street. These houses have generous yards, which presumably allowed workers to raise gardens and possibly keep fowls, a pig for meat, and a cow for milk. As a group, these tenements are an unusual survival.

In addition to textiles, there were tanneries in the Louisville vicinity. These thrived at the intersection of plentiful water, hemlock forests, and a supply of beef hides, and the region as a whole raised large numbers of

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 10

steers for the beef market in the early nineteenth century. Hides were cured with hemlock bark in vats filled by drawing water off from a stream. Davis's tannery on Silver Creek, called Davis Creek by Avery for this entrepreneur, existed by 1810.¹⁸ By the late 1840s, father J.D. and son O.B. Matteson established a tannery where West Street used to cross Calhoun Creek. A significant portion of the pond, part of the dam structures, and raceways used to conduct water to the vats still exist in the woods on the east bank of the creek north of West Street. Some part of the tannery buildings may be incorporated into the house (50 West St), but the buildings are otherwise long gone. O.B. Matteson was listed as a tanner in the 1880 federal census. The tannery ceased operations by 1885, and he and his wife Lucetta sold the property to Charles Palmatier. O.B. Matteson died in 1891.¹⁹

The Davis tannery appears to have closed before 1856, as it was not shown on the Louisville inset in the border of the larger *Map of Otsego County* surveyed by Cyrus Gates that year. This map shows additional shops in Louisville. Holcomb's Chair and Cabinet Shop was located on Water St, positioned to use the flow of Silver Creek to run its machinery. By 1856, three of the Greek Revival tenements still lining that street were already built. J. Barrett's wagon shop and S. Barrett's blacksmith shop were just south of Water Street on Broad Street. The S.S. Seeley and Co. Dermader (a skin cream) Factory faced Broad Street south of Main.

While many recognized the importance of industry to the young republic's economic viability, agriculture formed the largest part of the nation's economy. Agricultural improvement was pursued among prominent citizens. In the Butternut Valley, the Rotches, the Morrisises, and others played leading roles. General Jacob Morris was president of the first county agricultural society, which was established in 1817. By 1835, a cattle fair was held in the Louisville area, possibly on the Rotch property at the west end of what is now the village of Morris. By the late 1840s, the original county agricultural society was fading, but a fair was held on the land behind the Louisville (or Morris) Hotel at the intersection of Main and Broad streets. In 1851 J.W. Ball of the new Otsego County society, complained that the fair held in the Butternut Valley detracted from the fair the

¹⁸ Local historian Rene Elliott has uncovered an 1807 deed to Davis for this property.

¹⁹ Information provided by Janet Washbon, 40 West St, Morris, New York, in an e-mail, 26 February 2012. The deed of sale is recorded in *Book of Deeds 202/559* in the Otsego County Clerk's Office.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 11

county society held at Cooperstown. A year later, in 1852, the county society, led by Morris resident Samuel Bowne, reorganized and a site for its fair was debated heatedly. When Cooperstown won out in January 1856, people in the Butternut Valley broke away and formed a new society, the Farmers Independent Agricultural Society based at Garrattsville in the Town of New Lisbon, in 1859. Their site continued in use until about 1877.²⁰

While the main orientation of travel in the region followed the Butternut Valley and aligned with Main Street in Louisville, there was interest also in developing Broad Street as a turnpike during the 1830s and 1840s. In April 1836, Volkert P. Van Rensselaer, Dan Smith, Salmon Harrison, and Augustus C. Welch gained a charter for the Butternuts and Sherburne Turnpike from the state legislature. This allowed them to sell shares to capitalize the road. Its proposed route went from Sherburne via New Berlin in Chenango County and then crossed the Unadilla to Louisville and thence to the Charlotte Turnpike near the house of Daniel Strait in the town of Oneonta. At least two of the commissioners, Paschal Franchot and A.G. Washbon, were turnpike commissioners, as well as Caleb S. Butts, Joshua Pratt, and William Angel.²¹ The route appears to have overlain and improved existing roads at least through Louisville, which may have led to the apparent difficulty the commissioners had in raising funds. The charter was renewed in 1838, 1840, and 1841.²² The turnpike was apparently completed at least in the Louisville section as Broad Street was later referred to as the turnpike.

Although American industry suffered boom-and-bust cycles through the middle part of the century, the architectural record in Morris strongly suggests that boom predominated over bust. Unlike many communities in the region, Louisville residents built several prominent buildings in stone during the early 1830s. While these form only a small percentage of Morris's built environment, a trio at the main intersection in association with Zion Church set a distinctive tone, which is enhanced by additional domestic examples. These include the hotel and the store next to it on the northeast corner of Main and Broad. Catty-corner stands another commercial

²⁰ This chronology provided by local historian Rene Elliott using documents in the collections of the Morris Historical Society.

²¹ *Laws of New-York*, Fifty-ninth Session, Chap.116, "An Act to incorporate the Butternuts and Sherburne Turnpike Company, passed April 9, 1836." Photocopy in Morris Town Historian's files. Washbon is misspelled Washburne.

²² *Laws of New-York*, Ch.93 of the 61st session; Chap.131 of 63rd session, and Chap.79 of the 64th session. Photocopies on Morris Town Historian's files.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 12

building, which has housed a bank since the turn of the twentieth century. These buildings exhibit transitional Federal to Greek Revival massing, but the Grove (previously NR listed), built for Francis Rotch at the west end of the village at about the same time, illustrates the more recently promulgated proportions and details of the emerging Grecian taste. A little farther west, on the north side of the highway, stands the Washbon farmhouse, which mimics the Grove on a smaller scale. A two-story stone blacksmith shop, demolished in the early 1900s, was also constructed in this period. It is said that Captain Dan Smith acted as the contractor for all of these buildings and that he quarried the stone off his lands.²³ Alterations since their construction have changed some of the buildings; the hotel received a mansard roof in the 1870s, and the bank was remodeled to resemble a high-style Federal building in 1929.

Houses designed using the Greek Revival aesthetic comprise the largest proportion of dwellings in the Morris historic district. This reflects the rapid growth and prosperity of Louisville in the period of its popularity running from the 1830s into the post-Civil War period in rural central New York. In addition to the early stone Greek Revival examples, Morris displays numerous frame dwellings and quite a number of commercial buildings in this taste. No carpenter-builder has been identified, but it is apparent that Louisville had at least one talented man versed in the proportions and ornaments of this taste. Large dwellings on Grove and Broad Streets exemplify elegantly plain designs in this style with rectangular-plan, side-gabled, center-entrance main blocks and simple embellishments. A more elaborate temple-form house with a two-story, frontal gable center block flanked by matching hip-roofed single-story wings stands on Main Street west of Liberty Street.

A large number of more modest dwellings, most very intact, illustrate the popular "wing-and-upright" form. These examples have a taller (one-and-a-half- or two-story), frontal gable block housing the public rooms, the main stair, and upstairs chambers, and a lower, side-gabled wing, generally spanned by an open porch fronting a kitchen, projecting from the side of the "upright." These houses incorporate the broader, lower proportions popularized in the 1830s and 1840s as well as the heavy projecting returns surmounting a frieze of greater depth than those of the Federal era. In common with earlier buildings, those retaining their early finishes have regular

²³ "The Local Stone Age, 1830-40," [n.p., 1917]. Reprinted in Foote, *Morris*, 29.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 13

fenestration with multi-light, double-hung sash, plain window casings, and wood clapboard siding. Embellishment was often reserved for the door casing, which might have side or transom lights or both; square Doric pilasters; and a plain Grecian entablature. Houses on Broad Street from near Grove Street north to Main Street; and on Church, Liberty, and High streets illustrate this popular vernacular form of the style. The form was also used for tenements on Water and Mill streets into the 1850s, 1860s, and even early 1870s. By the latter date, the form may also have conveyed a desirable air of domesticity.

The great popularity and longevity of the Greek Revival is also illustrated in the remodelings of older Louisville houses during the second quarter of the nineteenth century. Two older Federal-era dwellings on the north side of Main Street east of Zion Church retain the massing of the earlier taste and elliptically arched entrances, now eclipsed by broad piazzas with handsomely crafted Doric columns. The projecting partial return of the new taste may have been functional too, as the earlier boxed gutters and narrow eave details common in the Federal era shed water poorly. A small one-and-a-half-story house on the east side of Broad Street appears to have been built with its entrance centered on its long wall, facing towards the creek; its Greek Revival remodel made the gable end facing the highway its front façade with a well-developed door casing with a transom light and fretwork sidelights and a heavy Greek entablature at the roofline.

