

RECONNAISSANCE-LEVEL HISTORIC RESOURCE SURVEY
of the
LOWER BEAVERKILL VALLEY
ROCKLAND, SULLIVAN COUNTY, NEW YORK



SURVEY REPORT

Prepared for
Beaverkill Area Neighborhood Association
Roscoe-Rockland Chamber of Commerce

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I. Project Overview, Acknowledgements & Recommendations

Project Overview

The Beaverkill Area Neighborhood Association and the Roscoe Rockland Chamber of Commerce contracted with Larson Fisher Associates (LFA), a historic preservation planning firm based in Woodstock New York, to conduct a reconnaissance-level historic resource survey of the lower Beaverkill Valley. The survey covered four distinct areas: the hamlet of Roscoe, the Rockland Flats, the Beaverkill neighborhood, and farms on Burnt Hill.

This project was funded by *Preserve New York*, a grant program of the Preservation League of New York State and the New York State Council on the Arts. Additional funding was provided by the Sullivan Renaissance Program of the Gerry Foundation, Friends of the Beaverkill Community, Beaverkill Area Neighborhood Association, Roscoe-Rockland Chamber of Commerce, Town of Rockland Historian Budget, and the A. Lindsay & Olive B. O'Connor Foundation

All properties within these four areas have been recorded in data bases with additional architectural and historical classifications. Because of their age, the 112 properties with buildings associated with the 18th and 19th centuries are considered to be the most significant historic resources in the town, and their identification will allow the Town to manage information related to them, begin to build intensive-level records on them, and to track actions it takes to protect them. Separate data bases were compiled for Roscoe, Rockland and Beaverkill, which are considered historic districts, as well as for the upland farms on Burnt Hill. This digital format facilitates the presentation and analysis of this information in tabular, cartographic and internet environments.

The report provides recommendations for local designations and other applications of the survey data, as well as a list of historic resources that appear eligible for listing on the State and National Registers of Historic Places. Only two properties in the survey area have been listed on the State and National Registers—Rockland Mills and Craigie Clair—as well as the Beaverkill Covered Bridge. No local designations have been made since the Town of Rockland does not have a historic preservation ordinance.

Acknowledgements

A historic resource survey relies on many sources of information, not the least of which is that which comes from persons with knowledge of historic properties and familiarity of historical contexts for evaluation. Members of the project's oversight committee, which is known as the Historic Inventory Partnership/Beaverkill Area Neighborhood Association have

been very helpful in providing information and references. Patricia Adams has capably and patiently managed the project, and along with Elaine Fettig of the Roscoe Rockland Chamber of Commerce assembled the funding from state and local sources acknowledged above. Also serving on this committee are Judith LaBelle, Jennifer Grossman, Ethan Cohen, Patricia Pomeroy, Vera Farrell, Sue Barnett, David Barnes, Philip Galgiani and Mia Wilkinson.

Joyce Conroy, director of the Roscoe Free Library, was generous with her time and library resources. The methodology and time constraints of a reconnaissance survey force a reliance on existing secondary sources. In this case, Austin M. Francis's 1983 book, *Catskill Rivers: Birthplace of American Fly Fishing* proved most helpful, as was Ed Van Put's more recent book, *The Beaverkill: A History of A River and Its People* (2002). *Stories of the Beaverkill*, a compendium published by The Friends of Beaverkill Community in 2008 provided many first-hand accounts and oral histories. The authors' consent to using direct quotations and illustrations was most gracious and useful, and all instances these borrowings were cited.

Ethan Cohen, Chief Planner, Sullivan County Division of Planning & Environmental Management helped access county services; he also played a role in the early planning of the project. Cynthia A. Theadore, Town of Rockland Assessor, provided property data on spreadsheets and assisted with the interpretation of the classifications.

Background

Rockland was not settled until after the Revolutionary War, and then it was largely populated by families moving west from Massachusetts and Connecticut. For this reason, its architecture has little relation to the Dutch and English traditions developed during the previous century in the Hudson Valley. Likewise, Rockland's early architecture bears little resemblance to that of Colonial New England. Rather, the earliest dwellings in Rockland reflect frontier patterns of development in their design and construction methods. The settlers left behind communities with well-developed building practices, commodious homes and comfortable lifestyles for the frontier where none of things existed, even though it was only one or two days travel apart. For the promise of owning land and achieving prosperity, they chose to leave their overcrowded New England towns, where neither seemed possible, and literally carve out a place in the wilderness.

The forest location favored timber construction, first using hewn logs and later framing when saw mills began to function up and down the river. Homes were modest, one or two rooms in plan and a story-and-a-half in height in a design that was determined more by limited resources than by cultural or class expression. Initially, these farmers and lumbermen, operated in a level society, which appears to have been part of their motivation of leaving established areas in the first place. Economic growth was limited by small communities, marginal farm production, low returns on timber harvests, primitive commerce, and geographical remoteness. Only the tanners seem to have created a special class for themselves, because they were industrialists with dependent employees. Conditions remained this way, even with the augmentation of sport fishing tourism, until the railroad arrived and Roscoe emerged as a town center with diversified occupations.

Three stages of development can be identified in Rockland. First is a long subsistence period extending from the arrival of the first pioneers in the 1780s to the opening of the railroad nearly a century after. This is Rockland's "historic" period, that is a community pattern and lifestyle that is clearly in the past. Next is the town's "modern" period that was made possible by the railroad and the interconnections it fostered with the rest of the region and the world. In this period, as happened in many rural communities, the town ceased to function in isolation and its economy, occupations and local society expanded greatly, much of it related to the unprecedented growth of summer tourism in the Catskills. Roscoe is a landmark to this transformation. The second stage of development also lasted about a century, through the dramatic impact of the automobile and highway age, until the tourism economy entered its decline in the late 20th century. The third stage, one of regression and stasis, as well as redefinition and revitalization, is still open ended.

All three of these stages play roles in the documentation and interpretation of the history of the survey area, but only the first two can be considered historic for the purposes of the assessments made in this report. However, development actions undertaken in this third stage will be best when considered in the context of the first two. In this way, we will be able to ensure that the physical impacts of our current actions will not diminish the historically-significant character defining features of the community.

Recommended Actions

1. Fully document buildings and histories of all properties built prior to 1875.

All of the 73 properties identified in the survey as dating prior to the publication of the 1875 town map should be fully recorded with detailed narrative and photographic descriptions and site and building plans. (Official New York State Building Inventory Forms, issued by the SHPO would be a good template to use.) The history of their construction and ownership also should be recorded using deed and census records, as well as other local archival sources. Include documentation of associated barns, outbuildings and landscapes, even if they currently are on different parcels. Special attention should be given to farm properties that retain substantial amounts of their historic landscape. The dimensions of the original farms should be determined and mapped, with subsequent subdivision stages delineated. This process will serve both to provide a representation of the past history of a property and to provide valuable information about the later subdivision process.

2. Further document development associated with Catskill tourism theme

Attracting sport fishermen in the mid-19th century, the Beaverkill represents the earliest stage in the history of Catskill tourism, and it participated in every subsequent stage of that significant history, including its late-20th-century decline. There are many properties associated with this history and their significance should be better documented in relation to it.

3. Undertake an intensive-level survey of Roscoe.

Roscoe's rapid and remarkable growth at the turn of the 20th century should be the subject of a more detailed and comprehensive study to rediscover the particular characteristics of its commercial and residential development. The history of the subdivisions and the people

involved with real estate and construction should be recovered. Also, from whence newcomers came and how they organized into a community would be interesting to reveal. The roles of the railroad, local industry, main street commercial development and the central school are palpable and should be explored. With a more detailed documentation and historical context, some form of historic district designation—either national/state or local—will be justified.

4. Further document post-WWII residential subdivision on Miller Heights

The small planned subdivision of standardized houses at Miller Heights is a rare feature in the town associated with the nation-wide post-WWII program of residential development for returning war veterans. A local physician appears to have planned the project. In this context, the particular history of this neighborhood warrants more detailed study. The house types—capes, ranches and split levels—are characteristic of the FHA-approved dwellings contractors were building for factory workers and young professionals. Once a more complete context is researched and written, Miller Heights may emerge as eligible for national, state and local designation.

5. Further document a potential historic district on the Rockland Flats

The area's first commercial core was located at the intersection of Rockland and Palen roads where many 19th-century commercial, industrial, agricultural and residential resources still exist. (Rockland Mills at the west end of Palen Rd. has already been listed on the National Register.)

Once more complete documentation is undertaken, a historic district may emerge as eligible for national, state and local designation.

6. Further document a potential historic district in Beaverville

The community of Beaverville is a historic center within a more natural stretch of the river. It contains a number of notable buildings that reflect the broad range of the region's rural and tourist development and retain their historic appearances and settings. Once more complete documentation is undertaken, a historic district may emerge as eligible for national, state and local designation.

7. Consider enacting a town historic preservation ordinance that will allow the designation and review protection of historic landmarks and districts

It is important for the town government to recognize the value of preserving historic resources and use available municipal laws and tools to protect them. Additionally, the Town of Rockland can use the assessments made in this survey to make informed decisions about the effect of proposed projects on identified historic resources. This can be done without the benefit of formal designations if the Building Department and other relevant town departments are aware of what properties have been determined significant in the survey. If a historic property is "flagged" in a project or permit action that proposes to substantially alter historic features, the Building Department and an appointed historic preservation commission can confer on the property's significance and the impact of the action. The Building Department and historic preservation commission can identify actions that are exempt from such consideration to expedite certain types of projects.

8. Consider protecting the Beaverkill Valley as a Critical Environmental Area

A Critical Environmental Area (CEA) is land that has earned special protection under the State Environmental Quality Review Act (SEQRA). To be designated a CEA, the area must have one or more of the following characteristics: It is a benefit or threat to human health. It is a natural setting. Wildlife habitats, wetlands, forests, and lakes are some examples of a natural setting. It has agricultural, social, cultural, historic, archaeological, recreational, or educational values. It has an inherent ecological, geological or hydrological sensitivity to change that may be adversely affected by any change. Following designation, the potential impact of any Type I or Unlisted Action on the environmental characteristics of the CEA is a relevant area of environmental concern and must be evaluated under SEQRA regulations.¹

9. Publish survey reports and documentation of historic properties.

It is important to make new information about the history and significance of the town's historic resources available to the public to raise its awareness of what exists and engage current residents in the town's responsibility to preserve those resources. This effort should begin with the duplication and distribution of this report to relevant town departments, libraries and cultural organizations, as well as posting it on the Town's web site. Future documentation results can also be published in print and digital formats.

¹ http://www.nysegov.com/citguide.cfm?ques_id=1403&superCat=102&cat=147&content=relatedfaqs

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II. Methodology & Selection Criteria

SURVEY OBJECTIVES

The goal of the survey was to compile a basic level of architectural data on buildings in the designated area constructed before 1965 and to associate each of them with periods and themes determined to have historic and/or architectural significance. The survey area contains four distinct and different sections: the hamlet of Roscoe, historic properties concentrated along a stretch of NY Rt. 206 and known as Rockland, the mountainous part of the valley extending east and comprising the community of Beaverkill, and upland farms north of Roscoe, east of Rockland and south of Beaverkill. The survey utilized a spreadsheet format so that property data can be used in a digital environment and provide the basis of a information system that will aid research, education and planning.

There are still no state or federal standards or models for digital survey projects, so a basic format developed and field tested by the consultant in previous projects has been used. It has recorded descriptive building data and architectural classifications so that the historic resources in the town can be grouped and analyzed in terms of type, form, construction method, material, period, style, location, etc. It will be up to the client to annotate and apply this base data to expand its function.

METHODOLOGY

- The survey area was defined as containing properties within the viewshed of the Beaverkill extending from the Beaverkill Covered Bridge to the river's confluence with the Willowemoc in Roscoe and including properties within the hamlet of Roscoe and upland farmsteads Burnt Hill Road. Properties in Delaware County have been excluded.
- Separate data sets were developed for each of the four sections of the survey area as they represent different development histories and property types.
- Tax parcel and address information obtained from the Town of Rockland assessor's office served as the basis of the spreadsheets and were associated with each entry to ensure that the survey data could be used in conjunction with other property information and data bases that may exist or emerge. The survey data also can be applied in a

geographic information system so that maps can be developed locating the resources and displaying other recorded information.

- Construction dates assigned by the town assessor were field-verified with properties added or deleted based on visual assessments made from a windshield survey across the town and on comparisons with historic maps.
- Once field data were collected, individual entries were made in Excel Spreadsheet data bases. These data represents the results of the reconnaissance level survey. (Table provided on CD)
- Each property is represented by one or more digital photographs to provide visual information about these significant buildings and landscapes.
- A historic overview was researched and written and historic contexts identified for evaluation of significance.
- Once historic resources were recorded and classified, a number of them were selected for designation, protection or future study.

SELECTION CRITERIA

Selections were guided by the criteria established for evaluating nominations to the National Register of Historic Places. When applied at a local level of significance, the National Register criteria is a valuable tool for determining a property's importance in the broader historical contexts and themes that are reflected in local history.

It is important to maintain focus on the local perspective, otherwise notable properties may be overlooked. Because at a reconnaissance level specific historic documentation is limited, condition assessment superficial, and contexts and themes only broadly developed, selections should be as inclusive as possible. Whereas not all of the selected properties will necessarily achieve State and National Register listings, it will be important to be familiar with all of the town's significant resources, including those at the margins. Just because the New York State Historic Preservation Office or the National Park Service may choose not to confer their distinctions on a property does not in and of itself mean the historic resource is not important in Rockland. The National Register criteria still form an effective evaluative framework for all levels of properties.

There are four fundamental criteria by which the significance of historic resources are determined. Properties will be significant for (A) their relationship to a historic event or theme significant in American history, such as settlement, agriculture or tourism; (B) their association with an individual who made a significant contribution to the history of the local community, state or nation; (C) their distinction as an example of a type, period or method of construction; and (D) their archeological potential to provide information about an important aspect of prehistory or history. Significance can be established based on one or more of these criteria. In addition, a property must be at least fifty years in age to establish a suitable

context for the evaluation of significance, unless it can be demonstrated that it has achieved significance in less than fifty years, and the property must retain sufficient physical integrity from its period of significance to be authentic.

A. Historic Significance

Many properties in the Beaverkill Valley have associations with important events or have played roles that have had a measurable effect on local history. While the historic significance of many properties will be obscure at a reconnaissance level of survey, selections can be made by classifying properties in general areas of significance established in the criteria. Agriculture, forest industries, commerce, education, exploration/settlement, conservation, social history and transportation are areas of significance that will have particular relevance to the survey area.

B. Association with a Significant Person

It is possible that a few properties in this part of Rockland will have associations with individuals of state or national significance, but significance will be determined mostly by links to persons important in local history. The dwellings of the original patentees or those people whose accomplishments in the 19th and 20th centuries made them prominent in local records apply to this category whether or not their homes also have architectural significance. Significant persons are not just those who had impact on the news.

C. Architectural Significance

Since the National Register of Historic Places was created to address the significance of the built environment, the architecture criterion is the most frequently applied of all, at times at the expense of the others. Architecture covers a wide range of historic resource types, and this criterion needs to be carefully tailored to address the particular historic and architectural contexts of the Town of Rockland. To this end, the following critical resource types have been identified. (See Part IV for an overview of the architecture of the town.)

- Farm houses. A distinctive group of 19th-century farm houses appear to represent the oldest buildings in the survey area. Settlers dwellings from earlier times are not extant. Farmhouses are found in two locales, either on floodplains along the river, particularly on the Rockland flats, or on hilltop plateaus. They represent a historic era and a significant function. Thus, all 19th-century farm houses that survive in the town are notable features in the survey area. Many of them still are part of farm complexes with barns and other farm buildings, as well as farm land. Some of the riverside farms later became the locations of fishing clubs.
- Barns and farm buildings. Barns and farm buildings are distinctive representations of the agricultural heritage of the region. They are important landmarks of a historic rural landscape that is in transition. Active farming is limited in the town, and barns and farm buildings are especially vulnerable. Historic barns and farm buildings will be prioritized in the selection process.
- Agricultural Land. Land associated with farming, either active or fallow, is a distinctive historic rural feature in the survey area and will be recognized as significant where it still

exists, particularly when part of a farm complex with houses, barns and outbuildings. This land is further characterized by stone walls, fences, tree lines, wind rows, roads and animal paths. Much historic farm land has returned to forest making the surviving open space more valuable.

- Rural Dwellings. The survey area contains a number of small dwellings that housed craftsmen, tradesmen, merchants, forest, farm and resort workers and other non-farming residents of the rural community. They represent an important historic property type in the Beaverkill Valley.
- Village Dwellings
In Roscoe and Rockland where residential properties are concentrated, there are a wide variety of single-family dwellings representing a multi-stage period of development. Rockland is the older of the two communities originating as a 19th-century farm and commercial center. Roscoe's residential development occurred later with the coming of the railroad as it grew into a local industrial and tourism center. Some of these houses are significant individually as distinctive examples of residential architecture, but more are important as components of a group representing the histories of the two hamlets. One residential section of Roscoe was developed to provide housing for workers in a tannery. These properties included small domestic barns and outbuildings that are significant where they survive. Early garages will often be significant in their own right and as barns, smoke houses and privies become increasingly rare, they become more important individually.
- Fishing Clubs & Tourist Houses
The Beaverkill Valley was a destination for hunters and fishermen early in its history, but with the advent of the railroad and, in the early 20th-century, better roads, a tourist economy emerged that fostered the construction of small hotels and tourist houses, as well as the creation of fishing clubs and boarding houses in pre-existing homes to accommodate the recreationists. These properties represent a significant period in the valley's history and will be significant as a result.
- Vacation Homes & Camps. The picturesque qualities and recreational appeal of the area attracted urban dwellers to establish country retreats there, particularly once it became more accessible to the automobile. Initially, some took over existing farm houses and rural dwellings for their vacation homes, but others built new dwellings, the most elaborate of which is Craigie Clair. Later, new construction of rustic designs came to characterize the type. Some areas were developed as clubs or small collections of camps, or more primitive, seasonal dwellings.
- Recreational Areas
When local forest industries began to fail at the turn of the 20th century and abandon large tracts of mountain land, the state stepped in and took possession and initiated a conservation movement in the Catskills. Much of this land was put into recreational use, and along the Beaverkill, the state opened a seasonal campground and fishing areas for the public use. Other areas were replanted and designated state forests. As much of the

river was privatized, these areas are important access points for anglers. Other private recreational developments include a nine-hole golf course on the Rockland flats.

- Industrial Properties. The Catskills were industrialized early with the harvest of timber, cord wood, and bark for tanneries. Tanneries, paper mills and acid factories were sited along the Beaverkill and other rivers. Very few, if any, of the buildings associated with these industries have survived, but their sites and some landscape features remain to represent this now-vanished history. Many of the dwellings occupied by factory workers are extant in Roscoe.
- Commercial Properties. Commercial development represents an important component of the Beaverkill Valley's historic resources. A few commercial buildings in Rockland have been identified as dating before 1900 and these should be considered quite rare. Early 20th-century urban commercial buildings are concentrated along Stewart Avenue and Old Rt. 17 in Roscoe. The Post WWII automobile era, which led to the construction of a four-lane divided highway through Roscoe, introduced gas stations, a diner, motels, and other examples of modern road-side commercial architecture to the area.
- Religious Properties & Schools. These are important cultural resources that have significance in local history and many are architecturally distinctive examples of their type and period. There are 19th-century church and school buildings representing the early rural period of the survey area, as well as a distinctive high school building in Roscoe, one of a series of rural central high schools constructed throughout New York State in the 1920s and 1930s to augment the traditional network of one-room schoolhouses with centralized facilities.
- Buildings constructed prior to 1900. All surviving resources dating in the 19th century represent a period in local, state and national history that is now remote enough to be of significance by reason of their survival. This condition should be recognized and widely promoted, and every effort should be made to prevent the loss of any of these irreplaceable resources.
- Buildings constructed 1900-1950. Much of the recreational development, including seasonal homes, tourist facilities and camps occurred in this period, making many of these resources significant within this historic theme. Roscoe also grew in this period as the location where many people employed in the commercial and service jobs related to tourism settled.
- Buildings constructed after 1950. The most recent historic era also must be considered for its significance, which is associated with the development related to the automobile and the access it provided to greater numbers of vacationers. Although only slightly felt in the Beaverkill Valley, the impact of Post WWII affordable house design and construction technology was real. No planned housing subdivisions were planned there, but Federal government housing, mortgage and veteran programs likely had roles to play in new construction occurring in this era.

- Landscapes. All historic properties have a landscape component that should not be overlooked when assessments are made. Agricultural landscapes have a heightened significance because of their critical role in the definition of a farm and the rural character of the town. As open space becomes increasingly consumed by development or reforestation, this land becomes more rare and more significant. Nevertheless, house yards are also important for providing appropriate settings for historic resources and residential environments overall. Any assessment of a historic property that does not address its landscape component is incomplete. Landscape features, such as stone walls, tree lines and hedge rows, roads and other structures, need to be enumerated when historic properties are documented.

D. Archeological sites, historic and prehistoric

Like landscape characteristics, the archeological potential of a historic property should be always a factor of an assessment of significance. Along rivers like the Beaverkill, there is a good chance that evidence of the Native American presence can be found in just about any situation. Sites proposed for development will require careful analysis. Any site that formerly contained buildings, such as mill sites, should be carefully recorded and protected.