During the early 1840s, several sects constructed meeting houses in Louisville. Many communities in this region built new church buildings, often the first serving the congregation, in this decade. These buildings embodied renewed religious interest and reform; they also demonstrate renewed economic competence in rural villages after the economic turbulence of the Panic of 1837 felt throughout all of the United States. Between 1841 and 1845, the Universalists, the Baptists, and the Methodists all built vernacular interpretations of the Grecian taste to provide a permanent site for worship and meetings. All retain the frontal gable form common to the New England meeting house, lowered and broadened over prominent, classically designed center entrances and graced with slightly oversized parabolic moldings at the roofline and window openings. The finer details of each building differ from each other and as a group they illustrate the range popular in this period.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 14

The Baptists built their church on the northeast corner of Main and Liberty streets in 1841. Although its gallery was converted to an upper story when the congregation sold the building, its front façade, with a prominent full return and corner pilasters, is characteristic of the era and taste. The fenestration now in place uses the regular plan of the initial design. The squared, multi-level bell tower capped by a small dome (the dome and bell stage now grace on the roof of the village hall) was centered over the main entrance. The Universalist church, also built in 1841 and also no longer serving a congregation, retains the main components of its front façade's decorative scheme, which alludes as much to the Gothic Revival as to the Greek. The heavy Greek Revival cornice and frieze, as well as partial returns on the rear wall, are more typical of the region, as are the oversized, paired Greek keys set between the upper and lower sections of the windows; this motif once marked the floor line of the former gallery. The Methodist Church retains the Greek form, but its congregation—still using this building—made many changes to its 1845 appearance later in the century.

The Gothic Revival was a relatively minor architectural strain in most of rural central New York. In the great majority of small villages, no one employed it. In Morris, however, one unusually intact example of a highly decorative vernacular cottage occupies a prominent site overlooking the village. Built by Jonah Davis, son of tanner Benajah Davis, ca.1850, the simple T-plan of the frame house is masked by a steeply pitched roof with a centered gable dormer, the eaves trimmed with a large carved vergeboard. The board-and-batten siding, draped window moldings, and piazza supported by octagonal columns all contribute to its Gothic appearance; the associated carriage barn with matching roofline and simpler vergeboards set behind the house enhances this impression. Davis's new house might have influenced some Louisville citizens when they added fashionable new piazzas to their houses: quite a number of Federal and Greek Revival dwellings have slender octagonal columns illustrated in Gothic pattern books supporting the roofs of these open porches.

In addition to enumerating buildings and their owners in Louisville, antiquarian A.S. Avery also noted buildings that were moved and reused during the period ca.1820 to 1870. This record probably delineates a behavior common throughout the region, but is rarely provided in such reliable or complete detail as his account. Invariably, the buildings were moved from fairly prominent sites on Main Street to side streets, most commonly Grove Street, or were reused as the back parts of new dwellings, as shops, or barns. While Louisville residents

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 15

wished to keep abreast of the style of the day with new buildings at the front of their properties, old buildings were still useful. People of the time were at least as aware of changing tastes in architectural design, however vernacular local builders' interpretations might be. Writing in 1874, Avery noted that "the style of architecture changes as much as does dress." He went on to describe with great accuracy building forms and salient details of the late Georgian, Federal, Greek and Gothic (he called this Elizabethan) revivals, and Italianate.²⁴

The organization of the Hillington Cemetery Association in 1863 and the opening of the first Union Free School in 1869 provide evidence of an increasing sense of civic unity on the eve of setting aside the village as its own corporation. During the 1850s and 1860s, many cemetery associations organized to establish rural cemeteries in small communities across central New York. First established in English towns and cities to remove interments from densely packed urban areas to the periphery, thus reducing sanitation risks, these spaciouly planned and landscaped sites also offered places for gentle exercise and reflection. The first rural cemetery in the United States was established at Mount Auburn in Cambridge, Massachusetts, in 1839. A decade later, the idea was radiating from urban areas to more rural locations. In Morris, Hillington's founding coincided with a desire to memorialize Civil War soldiers, and the oldest section of the site incorporates an obelisk centered in a circular drive. A knoll, planted with young trees in the 1860s, now provides a wooded backdrop for the monument and sets the somber, contemplative tone, and natural setting typical of such cemeteries.

Civil interests also extended to education. Union free schools were organized in some New York villages and hamlets in the years following passage in 1853 of an act allowing one or more common school districts to establish centralized high school programs. This provided free high school education supported by the tax levy as an alternative to tuition fees charged by seminaries, as many private high schools were known in the mid-1800s in New York. Union free school districts grew more common in Otsego County after the Civil War, and quite a number of communities had established them by 1870. The Morris Union Free School opened in a two-story frame building located on the triangular lawn now fronting the Morris Central School in 1869.

²⁴ A.S. Avery, "Reminiscences of Morris, Number Two," *Morris Chronicle*, 16 September 1874. Reprinted in Foote, *Morris*, 10. Avery's descriptions do not use modern style terms, but his descriptions are unmistakable and allude mainly to massing and roof orientations.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 16

Religious societies also sought to improve their quarters. Also in 1869, the Baptist Church sold its Greek Revival meeting house and built a large, High Victorian Gothic edifice on a large lot on south Broad Street. This new building embodies the optimism of the period immediately after the war and exemplifies its changing architectural tastes. By this period, American designers considered the medieval church architecture of northern Europe a fitting style for religious buildings, following a pattern established a decade or two earlier across the Atlantic. In rural American villages, where stone masons with carving skills were unusual, trim such as window casings and traceries was most frequently executed in wood. Double- or triple-hung wood sash rather than fixed windows were typical. The new Baptist church was set on a high stone basement and until 1923 had a tall spire that could be seen for many miles in the valley.

Early history of the Village of Morris, 1870-1883: The village of Morris was incorporated on 29 July 1870—one of several villages incorporated in this period in the region. Shortly before 1870—in January 1866—William A. Smith established the *Morris Chronicle*, which he published intermittently until he sold it to L.[eman] P. Carpenter in May 1869. After this, it became a weekly. Its printing office was located in leased spaces in various buildings on Main and Broad streets until 1900, when it moved into its own quarters. This was the first long-lived newspaper in this part of the Butternut Valley. First L.P. and then his son, E.E., became editorial voices, reporters of local events, and also recorders of historical information provided by old-timers in the valley.²⁵

Village governance afforded the opportunity to raise funds locally to improve sanitation, protect the built environment from fire, and exert a greater degree of control over citizens' comportment. At its first meeting, the village boundary encompassing 500 acres was drawn, and a street commissioner and a constable were appointed, both to be paid \$200 per annum. Elected officers included James E. Cooke, president; and trustees William P. Card, Jonathan P. Manning, and Jon M. Lull. James P. Kenyon was appointed treasurer and Wesley Thurston tax collector. Walter H. Bunn was village clerk.²⁶ About two months later, the village's first laws

²⁵ Joyce Foote, "Mid-Century Morris, 1970." Foote, *Morris*, 43-44.

²⁶ *Minutes of the Village of Morris*, Volume 1, pp.1-3. (Morris, New York: Village Office)

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 17

were presented in print to its residents. Several statutes were related to fire prevention and fire companies. Several more were about street maintenance and improvement. One-fifth of the width of the highway of several village streets was set aside for sidewalks to be built and kept by the adjacent property holders. This would prove to be a sticking point with local people; in 1886, the village minutes recorded that at least sixty property owners were delinquent in this duty.²⁷ The ditches alongside these sidewalks were to be kept clear, and a fine of fifty cents for the first day's violation and twenty cents for each subsequent day was to be charged. Neither streets nor walks could be obstructed; this violation was also subject to a fine of fifty cents a day. Baseball was prohibited within ten rods of a dwelling house, presumably to protect window glass, and one could not tie a horse to a tree because of the damage caused to its bark.²⁸

From this simple set of essentially protective statutes, Morris added services and infrastructure in ensuing years. In December 1872, the village approved the laying out of Mill Street, known as Sawmill Street until the early 1900s.²⁹ The next year, the village tax levy raised \$490.54, and the trustees allocated \$100 to establish a village fire company, \$25 to a town clock, and \$46 to build a turnpike bridge.³⁰ It is unclear which creek on Broad Street this bridge crossed. In 1876, they proposed raising \$100 to build a "lockup" and allocated \$300 for a reservoir "for the better protection of property."³¹ The water supply's primary purpose was fighting property fires. During the same period, several residents petitioned to lay ditches to their houses to provide water for domestic use. High Street was extended in 1880, and in 1881, Sylvester Aldrich was paid \$362.35 to build the new village hall.³² The first trustees meeting was held in the new Italianate structure in May.³³

The 1868 *Beers Atlas of Otsego County* depicts much the same settlement density shown in Louisville a dozen years earlier on the Gates map. The most notable difference is the addition of new houses constructed in the

²⁷ *Minutes*, 202.