Integrity

National Register evaluations of significance include an integrity test to ensure that only authentic buildings receive designations. At this reconnaissance level of survey, selections should not be based on physical integrity. All properties with the potential to meet at least one of the criteria should be recorded. The physical integrity of a particular property will be considered only if it reaches the status of being considered for designation.

LOCATION OF SURVEY INFORMATION

Copies of the survey report and data base (CD) will be filed and accessible to the public at the New York State Historic Preservation Office, Peebles Island, Waterford, New York, and the public library in Roscoe, New York.

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III. Beaverkill History Timeline

1708 Hardenbergh Patent was granted covering most of the Catskills and all but the southern limits of what would become Sullivan County. The remote western part of the patent, where the Town of Rockland later would be formed within Great Lot 4, was slow to attract settlement.

1775 Robert Livingston, then principal proprietor of the Hardenbergh Patent died. His eldest son, Chancellor Robert R. Livingston, inherited the land, and he distributed lots in the patent amounting to 39,000 acres to his brothers and lots amounting to 20,000 acres to his sisters. Land conveyed to his brother John R. Livingston of Red Hook encompassed Rockland.

1789 Jehiel Stewart is reputed to be first settler in Rockland. Local histories state that “At the close of the Revolutionary war, Jehiel Stewart was living in Middletown, Connecticut.”¹ However, primary documents indicate that he was born in Westfield, Massachusetts in 1750, where he was living when he married Rachel Williams of Chester, Massachusetts in 1776.²

“In 1788 he removed with his family to Wawarsing, Ulster county. He remained there about a year, and then, in the company of [his brother] Luther, went to Rockland, which was at that time in the old town of Rochester... He travelled down the Beaverkill, crossing and recrossing it twenty-five times before he reached the Big Flats, where he had concluded to settle. He had to cut his way through with an ax, and transported his furniture and family on ox-sleds.”³

“As soon as he reached his place of destination, Stewart erected a temporary shelter of bark and poles, and then commenced a clearing and the construction of a dwelling. He built the first house and mill, and kept the first inn of the town. Robert Cochran and a man named West, natives of Massachusetts, were added to the settlement in 1789. A Mr. Bascom located one mile west of Purvis [Livingston Manor] Post-office, and Thomas Mott, three brothers named Worden and James Overton, one mile south of it. In 1790, Peter Williams and Cornelius Cochran came to the town... Some may

¹ This story originated with James Eldridge Quinlan’s, *History of Sullivan County* (1873), 492.

² Ancestry.com. *U.S., Sons of the American Revolution Membership Applications, 1889-1970* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. Application of Kent Leon Straat, SAR Membership No. 93431 (1965). According to the application, Jehiel Stewart (1750-1813) was a soldier in the War of the Revolution. He was a minuteman at Bunker Hill and later enlisted under General Washington and was at the Battles of Long Island, Trenton, Monmouth and Valley Forge. Jehiel Stewart was with Gen. Washington at the Surrender of Cornwallis at Yorktown, Va., Oct. 19, 1781. He was a descendant of Roger Williams of R.I.

³ Quinlan, *History of Sullivan County*, 492.

suppose that [Mr. West's] name is perpetuated in Westfield Flats; but the supposition will be based on an error; for that locality was thus designated by some of the early settlers, because they came from Westfield, in New England."⁴

1790 The first U.S. Census records Jehiel Stewart as head of a household containing three free white males sixteen years of age or older, three free white males under the age of sixteen years, and four free white females. Luther Stewart, Robert Cochran and Jonathan Bascom are listed as heads of households immediately before him and William Stewart and Peter Williams follow him.⁵ The other settlers named above apparently came to Westfield later.

1798 Town of Neversink formed from Rochester, Ulster County on March 16, 1798. It contained what later would become the Town of Rockland. Sullivan County was divided from Ulster County on March 27, 1798.

“After the Revolutionary war, if any Indians remained in the county, their wigwams were in Rockland. The great abundance of wild animals as well as fish, and the warm and sheltered river-bottoms where the squaws raised maize and other cereals known to Indian agriculture, rendered it fit for the subsistence of the red man, and he abandoned it with reluctance. In its natural state it was a savage paradise, and not until Rockland was surrounded by white settlements, did the Lenape hunters abandon it.”⁶

1798 The lumber trade began in the town.

“It was unsuccessful at first; but experience and gradually advancing prices have made it profitable. Large quantities [in 1873] are rafted to Philadelphia, and saw mills are found on almost every stream. The tanners, however, will soon destroy the forests of the town, and leave it poorer than it was before their advent.”⁷

1808 Advertisement in *Ulster Plebeian*.
“Fifty Farms, lying in the town of Westfield, in Ulster county, to be leased for three lives on the following terms, viz: Three years next after date of the lease, free—The fourth year at the rate of five bushels of wheat per hundred acres—Fifth year ten bushels per hundred acres—After which, and during the continuation of the lease, fifteen bushels per hundred acres. John R. Livingston, Esquire.”⁸

1809 Town of Rockland formed from Town of Neversink on March 29, 1809. “It is a rough, wild region, very hilly and mostly covered with forests. Its principal streams are the Beaver Kil and Williwemack Creek... Lumbering, farming and tanning are the principal pursuits of the people.”⁹

⁴ Ibid., 493. The place to which Quinlan refers is probably Westfield, Massachusetts, from whence came Jehiel Stewart. They were buying lots from John F. Livingston for 75 cents per acre [495].

⁵ Apparently for reasons of expediency, the Rockland settlers are enumerated with the Town of Middletown in Ulster County, which was formed from the towns of Rochester and Woodstock in 1779. Town records document that The Town of Rockland remained part of the Town of Rochester until the Town of Neversink was separated in 1798.

⁶ Quinlan, *History of Sullivan County*, 491.

⁷ Quinlan, *History of Sullivan County*, 499.

⁸ Quinlan, *History of Sullivan County*, 497-498.

⁹ J.H. French, *Gazetteer of the State of New York* (1866), 647.

- 1810 First town meeting held in the house of Isaac Worden. Population recorded at 309 persons with land assessed at \$108,203 in value.
- 1819 Washington Irving writes a humorous account of a fishing expedition in the Catskills titled “The Angler” and published in *The Sketch Book of Geoffrey Crayon, Gent.* In 1819.
- 1820 Population of town recorded at 405 persons with land assessed at \$69,117 in value.
- 1830 Population of town recorded at 547 persons with land assessed at \$59,307 in value.
- 1838 First Westfield Methodist Church erected; church organized in 1800.
- 1838 *The American Turf Register and Sporting Magazine* praises fishing in the area.
 “The Williewemauk, Calikoon and Beaverkill are three of the finest trout streams in the country; they are comparatively unknown to city anglers and are less fisher than any others of like pretension within our knowledge.”¹⁰
- 1840 Population of town recorded at 826 persons with land assessed at \$61,753 in value.
- 1850 Population of town recorded at 1,175 persons with land assessed at \$67,779 in value.
- 1853 Flood inundates Westfield Flats; damage to lumbermen and tanners very great.
- 1855 One of the most extensive tanneries in the State is in the W. part of the town. About 170,000 sides of leather are manufactured each year in the town.”
- 1860 Population of town recorded at 1,616 persons with land assessed at \$125,518 in value.
- 1860 Naturalist John Burroughs made his first fishing trip to the Neversink and Beaverkill. Hiking in over Big Indian mountain, he found “a mountain brook born of innumerable ice-cold springs, with fish as black as the stream and very wild.”¹¹
- 1865 Beaverkill Covered Bridge constructed, probably by carpenter John Davidson of Shin Creek.
- 1869 Westfield Flats contained 28 houses
- 1869 Second (current) Westfield M.E. Church erected at a cost of \$6,000.
- 1870 Population of town recorded at 1,936 persons with land assessed at \$119,197 in value.
- 1872 Westfield Flats (Rockland P.O.) contained one church (M.E.), four stores, two hotels, two tanneries, a grist and two saw mills, three blacksmith shops, a wagon shop, a carpenter shop, two schools, 45-50 dwellings, and about 224 inhabitants.¹²

¹⁰ As cited in Austin M. Francis, *Catskill Rivers* (Piscataway NJ: Winchester Press, 1983), 22.

¹¹ *Ibid.*, 251.

Beaver Kill (P.O.) contains a school, a tannery (which employs fifteen persons and consumes 2,000 cords of bark and tans 20,000 sides of leather annually), a blacksmith shop and about 100 inhabitants.¹³

- 1872 New York and Oswego Midland Railroad reaches Westfield Flats. Shifts the hamlet center to railroad station at what later became Roscoe. In 1880 the line was reorganized as the New York, Ontario & Western Railway.
- “The opening of this great highway [in Rockland], in conjunction with excellent water power furnished by its streams, and a spirit of liberality and enterprize [sic] on the part of its inhabitants, must conduce to its material prosperity.”¹⁴
- 1873 “No town in the county is noted for more rivers and creeks than Rockland. The Beaverkill is found in the north-west section of the town; while the Williwemoc crosses it from east to west. The latter has numerous tributaries, several of which are of considerable magnitude, and it affords scenery which is highly appreciated by people of culture and fine taste. For many years, these streams have been favorite resorts of artists and men of wealth and refinement, who find an attraction in pure water, invigorating air, and the charms of wild and uncultivated mountains and valleys.”¹⁵
- 1873 Salmo Fontinalis, founded on Beaverkill, first fishing club in the Catskills.
- 1875 Rainbow trout stocked in Catskill rivers.
- 1880 First wood acid factories opened on Catskill rivers; production of wood alcohol, acetate and charcoal peaked during World War I.
- 1883 Balsam Lake Club founded at headwaters of Beaverkill.
- 1886 Brown trout introduced in Catskill rivers.
- 1887 Jay Davidson opened Trout Valley Farm in Beaverkill as fishing hotel; operated from 1922 to 1963 by Fred Banks.
- 1892 The Fish and Game Protective Association of Sullivan County, New York formed by Theodore Gordon and others to provide wardens on the Neversink, Willowemoc and Beaverkill to help enforce state game laws and stop predatory fishing practices.
- 1895 Fly Fishers Club of Brooklyn, incorporated by a group of brewers, establish headquarters in Ben Hardenburg’s log cabin on the Beaverkill.
- 1895 Catskills’ first fish hatchery opened on Beaverkill two miles upstream from Junction Pool; it was shut down in 1901 because of insufficient year-round supply of cool water.

¹² Hamilton Child, comp., *Gazetteer and Business Directory of Sullivan County, New York for 1872-3* (1872), 196-B.

¹³ *Ibid.*

¹⁴ *Ibid.*, 196-A.

¹⁵ Quinlan, *History of Sullivan County*, 490.

- 1900 Beaverkill Fishing Association established on Beaverkill south of Lew Beach; became Beaverkill Trout Club in 1910.
- 1908 William Keener caught an 8.5-pound brook trout in The Punchbowl, near Roscoe. The catch still holds the state record.
- 1908 Highway leading through lower Beaverkill valley designated Rt. 4 by NYS legislature. It was part of the Liberty Highway, an assembled “auto trail” connecting New York City and Cleveland, Ohio.
- 1915 Ashokan reservoir completed, damming the Esopus Creek; the first NYC reservoir in the Catskill watershed.
- 1918 Roy Steenrod encountered a large hatch of mayflies while fishing on the Lower Beaverkill and created an artificial fly to match it. Named the Hendrickson, for his fishing companion, A.E. Hendrickson, it became the most popular brown trout lure in the country.
- 1924 Legislative Route 4 renumbered NYS Route 17 and improved. Traversing the Catskills and the Southern Tier, at 434 miles long, Rt. 17 was the longest state highway in New York.
- 1926 Gilboa Dam completed on Schoharie Creek creating the second New York City reservoir in the Catskills.
- 1936 Construction of Beaverkill state campground begun by workers in the Civilian Conservation Corps.
- 1949 Fred Ackerly, Walt Bock and Harry Darbee organize the Beaverkill-Willowemoc Rod and Gun Club of Roscoe, N.Y., Inc. to fight the damming of Catskill streams for reservoirs.
- 1950 Dams completed on Rondout and Neversink rivers to create third and fourth Catskill reservoirs.
- 1951 First section of the Rt. 17 Quickway, a four-lane expressway, opened as bypass around congestion in Middletown, NY.
- 1953 O&W Railway made its last scheduled stop in Roscoe after 82 years of operation.
- 1961 Fifth dam completed on Delaware River East Branch at Downsville creating the Pepacton reservoir.
- 1965 First no-kill section designated on Beaverkill; later extended and carried over to Willowemoc, creating a 6.24 mile no-kill zone in the Roscoe area.
- 1968 Rt. 17 Quickway completed connecting Harriman and Binghamton.

- 1976 Catskill Waters, a special interest group, succeeded in getting state legislation passed giving control to the State Department of Environmental Conservation over water releases from New York City reservoirs.
- 1981 Catskill Fly Fishing Center founded.
- 1984 Rockland Mills on Palen Place listed on the National Register of Historic Places.
- 2000 The 2000 U.S. Census enumerated 597 people, 261 households, and 157 families residing in the hamlet of Roscoe. The population density was 801.6 per square mile. There were 314 housing units at an average density of 421.6 per square mile. Racial makeup was 95.14% white, 1.17% African American, 1.68% Asian, 0.17% from other races, and 1.84% from two or more races. Hispanic or Latino of any race were 2.01% of the population.
- Of the 261 households, 28.0% had children under the age of 18 living with them, 46.4% were married couples living together, 10.7% had a female householder with no husband present, and 39.8% were non-families. Individuals comprised 35.2% of all households and 19.5% had someone living alone who was 65 years of age or older. The average household size was 2.29 and the average family size was 2.96.
- Overall, 21.8% of the population was under the age of 18 years, 7.4% were aged from 18 to 24, 24.1% from 25 to 44, 23.8% from 45 to 64, and 22.9% who were 65 years of age or older. The median age was 42 years. For every 100 females there were 88.9 males. For every 100 females age 18 and over, there were 89.8 males.
- The median income for households in Roscoe was \$35,625, and the median income for a family was \$45,577. Males had a median income of \$41,618 versus \$19,500 for females. The per capita income was \$17,307. About 2.1% of families and 4.8% of the population were below the poverty line, including none of those under age 18 and 14.5% of those age 65 or over.¹⁶
- 2010 Roscoe's population was recorded as 541 a loss of 56 persons since 2000.¹⁷

¹⁶ http://en.wikipedia.org/wiki/Roscoe,_New_York.

¹⁷ Ibid.

RECONNAISSANCE-LEVEL HISTORIC RESOURCE SURVEY
of the
LOWER BEAVERKILL VALLEY
ROCKLAND, SULLIVAN COUNTY, NEW YORK

IV. Architectural Context & Property Types



Fig. 1: View of Beaverkill Valley north of Morton Hill, 1955. From Austin M. Francis, *Catskill Rivers* (1983), 143.

Geographical Setting

An overview of the physical characteristics of the Beaverkill Valley is best begun with a description of the river written by Austin Francis in his 1983 book *Catskill Rivers: Birthplace of American Fly Fishing*.

The Beaverkill rises in a narrow, rocky hollow nestled between Graham and Doubletop mountains. The stream there is small enough for beavers to build dams from time to time; their ponds give added cover to the wild brook trout thriving in these upper reaches. Spring floods usually tear out the dams and purge the ponds, but some of them fill in, become meadows and grow back as soft-padded, level forest land. All these stages are evident in the first few miles of the upper Beaverkill, demonstrating vividly an ecological process that has been going on for centuries.

The Beaverkill flows in a westerly direction for 43 ½ miles until it joins the East Branch of the Delaware. Over this distance, the river falls from an elevation of 3,080 to 995 feet, beginning precipitously and leveling as it flows downstream... In its first half mile, the Beaverkill plunges 690 feet per mile until it joins its first unnamed fork. From there to the outlet of Balsam Lake, a distance of about four miles, it falls at 100 feet per mile; the next 12.3 miles to Shin Creek it falls 50 feet per mile; then 10.8 miles to Junction Pool at 31 ½ feet per mile; and finally, 15 ½ miles to East Branch at 17 ½ feet per mile.

The 27 ½ miles of the upper Beaverkill remains today a largely private, posted, and patrolled trout stream, except for its uppermost two miles, another 1 ½ miles at the state campsite at the Beaverkill covered bridge, and its last 2 ½ miles from Morton Hill bridge down to Junction Pool.

In its physical character the upper river begins as a steep, narrow, rocky little stream, varying from five to twenty-five feet wide in its first five miles. The bottom is of sand and gravel, large, crowded, angular rocks, and interspersed pocket-sized pools of one to two feet deep. The stream is arched over with a dense growth of beech, birch, and maple, with scattered cherry, ash, and hemlock... Because much of the upper Beaverkill is protected by these cool glens and long archways of hardwoods, and is fed also by many cool springs, its waters rarely rise above 70 degrees, a principal reason for its abundance of trout.

The next 12 miles, from the Balsam Lake outlet to Shin Creek at Lew Beach range in width from 20 to 60 feet. The large boulders are more spread out, shallow riffle sections are more pronounced, and there are a few medium-sized pools. The most prominent feature in this section of the Beaverkill is Jones Falls. Located about two miles above the community of Turnwood, the falls are formed where the river cuts through a large section of bedrock and plunges 30 to 40 feet into a deep frothing pool. Less than a mile below Jones Falls is a big hole formed by several big rocks, or at least there was in August of 1926, when Fred Shaver pulled out of it a 28-inch, 9 ¼ lb. brown trout on a brown fly... He entered his trout in the *Field & Stream* contest that year, and it won a national prize.

From Lew Beach to Junction Pool, about 11 miles, the Beaverkill grows in all its dimensions. It is wider, from 50 to 75 feet; the riffle sections are longer; and there are more pronounced pools, ranging in depth from two to four feet. Several pools are even deeper, the largest of which is the Covered Bridge pool at the state campsites. Here the river enters a broad, full run, hits a rock wall about twenty feet high, and digs out—next to the stepped, underwater ledge beneath the bridge—a long, left-curving pool up to eight feet deep. Each year a couple of very large trout are taken from this pool, often during the first week of fishing season...

At Junction Pool the Beaverkill is joined by the Willowemoc, doubling in size and fully earning the distinction of its lower mileage as the “Big River.” The sharp angled convergence of two streams of equal force creates a pool of complex currents and eddies, on which anglers sometimes watch hatching insects riding upstream. The story is that Junction Pool’s confusing currents cause migrating trout to linger for days trying to decide which stream to enter and this is why so many large trout are taken from this pool. The mythical leader of these indecisive trout is the Beamoc, a

brown trout with a beaver's tail and two antlered heads, one of which gazes longingly up the Beaverkill, while the other hankers for the Willowemoc. Unable to make up its minds, the Beamoc lives out his life in Junction Pool. One of the reasons for Junction Pool's fame and popularity is the longstanding competition to land the Beamoc.

Junction Pool is also famous because it unites two of the country's best-known trout streams, with the result that it has become the symbolic center of Catskill angling—the official site for the observance of Opening Day of trout season. Readers of the sports pages on April 2 have come to expect the opening-day photograph in *The New York Times* and other northeastern newspapers showing several dozen fishermen jammed together in Junction Pool casting everything from the tiniest nymphs to the fattest night crawlers for their first trout of the year.

The first five miles downstream from Junction Pool contain a series of pools and riffles that are possibly the most historic in the lore of American angling. Ferdon's, Barnhart's, Hendrickson's, Wagon Tracks, Mountain Pool, are but a few of the names familiar to fly fishermen. These pools are classic dry-fly water and are heavily fished today, as they have been ever since the brown trout established itself in Catskill rivers.

This section of the Beaverkill is upwards of one hundred feet wide, with plenty of room for a back cast. Hardwoods, hemlocks, and small groves of willows and alders line the banks. The pools are long and range in depth from two to six feet with a few that have deep holes of eight to ten feet. The riffles are also long and there are extended stretches of pocket water. The bottom is mostly sand, gravel, large boulders, and in areas of quieter flow, a mixture of silt and organic debris, offering and excellent home for all types of crawling, swimming and burrowing larvae and nymphs. As a result, the hatches are heavy and varied and the trout usually quite fat.

The Beaverkill ends, figuratively, at Keener's Pool, for that is where many Beaverkill anglers go to continue their fishing when they come off the river. Keener's Pool, also known as the Antrim Bar, got its name back when Frank Keener ran the Antrim Lodge. It is common knowledge that the biggest trout taken out of the Beaverkill have been landed at Keener's Pool.¹

The principal route into the Beaverkill Valley from older settled areas farther east was a path used by the Esopus Indians connecting their villages in the Rondout Valley with mountain hunting grounds. Known as the Sun Trail, it passed through what are now Grahamsville, Hall's Mills on the Neversink, Willowemoc, Brown's Settlement to reach the Beaverkill at Shin Creek, (Lew Beach). This trail was improved as a road in the early 19th century by John Hunter, and it was later named for him. (Portions of the road east of Beaverkill still carry his name.) Another trail followed the Beaverkill to its source, crossed between Graham and Doubletop mountains to the Dry Brook, and then over Big Indian to the Esopus Creek at Olivera.²

The first white settler, Jehiel Stewart came across the Sun Trail to the Beaverkill in 1789 and began a settlement downstream on the Big Flats. Stewart bought from John Livingston, Lot No. 24 where he built the first log cabin in the area. His farm occupied the area of Roscoe extending

¹ (Piscataway NJ: Winchester Press, 1983), 142-148.