²⁸ *Minutes*, 6.

²⁹ *Minutes*, 31. The street is unnamed in the minutes, but its alignment is described.

³⁰ *Minutes*, 31.

³¹ *Minutes*, 75.

³² *Minutes*, 132; 159.

³³ *Minutes*, 154.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 18

Italianate taste on large lots on south Broad Street. These included J.B. Kenyon's "Bracket Villa", an allusion to the most salient trim feature of the style it embodies. Child's *Gazetteer of Otsego County for 1872-3* described a prosperous village set in a productive valley. There were Episcopal, Baptist, Methodist, and Universalist churches; three hotels, four dry goods stores, two drug stores, a hardware store, a jeweler, three tailor shops, and several mechanics' shops. The village population stood at about 700. He further remarked that a "short distance from village there were several manufactories, the most important" being the cotton mills of W.F. and R. Leonard. Construction on this mill at the site of the old Hargrave mill incinerated years earlier began in December 1871. This was one of a number of textile mills opened or retrofitted and re-opened in the early 1870s in Otsego and Chenango counties, apparently riding a tide of rampant speculation in the post-Civil War period. The Leonards also operated the older Butternuts factory located a little downstream on the opposite bank. Like many of these mills, the Leonard mills failed in the depression following the Panic of 1873.³⁴

Farms in the surrounding countryside raised significant amounts of hops.³⁵ Hops, sheep, cows, and a variety of other commodities, including hay and grains, continued to play a large role in the regional and national economies, as evidenced by the careful record of individual farm production recorded in the census schedules. The improvement of agricultural practice with a view to increasing production—which enabled more people to work in other sectors of the economy and still be fed—formed an important part of land grant university curricula. New ideas were promulgated in periodicals and examples of superior production were exhibited and rewarded at county agricultural fairs. In 1876, the Farmers Independent Agricultural Society reorganized as the Butternut Valley Agricultural and Horticultural Society. Its fair held in 1877 opened on new grounds on the east side of the village of Morris. That year, it appears there were no permanent buildings as a host of local women served as tent superintendents.³⁶ The first building, Floral Hall with its cruciform plan, opened for the 1878 fair.

³⁴ The old stone mills on Oaks Creek and the Susquehanna River near Cooperstown also revived in this period under the management of Rufus Steere. Similar activity occurred at eponymous Rockwells Mills on the Unadilla. The latter was more successful, possibly due to better transportation opportunities and the introduction of a steam plant. The Panic of 1873 is best known for overinvestment in railroads, but its effects reached beyond those interests and affected almost every aspect of capitalization in the nation.

³⁵ Hamilton Child, *Gazetteer and Business Directory of Otsego County, N. Y. for 1872-3* (Syracuse, New York: Printed at the Journal Office, 1872): 109-10.

³⁶ [Hurd], 212.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 19

Deeds show that the society paid \$3,500 for 40 acres in 1882 and an additional \$500 for the lot at the corner of Lake and Mill Streets two years later. The arrangements under which they occupied the site and constructed Floral Hall before owning the property, once part of W.R. Leonard's mill, remain unclear.³⁷

Even though Morris featured an unusually large number of stone buildings in its commercial district, it had many more frame ones and proved very susceptible to fire. On 8 September 1883, a dozen buildings housing both dwellings and commercial establishments burned on the north side of Main Street west of Broad. The *Morris Chronicle* reported that \$30,000 worth of property, collectively underinsured for \$18,000, was destroyed. The Watsons, who owned the Morris House, the hotel at the northwest corner, had been building a new three-story one, and both the old one and the new one were lost. The Winton & Kinney market lost some tools and meat. At Potter Bros., the fire reached two kegs of powder in attic, which put a stop to salvage operations there.³⁸ The reservoir built by the village seven years earlier helped contain the fire, which otherwise might have consumed more property. The *Chronicle* noted that "croakers always said our reservoir would run dry if we had a big fire," but this proved untrue.³⁹ The following March, the village voted to buy a hose cart for the fire department.⁴⁰

Rebuilding and Civil Improvement, 1883-1914: While some have suggested that the shrinking population recorded in Morris in the 1880s and 1890s indicated that the village's economic viability was fading, this does not appear to have been how Morrisians of the time perceived the situation.⁴¹ Reconstruction following the fire was swiftly undertaken despite the shortfall in insurance coverage. By the end of October, the foundation for the Watsons' new three-story frame hotel was completed on the northwest corner of Main and Broad.⁴² The foundations were laid for two two-story brick commercial buildings that autumn, and by the third week in

³⁷ History provided by local historian Rene Elliott and compiled from sources in Morris Historical Society collections.

³⁸ "Great Fire In Morris!," *Morris Chronicle* (12 Sept 1883). Reprinted in Foote, *Morris, New York, A Look Back* (n.p., Joyce Foote: 2008): 41-2.

³⁹ Foote, *Look*, 44.

⁴⁰ *Minutes*, 202.

⁴¹ Foote, *Morris*, 101-2.

⁴² Foote, *Look*, 44

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 20

November, the first story of one, Lawrence & Lawrence's block, was up. A week later, Potter Bros. dry goods store was ready for the brick layers to be raised. By mid-February, the exteriors of both brick buildings were complete, and the Lawrence market opened. A description of the interior of the Potters' store provides a glimpse of how such places were furnished at the time as well as what people used to decorate their homes: "...the inside is beautifully painted and grained. The front room of the second floor is fitted up for ready-made clothing. Just back of this room is the carpet, oil cloth, and wallpaper departments.... The salesroom below has a counter on each side running the entire length of the store and tables through the center of the room. Shelving and drawers are numerous, and arranged for all kinds of goods."⁴³ The *Chronicle* gushed, "With commendable energy have all these men [Lawrence, Potter, and Watson] pushed these buildings along. In building they have studied their own self-interest, and also how to improve the looks of the town."⁴⁴ These mid-Victorian brick commercial buildings are the only ones of their type on Morris's main thoroughfare. During the same period, however, several store owners on the south side of the street remodeled the fronts of their older frame buildings (built in the second quarter of the century) with false fronts, decorative millwork, and new windows. The backs of these buildings retain their earlier massing and most details.

A comparison of the 1868 and 1903 plates of Morris in atlases surveyed in those years shows that the number of dwellings rose even while population fell from 772 in 1880 to 592 in 1890. It rose again to 625 in 1898.⁴⁵ While apparently opposite, the architectural and population trends reflect changes in domestic occupancy, from larger to smaller numbers of people sharing a single roof, typical of the time and declining birth rates. As a community, Morris may also have aged, a tendency traceable over much of rural central New York in the late nineteenth century. The 1903 atlas shows a number of dwellings built in the southeast quadrant of the village, adjacent to the Morris Mill owned by B.D. Phillips and B. Nichols, since 1868. The row of plainly built frame wing-and-upright and carpenter gothic dwellings that line the east side of Mill Street were built soon after the street opened in 1872. Mechanic Street, its name reflecting the livelihood of its residents, was opened and

⁴³ *Morris Chronicle*, 26 Mar 1884. Reprinted in Foote, *Look*, 45.

⁴⁴ *Morris Chronicle*, 16 Jan 1884. Reprinted in Foote, *Look*, 45.

⁴⁵ E.E. Carpenter, "Now and Then." Excerpts from column published in *Morris Chronicle* published in Foote, *Morris*, 101-2.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 21

similarly developed about the same time. By 1903, frame working class houses also lined the east side of Hargrave Street south of Lake Street.

On the lower portion of Broad Street, the large former A.C. Moore property with its Greek Revival house set back on a curved drive was subdivided during this period. Four houses with eclectic late Victorian designs (one of these is a remodeled Italianate house), three with carriage barns stand between it and J.P. Kenyon's "Bracket Villa" shown on the 1868 map. An additional Italianate dwelling, built after 1868, is adjacent to the older lot on the other side. South of Lake Street, newer frame houses flanked the Baptist Church by the turn of the century, including a mansard-style dwelling at the corner, now used as a funeral home. Three late Victorian vernacular frame houses were constructed at the west end of Grove Street. On Main Street east of Broad, Zion Church built a new parish hall and rectory in this period and moved an earlier, smaller building off its lot to a site farther west. In other sectors of the village, the density established by 1856 remained largely untouched with the exception of a handful of infill dwellings.