² Francis, *Catskill Rivers: Birthplace of American Fly Fishing*, 131.

from Stewart Avenue (named after the founder) to School Street. Jehiel Stewart also ran the first inn at Westfield Flats and brother Luther built the first sawmill. By 1800, all the lots from Beaverkill ford above Rockland to the forks, now named “Junction Pool”, and up the Willowemoc to Buck Eddy were occupied. Most of the settlers were neighbors and relatives of the Stewarts from Massachusetts.³

The survey area extends from the Beaverkill Covered Bridge on the north to Junction Pool on the south and is comprised of four localities: Beaverkill at the northern end, Rockland midway along the “flats,” Roscoe at Junction Pool, and an upland agricultural area on Burnt Hill.

- The Beaverkill community is centered on the Beaverkill Covered Bridge where a saw mill, blacksmith shop, tannery, store, post office, school, church and burial ground were located. Roads leading downstream and southwest to Rockland and Roscoe, over Burnt Hill and south to Livingston Manor, upstream and north to Lew Beach and Ulster County, and north into Delaware County intersected there. It originated as a small industrial and farming area, although the terrain was not particularly conducive to the latter. Small farms and a number of saw mills were established both up and down stream.

The pool at the Beaverkill Covered Bridge was a popular fishing spot early, and by 1887 the Davidson family had adapted their farm there to function as a hotel catering to city anglers, one of the first such establishments in the region. A nine-hole golf course was later constructed. Fishing clubs and private vacation retreats were constructed along the river north and south of the hamlet, the most notable of which is Dundas Castle located at the next bridge downstream. A large state campground was opened around 1915 downstream of the bridge.

The industrial features, hotel and golf course are now gone, but the covered bridge and church survive as landmarks in the midst of mid-19th-century dwellings and later residences and camps associated with the sport fishing history.

- Rockland is the name given to the large floodplain or flats located east of the river and west of Burnt Hill just after the Beaverkill makes a 90-degree bend to head south to its junction with the Willowemoc. It was in this agricultural area that Rockland’s pioneers first settled at the turn of the 19th century. Known as the Westfield Flats, it extended from the county line on the north, past the confluence of the Beaverkill and the Willowemoc, and then up the latter to the termination of the flats. The creeks supported a number of saw mills, a grist mill a shoe shop, blacksmith shop, and at least two tanneries, as well as stores, schools at the north and south ends, a church and cemetery. Three roads crossed the creeks, two leading south into the mountains and one westerly along the Beaverkill.

By 1856 when a map of Sullivan County was published, the road through Westfield Flats was densely developed as the town center. Sport fishing played a role in the commercial development, particularly with the appearance of hotels, boarding houses and other tourist services; however, this would become much more of a factor after 1872 when the New York & Oswego Midland Railroad opened service to the area. It was around this time that the southern section of Westfield Flats divided off as Roscoe and the north section became known simply as Rockland.

³ Excerpted from the Sullivan County Historical Society web site. <http://www.sullivancountyhistory.org>.

Many of Rockland's early houses and commercial buildings survive now intermingled with 20th-century suburban dwellings.

- Roscoe is a small urban hamlet that was platted and built up between 1872, when the railroad opened, and 1930, during the heyday of tourism in the town and before the automobile began to diminish its functionality as a commercial center.

The earliest settlement of the Westfield Flats are reputed to have occurred in this section—Jehiel Stewart's farm reputedly was northwest of the current Stewart Street—but few, if any, mid-19th century buildings have survived. Later development relating to railroad and highway transportation and summer tourism has supplanted early settlement patterns. The Westfield Cemetery is the most conspicuous relic of the oldest era.

- Burnt Hill is an important component in the setting of the Beaverkill Valley. It is framed by the above three river communities: Beaverkill on the north, Rockland on the west and Roscoe on the south and Six historic farms occupy the top of Burnt Hill. No roads or properties are depicted on the 1856 map of the town, but most of the extant farms are mapped in the 1875 county atlas. With some of the land in active agricultural use, the existing landscape and buildings, including houses and barns, continues to evince its historic function.

PERIODS OF DEVELOPMENT

The development history of the lower Beaverkill Valley can be divided into three periods:

1. Settlement & Early Industrial Period (1789-1860)
2. Late Industrial & Railroad Tourism Period (1860-1920)
3. Automobile Tourism Period (1920-1965)

Settlement & Early Industrial Period (1789-1860)

The Catskills were not settled until after the Revolutionary War when pioneers from over-populated areas of New England and the Hudson Valley came west seeking land for homesteads. Even then, the persistent Colonial practice of leaseholds in what was the Hardenbergh Patent was a hindrance. The agricultural potential of the mountains was less than ideal, but small river valleys like the Beaverkill

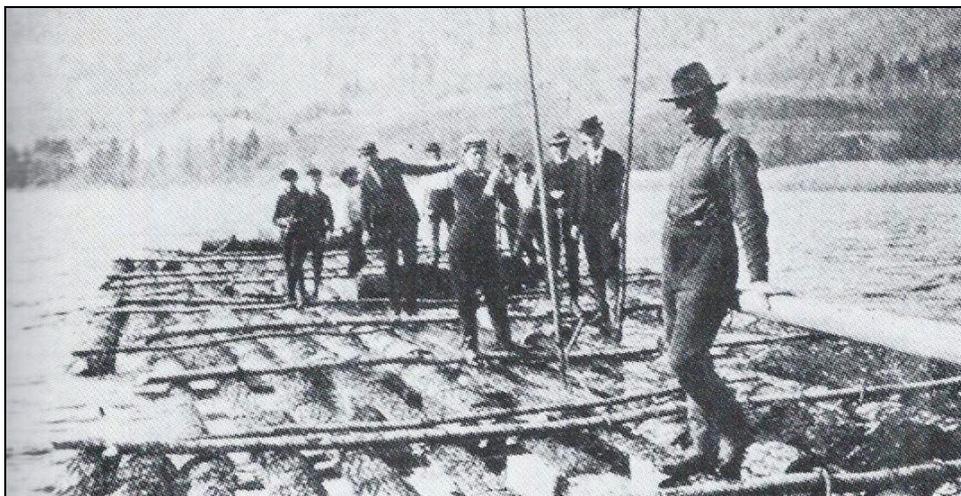


Fig.2: Rafters on the Delaware River. From Austin M. Francis, *Catskill Rivers* (1983), 9.

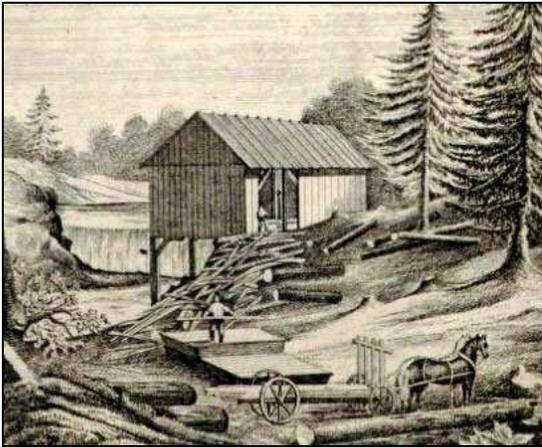


Fig.3: Woodcut view of a saw mill pictured as inset on 1856 map of Sullivan County.



Fig.4: Woodcut view of barkpeelers felling and stripping hemlocks. From Austin M. Francis *Catskill Rivers* (1883), 14.

could support a subsistence farming augmented by hunting and fishing. Settlers established their farms on the floodplains and began to clear adjoining forest areas. By the early 19th century, communities in the Beaverkill Valley, as well as in the rest of the Catskills, had organized around a forest economy reliant on its one abundant natural resource: timber. Logs were rafted to saw mills downstream and as far away as Philadelphia. Numerous saw mills were erected on the creek to supply lumber for local consumption. Extensive stands of primary-growth hemlock provided vast supplies of bark for tanneries. Hides were hauled in and leather out; local farmers raised cattle for the value of their hides.

The first settlement dwellings are presumed to have been built of log, although none of these intentionally temporary houses survived long (Fig.5). The New England immigrants had left comfortable wood frame homes and soon after their homesteads were established, they built replicas of them on the frontier (Fig.6). Once saw mills were functioning, wood for framing, exterior siding and interior flooring was abundant. Millwork, such as doors, windows and interior trim were obtained from sources back east. The settlers would have been industrious and prosperous enough to afford a small but tight wood frame house within a short time. Yet, these small dwellings were impermanent as well; for as soon as the local economy improved and families and the population grew, larger and more commodious houses were erected. The smaller, older houses were removed, expanded or abandoned to people of lesser means.



Fig.5: Log dwelling typical of those in the Catskills, c. 1790.

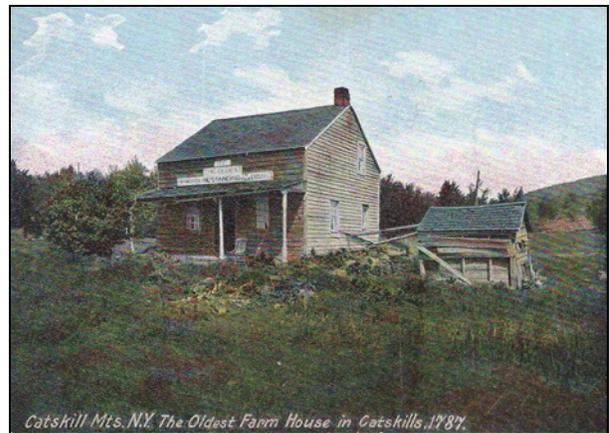


Fig.6: Wood frame dwelling in Catskills, c. 1787.

Occupations enumerated in 1850 reflect the local economy. There were lumbermen, sawyers, tanners, blacksmiths, teamsters, merchants, and carpenters, but most heads of households were recorded as farmers, even though they also worked at mining the forest's natural resources. Every homestead or farm would have had a small barn and other buildings for storing hay and feed and stabling animals. Like the houses, the barns would have been small and looked like traditional New England barns, some of them adapted to hillside sites common to the mountainous region (Figs.7&8). Farming would have been largely at a subsistence level, that is providing food for the family rather than a market; however, agricultural statistics recorded in the 1850 census document that many farm supported a small dairy herd that produced butter in sufficient quantity to indicate that farmers were conveying it to transportation hubs back east in the Rondout and Esopus valleys or to the Erie Railroad on the Delaware River. Rockland farms were growing small quantities of corn, wheat, buckwheat and hay, reflecting the limited amount of tillable land and the mountain climate. Animals were grazed in the good weather and fed in the winter. As would be expected, many farms supported sizeable flocks of sheep, which could graze on steep hillsides. One forest product recorded in the census was maple sugar, of which substantial amounts were produced in Rockland.



Fig.7: Typical New England barn, c. 1780. Photo from berkshirebarns.com.



Fig.8: Ramp barn on Babcock-Murdock Farm, 34 Campsite Rd., c. 1885. All original photos by Neil Larson.

BEAVERKILL

The Beaverkill settlement at the upper end of the survey area was not much populated in 1850 when 20-year-old Thomas Davidson established his farm there. He was the son of William and Rebecca Davidson, both Irish immigrants, who had previously settled in Downsville, Delaware County. Thomas's elder brother, John Davidson, settled about the same time in Shin Creek; he was a carpenter and would build the Beaverkill Covered Bridge in 1865. In the 1850 census, Thomas Davidson was identified as a farmer, but like most other landowners of similar description, he also was a lumberman. The brothers were among only ten heads of household enumerated in the stretch of road between Westfield and Shin Creek.

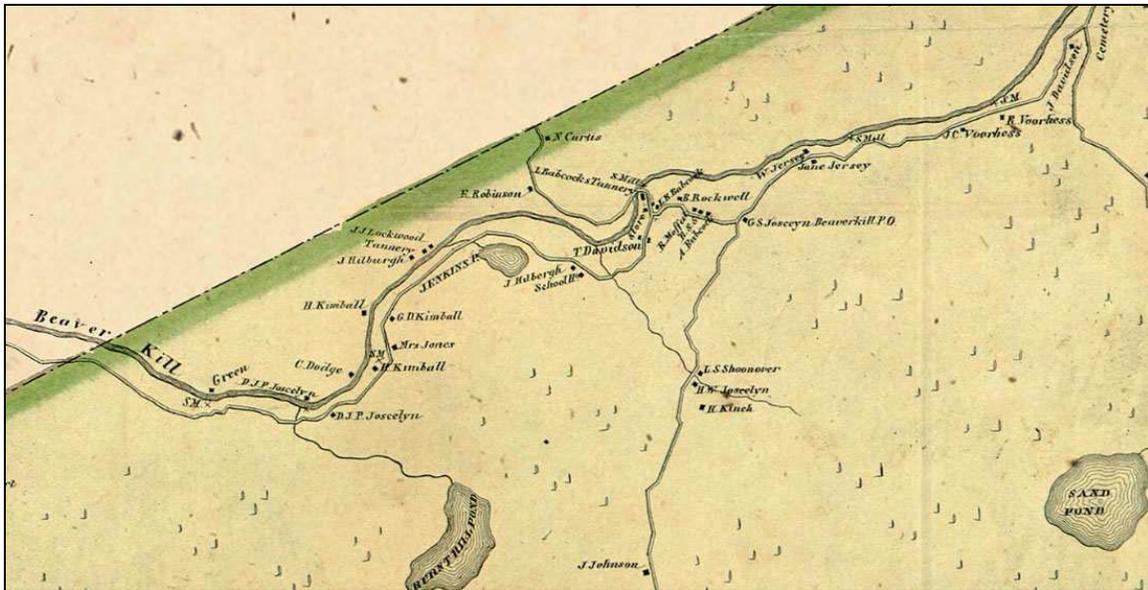


Fig.9: Detail of 1856 map of Sullivan County showing the area known as Beaverkill.

Albert G. Babcock had built a tannery on the creek just above Davidson's where a bridge crossed the creek. One source states that Babcock initiated the business in 1832.⁴ In 1850 his household contained his wife, Margaret, and two children; a young clerk, Abraham Laraway with his wife and infant child; Martinus Laraway, a farmer; and five tanners, four born in Ireland and one from Germany. Within a few years, his brother, Linus B. Babcock, previously a merchant living in Roxbury, Delaware County, had assumed proprietorship of the tannery site and Albert moved to a new house farther west (now contained in the boarding house at 34 Campsite Rd.).

In 1860 Linus B. Babcock was enumerated by the U.S. Census as a tanner possessing real estate valued at \$25,000. This included a farm containing 200 improved acres and 540 unimproved acres valued at \$2,500. He owned four horses, four milk cows, four oxen and two other cattle; the farm produced 500 bushels of oats, 200 bushels of Irish potatoes, 30 tons of hay and 500 pounds of butter. His neighbor Thomas Davidson's farm amounted to only 127 acres, but it was nearly as productive. Unlike Babcock, Davidson raised 109 sheep and 12 swine and had twice as many milk cows. Davidson farmed more intensively, while Babcock was more intent on harvesting his forest land. Although not itemized on in the census, his 540 acres of woodland produced materials for his saw mill and tannery. Many of the saw mills erected on the creek were small and powered by the flow of the river. Babcock built a dam across the creek and flooded a large impoundment upstream that

⁴ Ed Van Put, *The Beaverkill: A History of A River and Its People* (Guilford CT: Lyons Press, 2002), 46. Although the author confuses Albert G. Babcock with his brother Lucius B. Babcock who moved to Beaverkill later.

would supply his industry with sufficient water year-round. His property included a retail lumber yard and a store. Neighboring farmer John Cameron's son, Alexander, worked as a teamster, probably for the tannery. Tannery workers lived in dwellings, probably owned by the Babcocks.



Fig.10: House at 33 Craigie Claie Road built by Albert G. or Lucius B. Babcock by 1856



Fig.11: House at 34 Campsite Road containing portions of house built by Albert G. Babcock by 1856.

Downstream from the bridge, on the north side of the river, Stephen J. Lockwood had a farm and a tannery, which he may have operated with his neighbor, John Hilburgh, a shoemaker. Recent immigrants, the entire Hilburgh family was born in Sweden. George D. Kimball, a farmer and lumberman lived across the Beaverkill. His kinsman, Henry Kimball, operated a saw mill just downstream. Farther along, Daniel J.P. Joselyn had a saw mill where a stream draining from Burnt Hill Pond entered the south side of the Beaverkill. Nearby, another saw mill site was operated by John Green, a farmer and lumberman, and his son William H. Green, the sawyer. The surviving house on this property retains the scale and appearance of the small wood frame dwellings built in this early period (Fig.12).



Fig.12: Green House at 2260 Beaverkill Valley Road.

On the road leading upstream from the bridge to Shin Creek was the house and blacksmith shop of Richard Moffatt, next door to Albert G. Babcock's farm, and beyond that was George S. Joscelyn's

store where the first post office was located. Joscelyn was a native of New Brunswick, Canada and his wife, Lucy, had been born in Connecticut. The farms of John and Jane Jersey, and their son William, operators of another saw mill, John C. Voorhis, and John Davidson were spaced out along the road leading to Shin Creek.

WESTFIELD FLATS

In the settlement period, Westfield Flats encompassed both of what are now known as the twin hamlets of Rockland and Roscoe. The Delaware County created a fairly hard boundary for the community along the north, while the mountains created physical limits to the floodplain elsewhere. The flats represented a fairly significant agricultural area, at least for the Catskills, and it is no wonder why it became a destination for early settlers. Current tax maps still illustrate that the Rockland section of the area was divided into long narrow lots running east from the Beaverkill to the mountain in the typical 18th-century manner, with each farm getting a piece of the riverfront, road, floodplain and woodland. The Roscoe section along the Willowemoc was more constricted, but divided similarly. The mountains hug the riversides west of the Beaverkill and south of the Willowemoc.

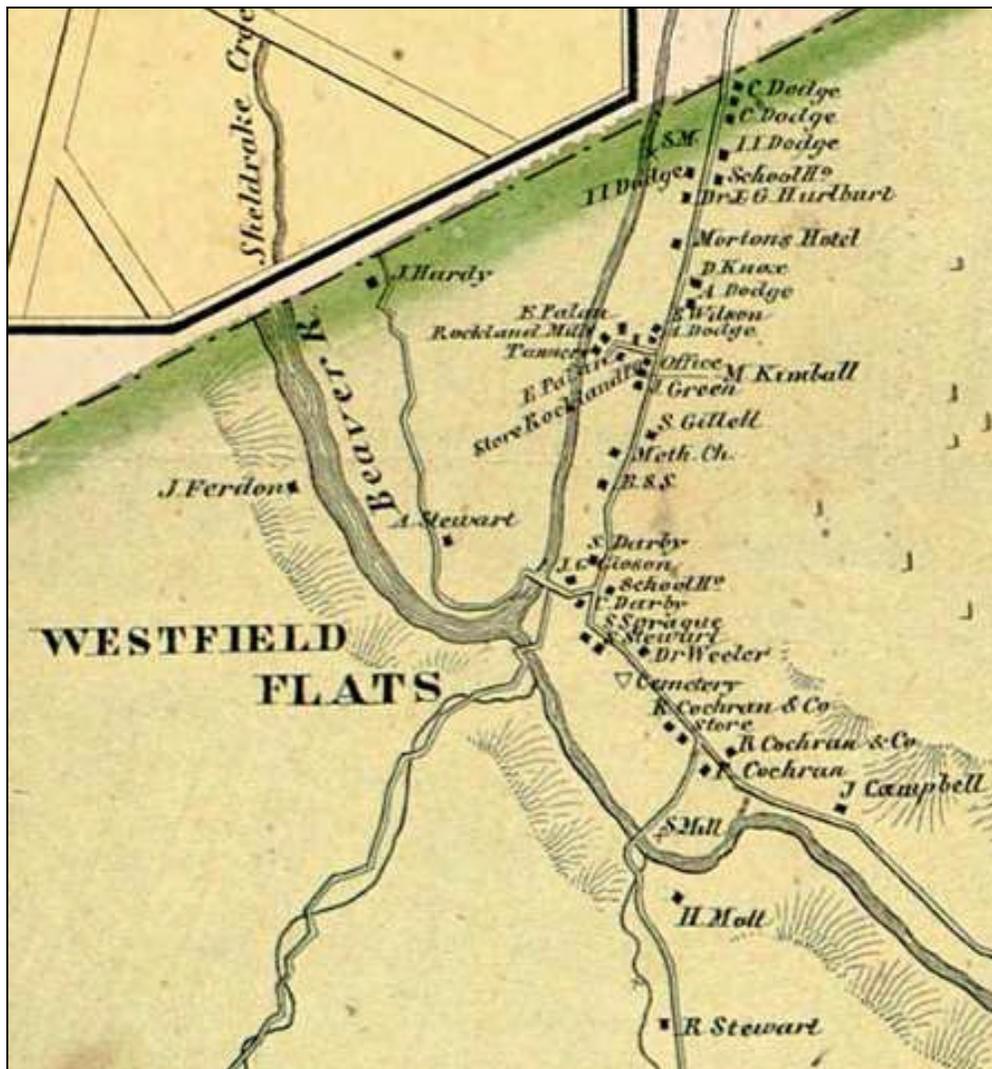


Fig.13: Detail of 1856 map of Sullivan County showing Westfield Flats extending south along the Beaverkill from the county line and then southeast along the Willowemoc Creek.