Like many communities, the village of Morris undertook many civil infrastructure improvements characteristic of the Progressive Era of the 1890s. The village recorded buying oil-burning street lamps (\$49.65) and posts to hold them (\$8.59) in 1889. It hired Sylvester Lent to care for them (\$19). Only a few years later, in 1897, James P. Kenyon, George A. Sanderson, V.J. Hoke, George Whitman, and Charles Mansfield applied to the village to charter the Morris Gas Company to provide lighting for public and commercial buildings as well as dwellings. The company purchased a gas plant able to power 500 lights. It contracted with Daniel Holmes of Norwich to put in the machine and lay lines to the business district of Main and down Broad St as far as Grove.⁴⁶ The village continued to pay for street lighting at least through 1911, but it is unclear whether this was for the old oil lamps or newer gas ones. In 1918, the village residents voted ninety-four to seven to light the streets using electricity instead. The Morris Power and Light Company, an offshoot of Linn Manufacturing, whose water-powered plant ran the generators, first lit the new lamps on 18 January 1919.⁴⁷ The village

⁴⁶ *Minutes*, 342-3.

⁴⁷ Joyce Foote, "This and That." Items collected from *Morris Chronicle*, published in *Look*, 69. Rene Elliott, Morris Historical Society, provides information on Linn and states that NYSEG took over Morris Power and Light in 1928.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 22

apparently gave up trying to enforce the sidewalk ordinance in 1889 and began laying stone slabs that year.⁴⁸ While the stone sidewalks in the commercial district have long since been replaced, some residential sections of the village still retain these early pavements.

Supplying water constituted the greatest expenditure during this period. The trustees held a special meeting in October 1894 to discuss a levy to develop waterworks for "fire purposes" and to "provide wholesome pure water."⁴⁹ The following year, the village raised a \$13,000 bond at 4 percent interest and coming due in 1915, to build [a] water system.⁵⁰ Lynn Kenyon was retained in 1899 to repair the village hydrants.⁵¹ By 1900, it was reported at the village meeting that water costs nearly equaled all other disbursements.⁵² The system was put to the test during a drought in September 1908, when only basement faucets on Main Street and dwellings at lower elevation on Broad Street still had pressure. A new pump, which improved matters, was placed but it was inadequate for demand. On 15 April 1914, a contract was let to Vrooman and Perry, well known consulting engineers, to build a storage reservoir, filter, and appurtenance.⁵³ This was a gravity-fed system drawing off a new five-acre pond 161 feet above the intersection of Main and Broad streets. When constructed, it supplied twenty-four hydrants and also domestic usage.⁵⁴ In 1894, the school district replaced the old Union Free School building with a new one at a cost of \$8,000. In 1906, the state began letting contracts for the paving of the highway with concrete between Mount Upton and Morris, now part of NY 51. During the 1907 and 1908 construction seasons, the entire stretch was completed by Italian laborers and marked with milestones paid for Lewis Rutherford Morris and Joseph T. Gilbert.⁵⁵ This reinforced the historic orientation of the travel and commerce along the valley and Morris's strong connections with the Susquehanna corridor.

⁴⁸ *Minutes*, 229.

⁴⁹ *Minutes*, 296-7.

⁵⁰ *Minutes*, 400.

⁵¹ *Minutes*, 399.

⁵² *Minutes*, 432.

⁵³ Contract located in records stored in Morris Village Hall. Vrooman and Perry also constructed the 1914 water system in nearby Gilbertsville (NR listed).

⁵⁴ Joyce Foote, "This and That." Foote, *Look*, 68-9.

⁵⁵ Philip Seaman, "Old Stones Tally more than miles," *Morris Chronicle* (2 Jan 1992). Reprinted in Foote, *Look*, 55-57.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 23

Morris retained a vital commercial district throughout this period. This was enhanced by the opening of the First National Bank of Morris in 1893 with \$50,000 capital. Its board included James P. Kenyon, president; A.E. Potter, vice president; and directors John J. Elliott, M. Shanesy, George Whitman, Hon. Henry A. Truesdell, and M.L. Keyes. An article published by the *Oneonta Ledger* in 1902 enumerated many of the village's businesses. The list suggests that commerce serving a regional populace was Morris's economic mainstay, but there was still a "modern" sawmill established in 1894 by Phillips and Nichols and Ripley's ladle factory opened about the same time in a former wagon works on Grove Street (the building still stands).⁵⁶ The latter was highly productive making not only ladles but butter bowls, spoons, forks, and shovels, and employed between six and eight hands until it went out of business in the early 1920s. P. Weeden & Son, harness makers, was described two years later as a "large harness store." Established in 1844, its owner was the oldest man running a business in Morris. He opined, "Horses have still hundreds of years to live, in spite of the invasion of the automobile and the bicycle. The popularity of the horse is as keen as ever, and the harness maker has as much to do as in days of old." Two drug stores, two groceries, two dry goods stores, a jeweler, a hardware store, a custom tailor, a milliner, a hotel, and an à la carte restaurant could all be found on Main Street. C.H. Lawrence's wholesale business, established by 1895 (*Ledger* article states 1896, but the business was listed a year earlier in the *Otsego County Directory*), shipped orchard produce in bulk, as well as dressed calves, pigs, and poultry, tallow and hides. V.L. Curtis was a dealer in coal, feed, flour and grain.⁵⁷ In addition to commerce, the annual Morris fair drew thousands of people during the last week of September to the village. The 1903 *New Century Atlas* showed the grandstand built in 1898 and the racetrack. Floral Hall stood within the oval, as well as the judges' stand. More buildings stood at the entrance, south and southwest of the track. Photographs of the fair in the early 1900s show a very crowded attraction.

As early as 1902, local people proposed a trolley line from Sidney to Utica via the Butternut Valley, first to connect with the Utica Belt Line, and then to the Oneonta and Mohawk Company. Routes were surveyed and

⁵⁶ Ed Moore, "Morris Woodworks," originally published as "Ripley the Sawman," *Oneonta Daily Star* (17 August 1962). Reprinted in Foote, *Look*, 16.

⁵⁷ Transcription by Gertrude Sanderson of this article located in village historian's collection.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 24

never built.⁵⁸ Two years later, in 1904, a “capitalist of Boston, interested in trolley roads” assessed the valley. The *Chronicle* published the portion of his report describing Morris, saying some might disagree with a few of his conclusions. The capitalist believed that by connecting the valley with the railroad at Sidney, where twenty-eight passenger trains and forty freights departed daily, farmers in the valley could increase their production of perishable food because it could be shipped rapidly into New York City. He found that dairy farmers bought a large proportion of the feed for their herds, rather than raising it themselves, and estimated that yearly shipment into the valley was no less than 2,000 tons. All of this came by teamster from Oneonta or Mount Upton, both trips taking a full day. Similarly, nearly 1,000 tons of coal were hauled from these two rail stations.⁵⁹

Many places throughout central New York languished due to the lack of a rail connection, but such was not to be Morris’s fate. A combination of established businesses, a few well-to-do families with an interest in preserving the village and its environs, and the introduction of new industry in the early decades of the twentieth century provided this village with a degree of economic viability somewhat unusual in the region as a whole, where nineteenth-century industrial and commercial centers were bypassed during the twentieth century.

Renewed Industrial Endeavor, 1915-ca.1962: By the 1910s, the agricultural economy of the surrounding rural district and the region as a whole was slumping. Places to the west surpassed central New York in many areas of production and had better access to rail lines. In spite of the lack of railroad service that helped preserve the economies of other villages in the region, population in the village of Morris was gradually rising. Even so, in 1916, the Sanborn Fire Insurance Company expanded its survey to include the village for a single episode of mapping. This company surveyed where capital investment provided a customer base for its services; the maps detailed building construction throughout a community, reserving special focus for industrial sites, railroad stations, and the like. The mid-1910s were the period of the company’s greatest coverage, possibly when it sought to expand its client base. Contraction of Sanborn’s resources by about 1920 is evident in central New York in the longer interval between survey episodes and the dropping of many communities. Sanborn’s only

⁵⁸ Rene Elliott, “The Butternut Trolley Road,” *New Berlin Gazette* (30 October 1986). Clipping provided by Elliott.

⁵⁹ E.E. Carpenter, “Concerning Morris and the Butternut Valley,” *Morris Chronicle* (7 September 1904). Reprinted in Foote, *Look*, 9-10.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 25

mapping episode in Morris occurred just before its two most prosperous twentieth-century firms opened their doors and redeveloped the village's industrial base.

The first of these companies was begun by H.[olman] H. Linn, a Maine native, who owned a traveling circus and had a mechanical turn of mind. His Linn Dog Show featured a group of small dogs dressed in circus costumes. They performed in a tent and traveled by rail and wagon to destinations in New England and New York in the early 1900s. A series of postcards featuring individual portraits of the dogs is dated 1907. A photograph dated 1911 shows his tent interior. Another image shows the frame cars with paired wheels in front and "half-track" wheels behind he used to transport his show.⁶⁰ The half-track wheels were the central invention leading to Linn's tractor designs.