Willowemoc Section

Jehiel Stewart and his kin staked their land claims at the fork of the Beaverkill and Willowemoc Creek, and they spread out on the north side of the Beaverkill and the south side of the Willowemoc running up what became known as Stewart Creek. Robert Cochran also settled on the Willowemoc south of the Stewarts. Both families established farms and operated saw mills. Robert Cochran (1748-1825) came from Blanford, Massachusetts, with his wife, Jane Freeland, who was born in New London, Connecticut. Robert established mills in Westfield Flats as well as farther up the Willowemoc. He opened a store in this section, a business that his son, Cornelius, and grandson, Asa, continued well into the 19th century. The 1856 map indicates that Cochran had built houses for his employees, too. Physician Leroy Wheeler, another native of New London, Connecticut, established his residence opposite the Westfield cemetery in the early 19th century.

Samuel Darbee (1768-1826) also came to the Westfield Flats from New London around 1798, after a brief stay in Goshen, New York. He married Hannah Kimball in Connecticut, although her family migrated to Rockland, as well, and established a farm just above the Stewarts' tract at what now is the boundary between Roscoe and Rockland. Samuel and Hannah Darbee reputedly opened the first hotel for fishermen near Junction Pool between 1805 and 1810.⁵ Their son Chester Darbee and his wife, Emily Voorhees, inherited the farm by the time of Hannah's death in 1851 and they took over proprietorship of the hotel, then known as Boscobel. Chester Darbee became a favorite guide of fishermen in his day.⁶ His brother, Samuel Darbee, Jr., worked the northern section of the farm.

None of the buildings erected along the Willowemoc during the settlement period survived the subsequent stages of redevelopment that have culminated in the current conditions in the hamlet of Roscoe.

Beaverkill Section

The setting of the Rockland section is much more rural with its wide plain and surviving open space. The Beaverkill, which flows along the base of the mountain framing the west side of the valley, is not visible from the highway. In this flat section there is not much fall of water, but two impoundments were created before 1850 to power saw and grist mills and a tannery. Because of the narrow farm lots running from creek to mountain and perpendicular to the road, houses and farm buildings were spaced along the east side of the road, with smaller dwellings and shops of laborers and tradesmen on the west side. A small commercial center developed at the intersection of what is now Palen Road, where a grist mill and a tannery were located. A saw mill is said to have occupied the site in the 1790s, but it was Joseph Reynolds who expanded the mills and added a tannery in the mid 19th century and made the centrally-located property a focal point for commercial development.⁷ Reynolds had sold the industries to Ezekiel Palen by 1856, for whom the road was named. Stores and hotels anchored the intersection with workers' dwellings surrounding them. The Rockland post office operated in one of the stores. The first church in the community was built south of the crossroads about mid-way between the north and south community centers.

⁵ Ed Van Put, *The Beaverkill*, 20.

⁶ Francis, *Catskill Rivers*, 49.

⁷ National Register Nomination Form for the Rockland Mill Complex, 1984.
http://www.oprhp.state.ny.us/hpimaging/hp_view.asp?GroupView=9114.

Farm production on the flats was more varied than in the mountainous valleys upstream. Here they could plant Indian corn and buckwheat and have orchards; yet, the market products were the same: butter, wool, beef, hides, and maple sugar. Farms were small, leaning more towards subsistence than commercial. The so-called farmers still were hunting and fishing in the forests and exploiting it for lumber. By 1850 unimproved land far outweighed that which had been cultivated. Samuel Darby's farm at the southern end of the flats contained 30 improved acres and 100 unimproved acres, with the latter being mostly on the mountainside at the east end of the lot. The farm of his next nearest neighbor to the north, Seth Gillett, was literally divided 50-50. Joseph Green owned 50 improved and 100 unimproved acres, Austin Dodge 60 and 120, and Israel Dodge 50 and 157.

There were 16 saw mills in the town in 1850; Austin Dodge operated one at the north end of the flats near the county line. One of the two tanneries and one of the two grist mills were operated by Joseph Reynolds in the center of the flats. The tannery produced 6,000 sides of leather in 1850, using 500 cords of hemlock bark; the grist mill ground rye, buckwheat, corn and feed for local farmers.

The home of an unidentified blacksmith depicted on the west side of the road on the 1856 map of the town is one of the few early 19th-century dwellings left on the road (Fig.14). Despite alterations, its wood frame construction and story-and-a-half scale characterize the period type. Seth Gillett's farmhouse appears to survive farther up the road (Fig.15). It is similar in form to the blacksmith's dwelling, but appropriately larger as the home of a landowner (the recessed wing was added later). Joseph Green operated one of the first hotels in the town on his farm where the Rockland House continues in that use; it is not evident from the exterior if any of that original building is contained within (Fig.33). Marvin Kimball's store was next door, and it was designated the post office by 1856.



Fig. 14: House at 83 Rockland Rd., c.1850.



Fig.15: Gillett House, 134 Rockland Rd., c. 1850.

The lane leading back to Joseph Reynolds mill and tannery intersected the main road just north of Kimball's store. Water to power the site was diverted from the Beaverkill about 1600 feet upstream and impounded behind an earthen dam, which survived until washed away by a freshet in the 1950s.⁸ In addition to the mill, which is extant, and tannery yard, which is not, there were at least three dwellings, one each for Reynolds, his miller Aaron Eckhart, and his tanner Frederick Rofkeg, who with his family were recent arrivals from Germany. Two houses appearing to have existed in this period are located on the north side of Palen Road.

⁸ Ibid.

Austin Dodge (1798-1880) owned the farm north of Palen Road since the 1820s, and he was proprietor of a hotel on the northwest corner of the intersection. The house associated with his name on the 1856 map was a cross-wing house of more recent construction (Fig.16). The adjacent, large two-story building with rear service wing is appropriate to the design of hotels of the period (Fig.17). Dodge may have lived in the larger house before building a new house to be apart from the business. He was the son of Israel Dodge (1774-1854) and Elizabeth Austin (1778-1866), who were both born in Connecticut and had settled on the Westfield Flats by the time Austin was born in 1798. The family owned the entire northern section of the flats above Palen Road.



Fig.16: Austin Dodge House, 173 Rockland Rd., c. 1850.



Fig.17: Austin Dodge Hotel, 169 Rockland Rd., c. 1840. Austin Dodge's new house is just visible on the right and houses on the left are those associated with the Reynolds mill and tannery along the north side of Palen Road.

The Dodge family homestead is located at the county line (Fig.18). It began as a story-and-a-half dwelling and may originally have been only two-thirds as wide. Israel Dodge's son, Cyrus, became head of household in the homestead following Israel's death in 1854. Two tenant houses depicted on the 1856 map appear to remain at 288 and 290 Rockland Road. A saw mill located across the road was operated by Austin Dodge & Co. according to the 1850 census. Brothers Israel I. and Augustus Dodge had their own dwellings on the homestead farm. James Morton (1800-1890), a latecomer from Massachusetts, farmed 80 improved and 220 unimproved acres below the Dodge homestead on

land he may have obtained from them. By 1856 he was operating a hotel there, which is no longer extant. To the north was the home of Dr. J.G. Hurlburt, of whom nothing is known, but whose large two-story house survives at 221 Rockland Road, although it, too, may have started out as a smaller building (Fig.19). In addition, a schoolhouse was in this neighborhood by 1856, and a cottage in the general location at 238 Rockland Road has a similar form.



Fig.18: Dodge Homestead, 278 Rockland Rd., c. 1800, with additions.



Fig.19: Dr. J.G. Hurlburt House, 221 Rockland Rd., c. 1840.

The hotels established in this pre-railroad period would have catered to the growing number of sport fishermen who had begun to gravitate to the area from New York City and Philadelphia, as well as from Hudson Valley towns like Newburgh and Poughkeepsie. Mrs. Darbee's hotel at Junction Pool was a well-documented favorite of anglers, but those on the flats run by Joseph Geen (Rockland House), Austin Dodge and James Morton were capitalizing on fishermen as well. (The three closely-

spaced hotels on the Beaverkill in 1850 were well off the beaten track and would not have been accommodating general travelers.) Their proximity to the Beaverkill was advantageous, and the artificial pools created for the Reynolds and Dodge mills were prime locations for finding bigger trout.⁹

The quality of sport fishing in the Catskills was appreciated early on. In an essay entitled “The Angler” in *The Sketch Book of Geoffrey Crayon, Gent.*, published in 1819, Washington Irving provides a humorous account of a fishing expedition in the Catskills. At that time, Long Island streams were more easily accessible and were thus the popular locale for acting out the newly introduced English leisure-class sport, while the Catskill rivers were, at that time, being fished by residents for subsistence more than for sport. Still, publications continued to promote the advantages of the upstate streams. In 1838 the following passage was printed in *The American Turf Register and Sporting Magazine*.

The Williewemauk, Calikoon and Beaverkill are three of the finest trout streams in the country; they are comparatively unknown to city anglers and are less fished than any others of like pretension within our knowledge.¹⁰

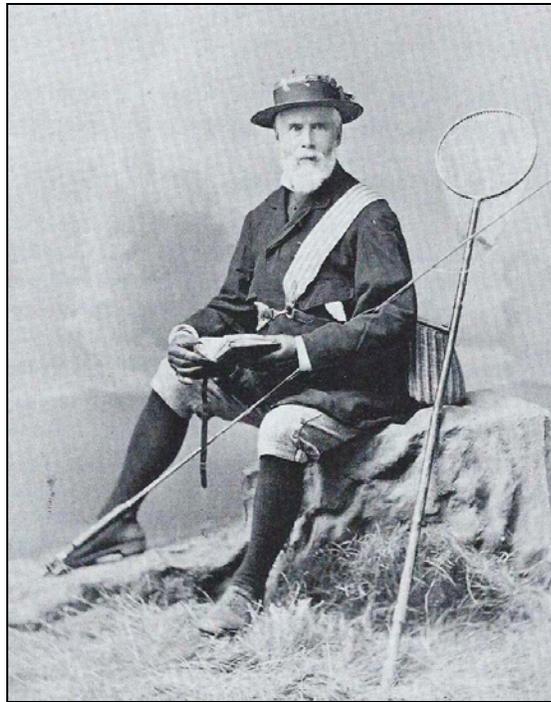


Fig.20: Photograph of Fitz-James Finch with his fishing gear. From Francis, *Catskill Rivers*, 28.

This was the same year that New York lawyer Fitz-James Fitch, who had grown up in Delaware County, made his first of many annual trips to the Beaverkill accompanied by William Adams of New

⁹ Van Put, *The Beaverkill*, 28.