Linn appears to have been not only traveling his dog-and-pony show, but was also seeking a location to implement ideas he began formulating while working at the Lombard plant in Maine. At the end of the show season in the fall of 1915, Linn determined that he had access to capital in Morris, where several well-to-do families lived, and a good location for manufacturing. He began building the prototype of a "caterpillar gasoline tractor with runners to use when sleighing comes" in Kenyon's machine shop on Grove Street.⁶¹ His show traveled again in 1916, departing Morris in April drawn by his prototype of his "Geared-to-the-Ground," caterpillar-type tractor.⁶² A polio epidemic severely curtailed his audiences that summer, and it appears that that was the final season for his traveling show. By 1921, he paid for no dog licenses.⁶³

In December 1916, H.H. Linn, George Whitman, and Merritt Bridges incorporated the Linn Manufacturing Corporation. Linn operated in Kenyon's steam-powered shop on Grove Street on the west bank of Silver Creek until he moved the operation to its new quarters in May 1917. Linn Manufacturing purchased from Phillips & Nichols the former Hargrave mill site, which included water rights to Hargrave Lake, a grist mill, a saw mill, a

⁶⁰ File: "The Linn Tractor." (Morris Village Historian Collection, Morris, New York).

⁶¹ Joyce Foote, "Morris, 1880-1923," quotes *Morris Chronicle* (10 Nov 1915). Foote, *Morris*, 105.

⁶² Joyce Foote, "Morris, 1880-1923," *Morris*, 106-7.

⁶³ Rene Elliott, local historian. Via e-mail, September 2012.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 26

cheese factory, the stone house (former mill store), and a frame dwelling house.⁶⁴ He reused the water power system first designed for the Hargrave Mill when it was built in 1833 to run the machinery to manufacture his half-tracks, which were generally known as Linn Tractors. The rusticated concrete blocks for the plant, which measured 50' x 300,' were made on site. A steel truss roof was originally planned, but the cost proved too high, and he purchased a frame roof from Sears & Roebuck instead.

Linn Manufacturing quickly grew to employ more than sixty men. Not all were local hires; quite a number came from Linn's home state of Maine. Some attribute the unusually widespread use of wood shingles to side houses in Morris in the 1920s and 1930s to these new people, but wood shingle siding was popular generally in this period. The village experienced a small house building boom in this era. New bungalows were built on west Main Street, larger Georgian Revival houses on south Broad Street, and more modest cottages and four-squares on Lake Street. Quite a number of home owners added open entrance porches with the squared, battered columns often used on bungalows to their houses.⁶⁵ H.H. Linn bought a large Italianate-style house on east Main Street and shingled its exterior. His brother, Ellery, owned a Sears Roebuck kit house built in 1936 on Hargrave Street. New buildings and changes to older ones demonstrated a prosperity allowing people to update their dwellings in a way similar to adding Greek Revival cornices to Federal-era dwellings nearly a century earlier.

In 1926, Veterinarian H.[oward] W.[ing] Naylor (1887-1969) opened his firm, H.W. Naylor Company, which prepared and sold a wide variety of veterinary products made for cattle and horses. He developed his first product—a dilator to help keep cow teats unobstructed—several years earlier. In 1921, he purchased the open lot between the western brick block on Main Street and Silver Creek to build an office for the as yet unincorporated business. The shingled Arts and Crafts building adjacent to the creek, built earlier as a car dealership, was the first of several structures composing the Naylor firm today. In 1926, when the company was formed, it employed thirty local people. As the firm expanded, Naylor bought adjacent lots and buildings,

⁶⁴ Joyce Foote, "Morris, 1880-1923," quotes *Morris Chronicle* (10 Nov 1915). Foote, *Morris*, 106.

⁶⁵ Rene Elliott, local historian states that George Fisher, cab builder and general woodworking superintendent for Linn Mfg., built many such porches during the 1920s and 1930s. Interview, July 2012.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 27

including the western brick commercial block on Main Street and a large two-level barn adjacent to Silver Creek a little farther north. The frame buildings acquired and constructed in this period, except for the barn, share finishes similar to the first building and present a coherent appearance on Main Street. Naylor's product line expanded considerably after the late 1940s, when a second veterinarian, Jerome Payton, joined the firm. The company was owned first by Naylor; later by his daughter and son-in-law, and then by their son, Howard Elliott, and his wife, Eileen. They retired and sold the business in 2007 to David Lucas.⁶⁶

Having firms employing many residents appears to have softened the blow of the Depression, which struck hard in most American communities. The longtime ties of several well-to-do families to the village probably also afforded additional protection. In 1932, the school district replaced the frame high school sited in the triangle at the west end of the village with a brick Georgian Revival edifice to house the centralized Morris school. Half of the building cost of \$330,000 was put up by Lewis Rutherford Morris (1861-1936); this allowed the construction of a much larger and more elegant building than the district alone could have afforded. The original two-story block facing east, with its grand-style portico, deep parapet, and symmetrical façade, embodies a belief that the democratic principles of the nation's founding could face down the economic and political adversity of the time. This taste was employed for a number of other schools built in the area and across central New York State, where it was urged that common district schools be consolidated into central schools. These allowed a broader range of instruction and the inclusion of high school curricula by concentrating resources in a single location. Unlike many other schools of the same period in the area, the Morris school had a separate theater, which retains its recently renovated auditorium with delicate neoclassical motifs. The school also retains its handsome exterior doors with an invected corner motif in the muntins of the glazed upper panels and many interior details. It opened to 500 students in all grades in 1932 under the guidance of principal Peter A. Etienne.

At the Morris fairgrounds, the 1898 grandstand was demolished and sold for salvage, and a larger one was built further south in 1923 overlooking a newly drawn oval. Permanent pavilions and other buildings were built

⁶⁶ "The H.W. Naylor Company," Foote, *Look*, 25-7.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 28

during the first part of the twentieth century to provide pens for livestock and display areas for a variety of merchandise. These frame buildings were simply constructed, designed for seasonal and periodic use. The earliest employ heavy sawn posts and beams, while later ones are more lightly built and use later construction techniques. Livestock pavilions were apparently not sided in the first third of the century (a few have been partially enclosed later); other buildings were clad in rough boards laid vertically and occasionally battened. All of the buildings have simple gable roofs.

With the success of his tractors, which were bought by many highway departments in central New York as well as other clients, Linn could finance his interest in flight.⁶⁷ He laid out a runway on the broad flats on the south side of Main Street on the Washbon farm in 1928. This proved to be Linn's demise. He, the pilot, and the daughter of his factory superintendent perished in a crash on July 1937. Two years later in 1939, Gould and Merritt Bridges took over management of the Linn Manufacturing Company. The nation's entry into World War II brought economic opportunity on the home front. The Linn Corporation subcontracted from 16 June 1942 through 17 August 1945 with the Scintilla Corporation, which had an operation in Norwich. Scintilla built magnetos to guide World War II-era aircraft. At Linn, a work force composed of about sixty women manufactured electrical connectors and later a pole shoe for the magnetos. Cutbacks and material shortages led to this operation being shuttered. During the last year of the war, from October 1944 through September 1945, about a dozen men worked making brass artillery shells under a subcontract won by Linn from V. & O. Press of Hudson, New York. Another contract, with Remington Rand, to build gun parts was never initiated.

Linn Manufacturing was liquidated in 1948, and its physical plant of several buildings was auctioned off in 1949 to several different buyers. Harold Mills, the treasurer of the former company, bought one. There, he and his partner, Maurice Bridges, ran a service shop repairing Linn tractors, of which there were many still in use in nearby highway departments and businesses, and selling parts. Raymond Corporation of Greene, New York, still in business building systems to move palletized goods, used another of the Linn buildings during the 1950s and 1960s to fabricate steel elevator tables. This business brought new people to Morris during this period,

⁶⁷ A photograph (ca.1940) in the Morris Historical Society collections shows a map with pins placed where highway departments and other companies had bought Linn tractors.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 29

some of whom lived in the new houses constructed on lots subdivided on Lake and lower Hargrave streets. These represent a variety of modest dwellings built in the post-war period, most typically found in newly planned subdivisions. In Morris, subdivisions were planned within the historic village boundary rather than beyond its periphery. While the buildings exemplify suburban development of the period, they are within the pedestrian scope of the village. Highland Lane, or Avenue, was opened in 1959. Here a handful of similar dwellings as well as individual house trailers were placed. A few years later in 1965, Edward and Laura Elliott platted and opened a subdivision west of Silver Creek and south of Grove Street. They built a house of their own and sold lots ranging from .3 to .4 acres aligned with two cul-de-sacs forming an ell. Houses here appear to have been built individually by buyers rather than constructed on spec. Nearly all are modest, single-story frame examples. Morris retains a single house of more individual style dating to the post-war period. This one-story dwelling occupies a terraced site overlooking Broad St and much of the village. While not especially large, it has a variety of details setting it apart from the more characteristic frame examples, including its brick walls studded with varied stone slabs and a semi-circular glass wall facing south over the village.

The population in Morris expanded gradually in the post-war period, and among the new residents were enough Roman Catholics to warrant the building of a modest chapel in 1949. This plainly designed diminutive frame chapel incorporates the frontal gable, symmetrical form popular for churches for centuries capped by a small belfry. The adjacent rectory is a plain split-level frame building of a type more common in suburban subdivisions of the period than on nineteenth-century main streets.

Post-1962: In spite of widespread interest in urban renewal through demolition and new construction coupled with sprawling development at the peripheries of older densely settled areas in state and national arenas during the 1960s and 1970s, Morris experienced comparatively little change. With the exception of the demolition of the former Cruttenden tavern, a Federal-era frame tavern on Main Street near the Broad Street intersection, the massing of the nineteenth-century commercial district streetscape was otherwise untouched. A few individual buildings were renovated with non-historic materials that significantly altered their decorative schemes, and the

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 8 Page 30

firehouse was enlarged. Alterations—mainly sash and siding replacement—are the predominant changes undertaken by property owners.

The village retains an obvious division between its densely settled area dating mainly to the nineteenth century and its rural, agricultural setting. Its geopolitical boundary established in 1870 is still the visual boundary except for a short row of houses on recently opened Jacobsen Road, which overlies the village line (outside the district). Further, the school district has opted to enlarge its historic physical plant, both with building additions and athletic fields, rather than to move to a rural site as so many schools in the region have done. The village offices remain in the building constructed in the 1880s for that purpose, and its churches retain their village locations. While Morris's commercial district has suffered in terms of local services like shops and restaurants, the village retains its pedestrian scale. At the corner of Broad and Grove streets, a recently constructed convenience store provides some services, but there is otherwise no further evidence of similar replacement structures save the telephone exchange replacing the former tavern on Main Street ca.1965. Two individual houses, one on west Main Street (adjacent to the market) and one on Liberty Street, have been demolished in the past quarter century.

See continuation sheet

Morris Village Historic District

Name of Property

Otsego County, New York

County and State

10. Geographical Data**Acreage of property**683.71 acres

SEE CONSTINUATION SHEET

UTM References

(Place additional UTM references on a continuation sheet.)

1	18			
	Zone	Easting	Northing	
2				

3				
	Zone	Easting	Northing	
4				

 See continuation sheet**Verbal Boundary Description**

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

Boundary Justification

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

11. Form Prepared Byname/title Jessie Ravage [contact: Kathleen LaFrank, NYSHPO, 518.237.8643 x 3261]organization Consultant date November 2012street & number 34 Delaware Avenue telephone 607.547.9507city or town Cooperstown state New York zip code 1326**Additional Documentation**

Submit the following items with the completed form:

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

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

Property Owner

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

name Various

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.470 *et seq.*)**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this from to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Source key:

MHS = Morris Historical Society collections, Kenyon Memorial Library, Main St, Morris, New York

MVR = Village of Morris records, Village Hall, Main St, Morris, New York

MVH = Village Historian's files, 6 Grove St, Morris, New York

NYSHA = New York State Historical Association library, Cooperstown, New York

Maps

Beers, F. W. *Atlas of Otsego County, New York*. New York, New York: F. W. Beers, A.D., Ellis, and G. G. Soule, 1868. (NYSHA)

Century Map Company. *New Century Atlas of County of Otsego, New York*. Philadelphia, Pennsylvania: [s.n.], 1903. (NYSHA)

Gates, C. *Map of Otsego County, New York*. Philadelphia, Pennsylvania: A. O. Gallup & Co., 1856. (NYSHA)

Sanborn Fire Insurance Company. *Map of Morris*, 1916.

Primary Sources

Child, Hamilton. *Gazetteer and business directory of Otsego County, N. Y. for 1872-3*. Syracuse, New York: Printed at the Journal Office, 1872. (NYSHA)

French, J. H. *Gazetteer of the State of New York : embracing a comprehensive view of the geography, geology, and general history of the state, and a complete history and description of every county, city, town, village and locality with full tables of statistics, etc.* Syracuse, New York: R. P. Smith, 1860. (NYSHA)

A Gazetteer of the State of New-York: comprising its topography, geology, mineralogical resources, civil divisions, canals, railroads and public institutions; together with general statistics; the whole alphabetically arranged; also, statistical tables, including the census of 1840; and tables of distances ; with a new township map of the state, etc. Albany, New York: J. Disturnell, 1842. Albany, New York, 1842. (NYSHA)

Gordon, Thomas Francis, 1787-1860. *Gazetteer of the state of New York: comprehending its colonial history; general geography, geology, and internal improvements; its political state; a minute description of its several counties, towns, and villages, etc.* Philadelphia: 1836. (NYSHA)

Hough, Franklin Benjamin. *Gazetteer of the State of New York, embracing a comprehensive account of the history and statistics of the state; with geological and topographical descriptions, etc.* Albany New York: A. Boyd, 1872. (NYSHA)

"Morris," *Oneonta Ledger*. 8 February 1902. (MVH)

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

Photograph collection. (MHS)

Spafford, Horatio Gates. *A Gazetteer of the State of New-York: carefully written from original and authentic materials, arranged on a new plan, in three parts, etc.* Albany, New York : H.C. Southwick, 1813. (NYSHA)

Spafford, Horatio Gates. *A Gazetteer of the State of New York: embracing an ample survey and description of its counties, towns, cities, villages, canals, mountains, lakes, rivers, creeks, and natural topography.* Albany, New York: B. D. Packard, 1824. (NYSHA)

Village Historian's Files. Village of Morris. (MVH)

Secondary Sources

Douglas, Joanne. *History of Morris School District.* [n.p.], 1996.

Foote, Joyce. *Morris, New York, 1773-1923.* [Morris?, N.Y. : s.n., ca.1970]. (NYSHA)

Foote, Joyce. *Morris, New York: a look back.* [Morris (N.Y.) : self], ca.2008. (NYSHA)

Franchot, Nicholas Van Vranken. *Stanislas Pascal Franchot (1774-1855): his emigration from France and the part he and his family played in the settlement and development of the Butternut Valley from 1790 to 1855, compiled from the family archives and records of his grandson Nicholas Van Vranken Franchot, by John Warner Brown.* [New York?]: Pub. priv. by N. Van. V. Franchot, 1935. (NYSHA and MVH)

Historic Morris: A Souvenir. Morris, New York: The Ladies' Society of the Universalist Church, 1904. (NYSHA)

[Hurd, Duane Hamilton]. *History of Otsego County, with illustrations and biographical sketches of some of its prominent men and pioneers.* Philadelphia: Everts & Fariss, 1878. (NYSHA)

Taylor, Alan. *William Cooper's Town. Power and Persuasion on the Frontier of the Early American Republic.* New York: Vintage Books, 1995.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

UTM Coordinates

1. 480155/4711346
2. 481011/4710927
3. 481111/4710883
4. 481174/4710359
5. 481224/4710296
6. 481174/4710253
7. 479456/4709703
8. 478588/4709609
9. 478513/4710502
10. 479525/4711327

Verbal Boundary Description

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

Boundary Justification

The boundary of the Morris Village Historic District was generally drawn to include all the land within the boundary of the village of Morris—a boundary drawn in 1870 when the village was established as a municipality separate from the surrounding town. This boundary includes all of the properties historically associated with the development of Morris that retain a village-like setting and character. The boundary also extends outside the village line in several places to encompass contiguous properties that are very closely associated with the village's history and retain a close visual association with it. These properties include Hillington Cemetery, which lies south of the Butternut Creek in the town of Morris, the nearly adjacent Quaker Cemetery, on the south side of NY 51, and the Otsego County Fairgrounds, formerly the Morris Fairgrounds, which straddles the village-town boundary on the east side of the village. All three have long associations with the history and development of the village. The 1903 *New Century Atlas of Otsego County* included both Hillington Cemetery and the fairgrounds on the Morris village plate, even though neither lies wholly with the village boundary. Hargrave Lake, another property that once crossed the boundary and was associated with village history, has been drained and no longer illustrates its historic use. Therefore, the lake lot outside the village boundary has been excluded.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number 10 Page 2

The village boundary encompasses considerable agricultural land on the west, north, and east sides, much of it adjacent to agricultural land outside the village line. Some remains in agricultural use and some has been redeveloped since the 1870s. Formerly agricultural land on the south side of the village has been reused for school playing fields, the water plant, and a small post-1965 suburban-style subdivision. Ownership going back into the historic period has divided most of the adjacent agricultural parcels located in the town from neighboring lots in the village, and these are not included in the district. However, the former Washbon farm (Lot 35) in the Hillington Patent), which straddles the west village line, retains both continuity of use and a strong visual delineation of its original square outline. This farm is included in its entirety for its visual integrity and association with the early history of Morris. The district boundary encircles some mid-twentieth century properties considered non-contributing due to age. These should be reviewed for eligibility when they reach fifty years of age.

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

National Register of Historic Places Continuation Sheet

Section number photos Page 1

Photographs shot by Jessie A. Ravage (34 Delaware Street, Cooperstown, NY, 13326, 607-547-9507, jravage@stny.rr.com), November 2012

- 0001:** Main St, south side east from Silver Creek (camera facing east)
- 0002:** Main St, north side, east from Silver Creek (camera facing east)
- 0003:** Main St, north side, nos. 121 through 125 (U.S. Post Office) (camera facing west)
- 0004:** 132 Main St and south on Broad St (camera facing southwest)
- 0005:** Main St, north side, nos. 133 and 135 (camera facing northwest)
- 0006:** Lewis Rutherford Morris Central School, 65 Main St (camera facing west)
- 0007:** Main St, south side, nos. 104 and 106 Main St, south side (camera facing southwest)
- 0008:** Main St, south side, nos. 152 (Kenyon Library) through 162 (Zion Parish Hall) (camera facing east)
- 0009:** Main St, nos. 139 through 145 (camera facing northwest)
- 0010:** Main St, nos. 153 and 157 (camera facing northwest)
- 0011:** Main St, north side, nos. 165, 169, and 173 (camera facing east)
- 0012:** Broad St, view south from Silver Creek towards Main St (camera facing southeast)
- 0013:** Broad St, east side, nos. 82, 86, and 90 (camera facing north)
- 0014:** Broad St, west side, nos. 71 and 75 (camera facing northwest)
- 0015:** Broad St, west side, nos. 61 and 57 (camera facing southeast)
- 0016:** Broad St, east side, south from corner of Lake St to Baptist Church (camera facing southeast)
- 0017:** West St, nos. 34 and 40 (camera facing west)
- 0018:** West St, north side, east from no.16 to Main St (camera facing east)
- 0019:** Liberty St, east side, nos. 10, 12, and north (camera facing north)
- 0020:** Church St, west side, nos. 9, 13, 17 and north (camera facing northwest)
- 0021:** Water St, east side, nos. 4, 8, and 12 (camera facing northeast)
- 0022:** Grove St, north side, nos. 17, 15, and 11 and 8 (camera facing west)
- 0023:** Hargrave St, west side, nos. 39 and 43, and 182 Main St (camera facing north)
- 0024:** Hargrave St, east side, nos. 18, 22, 24, and 30 (camera facing north)
- 0025:** Lake St, north side, nos. 13, 17, 21, and 27 (camera facing east)
- 0026:** Mill St, east side, nos. 22, 20, and 18 (camera facing south-southeast)
- 0027:** 201 Main St and associated outbuildings (camera facing west)

See continuation sheet

United States Department of the Interior
National Park Service

Morris Village Historic District
Morris, Otsego County, New York

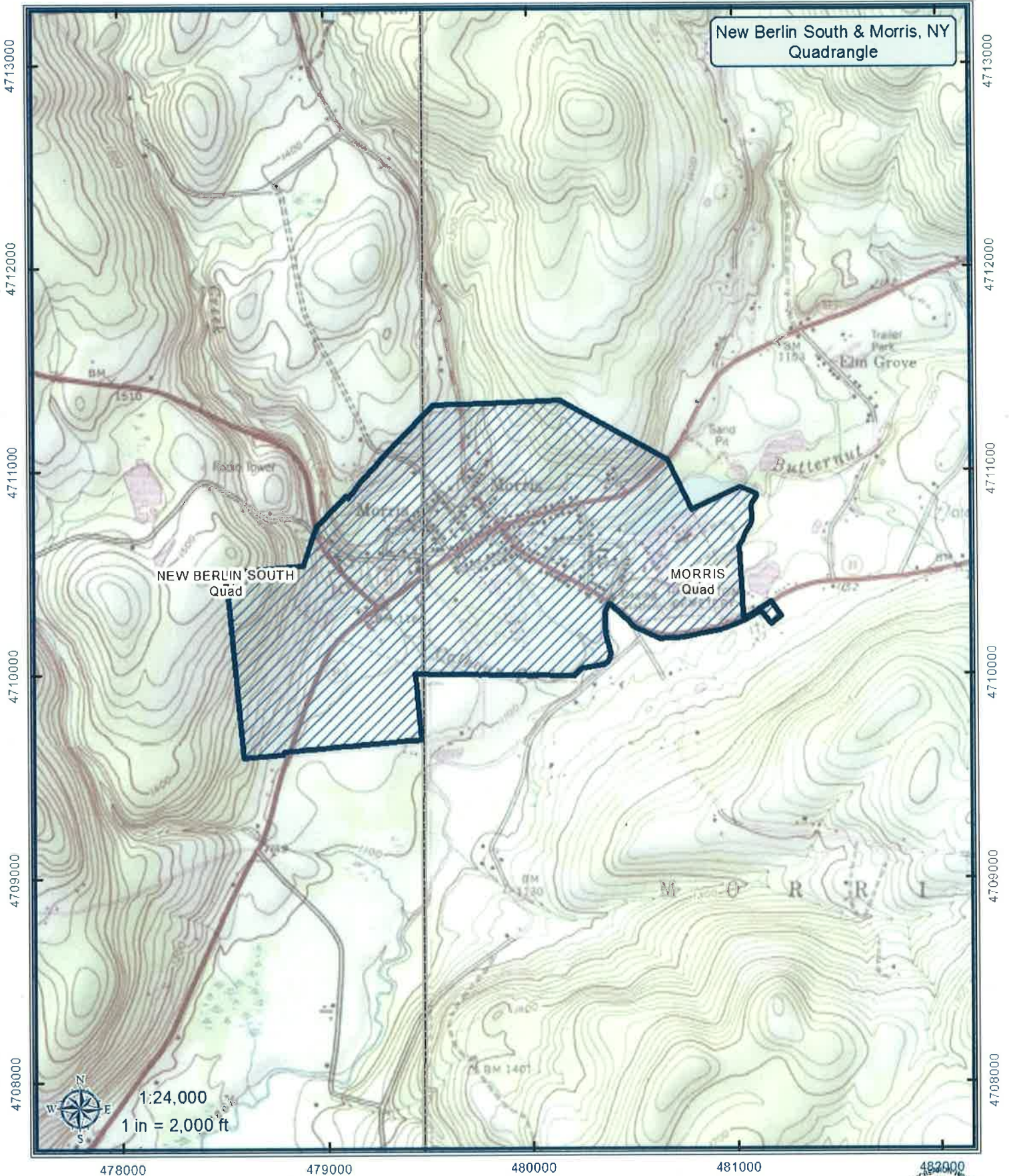
National Register of Historic Places Continuation Sheet

Section number photos Page 2

- 0028:** Hillington Cemetery, NY 23, north side (camera facing northeast)
- 0029:** Morris Fairgrounds, 1 Back Service Rd, Grandstand adjacent to track and Floral Hall to the northwest (camera facing northeast)
- 0030:** Morris Fairgrounds, 1 Back Service Rd, Sheep pavilion (camera facing southwest)
- 0031:** Morris Highway Department, 44 Lake St (camera facing southeast)
- 0032:** 114 Main St (camera facing west-southwest)
- 0033:** 34 Church St (camera facing northeast)
- 0034:** 17 Broad St (camera facing west)
- 0035:** 31 Grove St (camera facing north)
- 0036:** 38 Hargrave St (camera facing east)
- 0037:** Quaker Cemetery, NY 23, south side (camera facing southeast)
- 0038:** 105 and 109 Main St (camera facing northeast)

Morris Village Historic District

Village of Morris,
Otsego County, New York



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



 Morris Village HD
 Quad Index

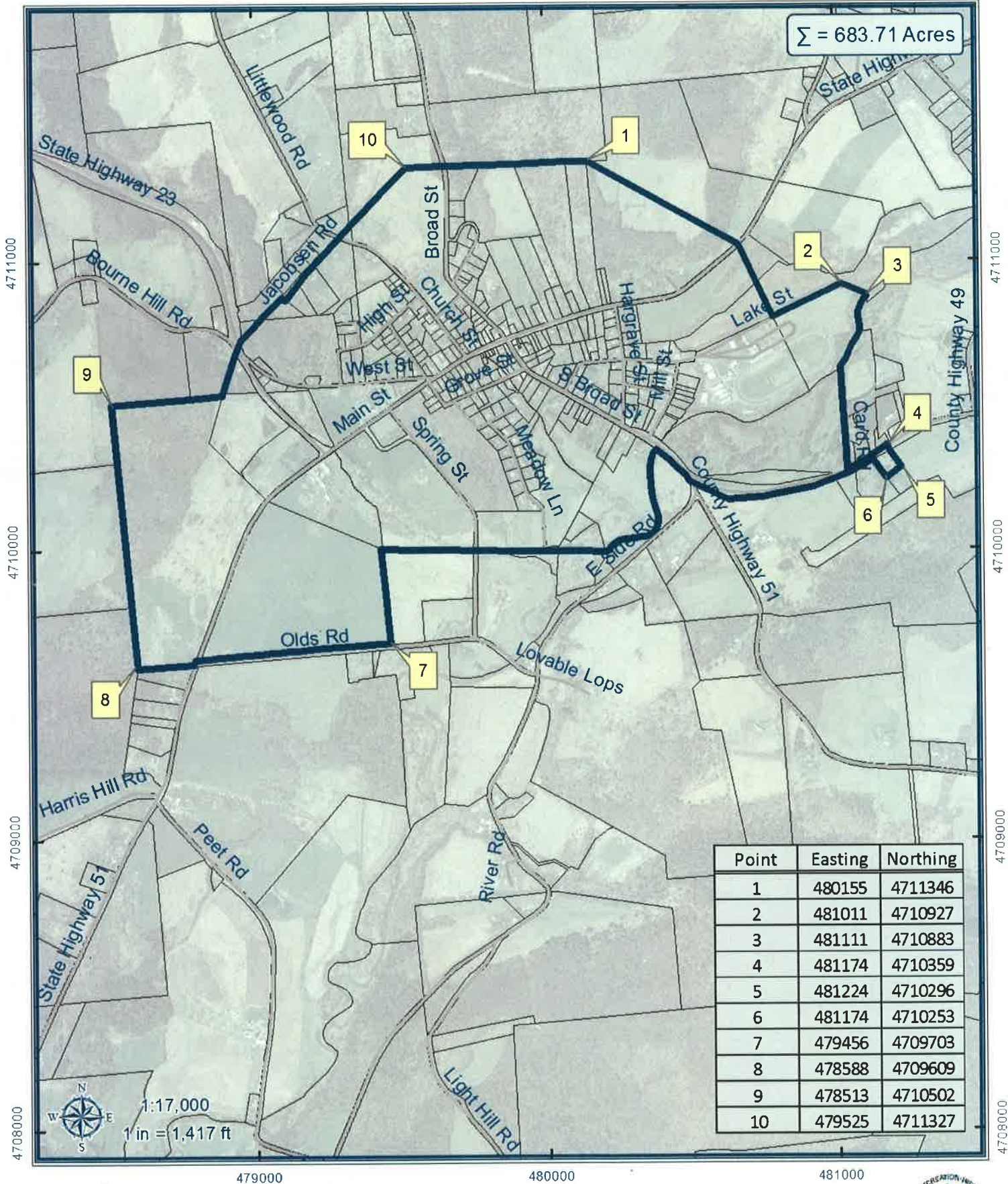
USGS Topo Quadrangle from:
Services@arcgisonline.com



Morris Village Historic District

Village of Morris,
Otsego County, New York

$\Sigma = 683.71$ Acres



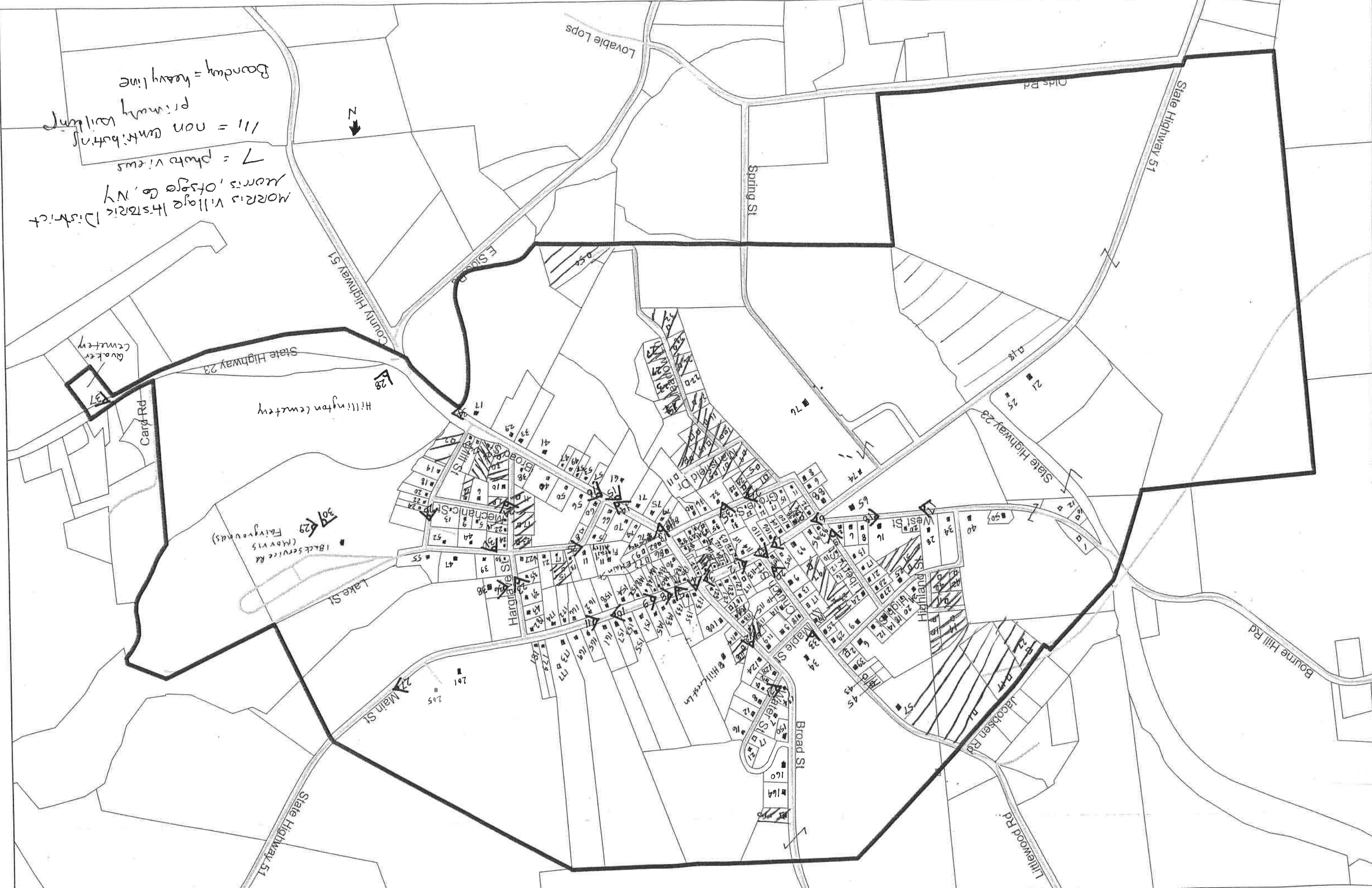
Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Tax Parcel Data
Otsego Co. RPS
<http://map.otsegocounty.com>



MORRIS VILLAGE HISTORIC DISTRICT
MORRIS, OTSAGO Co, NY
7 = photo views
/// = non contrib buildings
Boundary = heavy line





ENGINE & TOWNHOUSE

1888

SPEED LIMIT
30

NORTH EAST
51 23
↑ ↗

RESERVED
PARKING
♿

ARTS & CRAFTS

Brookside
 Tavern

NORTH EAST
51 23
↑ →

ONE



MOTORCYCLES
ARE
EVERYWHERE

AN IRISH PUB

LA BOUTIQUE

25



H.W. NAYLOR COMPANY

U.S. POST OFFICE 13808



152

Community Bank N.A.

POST 1135
AMERICAN
LEGION
Morris, NY



NO DRILLING
NO SPILL

FRACK
— NYRAD —







51

VILLAGE
LIBRARY

PIG TAIL



JCT

23





David
Johnson
Morris
Town Council























STOP

ROVELAND



17









RealtyUSA
.com
607-433-1020

FRAGE







FLORAL HALL

GRANGE A







UNITED
METHODIST
CHURCH
3 Church St.
Welcome

350
292