¹⁰ As cited in Austin M. Francis, *Catskill Rivers: Birthplace of American Fly Fishing* (Piscataway NJ: Winchester Press, 1983), 22.

York and John Smedburgh of Prattsville. Fitch was passionate about the sport and is credited with designing an effective wet fly he named after the Beaverkill, invented a popular rod grip known as the Fitch grip, and conceived the modern creel, which is still standard equipment for trout fishermen. He also was a frequent contributor to fishing journals of articles on fishing, fly tying and rod making, all of which served to build the image of the Beaverkill as a premier stream for anglers. And he introduced many of his friends and fellow troutists to the river directly through his many expeditions. This early fishing history paved the way for the river to become the destination of thousands of fishermen each year once the railroad made Rockland easily accessible.¹¹

FARMS ON BURNT HILL

The Burnt Hill mountain top was undeveloped in the Settlement and Early Industrial Period. Current roads were not depicted on the 1856 map of the town.

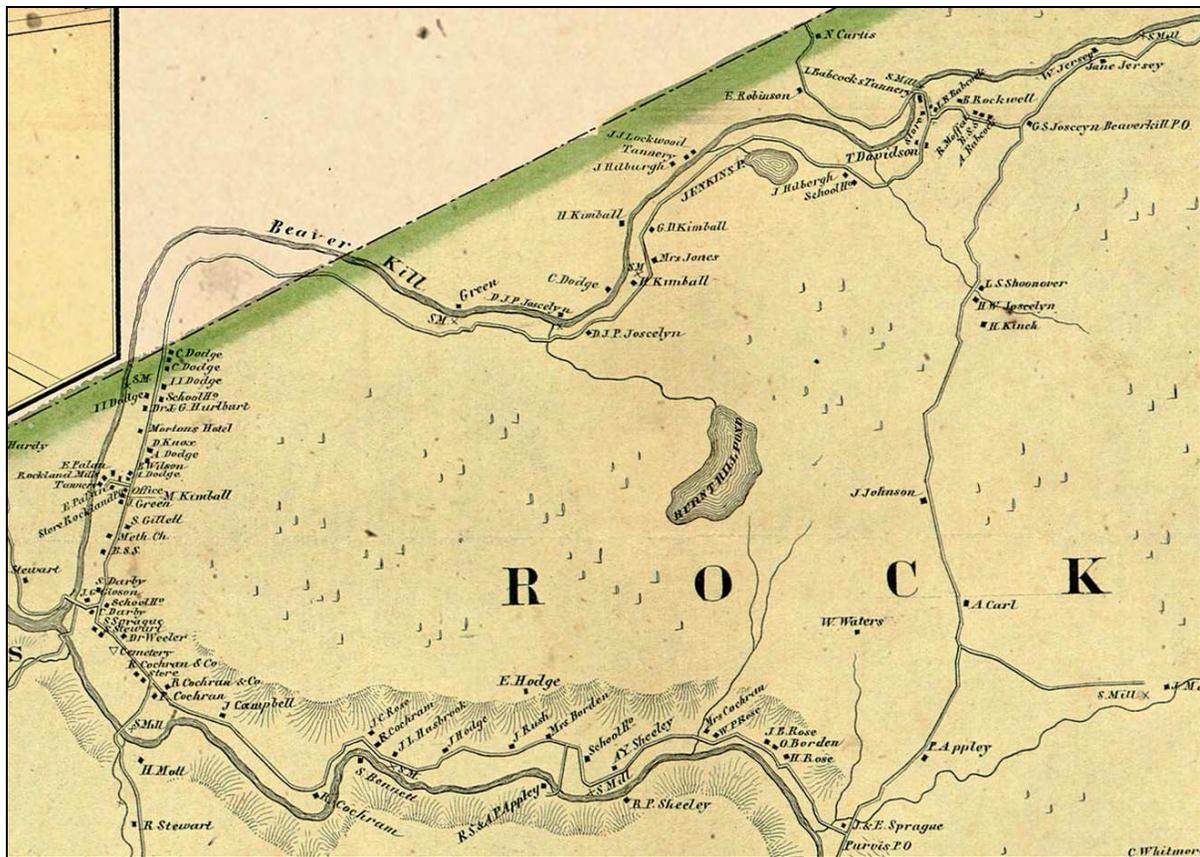


Fig.21: Detail of map of 1856 Rockland map showing Burnt Hill as undeveloped in the open space south and east of the Beaverkill and north of the Willowemoc. Burnt Hill Pond, now Amber Lake and Beaverkill Road leading from Livingston Manor north to Beaverkill are the only features pictured.

¹¹ Van Put, *The Beaverkill*, 24-25.

Late Industrial & Railroad Tourism Period (1860-1920)

By 1860 the population in the Town of Rockland was 1,616, representing an increase of 441 souls over those counted ten years earlier and nearly double the number in 1840. By 1870 another 320 people were added. Some newcomers would have been arriving in the Beaverkill Valley section of the town, but growth more likely was the result of natural increase. Little growth is evident on maps of Beaverkill and Westfield Flats published in 1875 except for generational changes in ownership. By this time, however, the upland farms had been established on Burnt Hill.

BEAVERKILL

In 1872 Beaverkill had about 100 inhabitants and contained a post office, a school, a blacksmith shop, and a tannery employing fifteen persons and which consumed 2,000 cords of bark to tan 20,000 sides of leather.¹² William H. Ellsworth had become a partner in L.B. Babcock & Co. by 1870 and was occupying the Babcock house. Ten years earlier, he was living with his father James, a farmer, and mother Mariah in Esopus and in 1850, at age 20 years, it appears he was living in the household of a blacksmith in Brutus, Cayuga County, New York. Ellsworth's Beaverkill household included his wife, Nancy, son Howard, and twin daughters Elena and Edith. By this time, Linus B. Babcock had retired and moved to Middletown, New York, where he continued to refer to himself as a tanner in 1880. It is not known if the two men were related or how Ellsworth appeared on the scene.



Fig.22: View of Beaverkill from north, 1883. From Patricia Adams, et al., eds., *Stories of The Beaverkill*, Vols. I and II (2007), 22.

An inset map of Beaverkill on the Rockland map in the 1875 Sullivan county atlas identifies the tannery with the name Babcock & Ellsworth and the house with W.H. Ellsworth. A store was depicted across the road from the house and a blacksmith shop below it at the intersection of what are now Craigie Clair and Campsite roads. In addition there were nine additional buildings indicated at the intersection and along the creek side of Craigie Clair Road extending down to Thomas Davidson's farm, misidentified on the inset map as E.J. Davis. Tannery workers enumerated in Beaverkill in the

¹² Ibid.

1870 census, and probably residents of these houses, included Frederick Wagner, a German, Patrick Monahan, born in Ireland, Menno Fuller, native to New York, and Franklin Hunter and his sons, William and Smith. Thomas Davidson gave land near the community burying ground for a church in 1879 and in 1883 the construction of the Beaverkill Methodist Church was completed on Craigie Clair Road. It served the local farm and tannery families.

Sometime in the 1860s a road was opened leading north up the mountain from the west side of the Beaverkill Covered Bridge to the hilltop farm of Thomas Reagan at the county line. The road would later become known as Ragin Road in phonetic deference to this settler. William H. Ellsworth was indicated as the owner of the first farm up from the bridge, documenting that his property extended across the river and up the mountainside opposite his home and tannery on the east side of the bridge. Occupied by an unidentified tenant farmer, a two-story wood frame house is sited on the west side of the road with farm buildings on the east side (Fig.23). A smaller, less productive mountainside farm farther up the mountain (137 Ragin Rd.) was owned by John Mack, who had emigrated from Ireland sometime before the eldest of his seven children was born in 1856. The farm had 40 improved and 30 unimproved acres and was valued at \$900. In 1870 Mack was husbanding four milk cows, five cattle and two oxen and produced 400 pounds of butter.



Fig. 23: Farmstead at 53 Ragin Rd., c. 1860.

James Murdock, a farmer who owned a section of the Beaverkill in Ulster County a mile or so north of Shin Creek (now Lew Beach), and his wife Hannah were one of the first people on the river to provide lodging for fishermen, who were coming over the mountains from the north or into the valley from the east on the Hunter Road, which terminated at Shin Creek.¹³ By 1872 it would appear that this same James Murdock became a partner in L.B. Babcock & Company and purchased Albert E. Babcock's farm east of the tannery (34 Campsite Rd.). Murdock did not become a resident of Beaverkill; rather a large addition to the rear of the farmhouse suggests that he established a second location for accommodate fishermen (Fig.24).

¹³ Ibid., 22.



Fig.24: Babcock House showing rear boardinghouse addition probably built by James Murdock, c. 1870.

Upon the completion of the Erie Railroad in 1851, which followed the banks of the upper Delaware River, trout streams in the Catskills became less remote to city anglers. Within ten years, they had shifted their allegiance to the Catskills and a truly American sport evolved and adapted to the more natural and demanding conditions of the mountainous region. While sport fishermen developed more sophisticated angling techniques, codified in Thaddeus Norris's *The American Angler's Book*, published in 1864, naturalists like John Burroughs provided insight for a broader cultural interpretation of sport fishing.

I have been a seeker of trout from my boyhood, and on all the expeditions in which this fish has been the ostensible purpose, I have brought home more game than my creel showed. In fact, in my mature years I find I got more of nature into me, more of the woods, the wilds, nearer to bird and beast, while threading my native streams for trout than in almost any other way.¹⁴

Two more railroad lines were opened by 1872: the New York and Oswego Midland Railroad in the Willowemoc and Beaverkill valleys and the Ulster and Delaware Railroad in the Esopus Valley. These lines put fishermen within ten miles of the headwaters of the Rondout, Neversink, Willowemoc, Esopus and Beaverkill rivers. Together with the Delaware River, already accessible via the Erie Railroad, this represents all the major Catskill rivers except for the northernmost Schoharie.

When a railroad stop was opened in Westfield Flats in 1872, the number of city fisherman coming to the Beaverkill increased significantly. This annual pilgrimage placed tremendous demand on existing hotels boarding houses up and down the river and led to the construction of many others. In 1886, Miss Martha Stone of Elmira bought Clear Lake just below Beaverkill and built what in one source

¹⁴ John Burroughs, *In the Catskills* (1910), as cited in Francis, *Catskill Rivers*, 2.

has been declared to be the first boarding house between Westfield Flats and Shin Creek.¹⁵ A historic photo depicts a boxy, two-story building with a mansard roof, which would have been an appropriate design for the period.¹⁶



Fig.25: Trout Valley Farm Hotel, Beaverkill, c. 1900. From Francis, *Catskill Rivers*, 138.

Jay Davidson took over the family farm from his father, Thomas, and opened the Trout Valley Farm hotel there in 1887. With 25 guest rooms, it became a popular destination for fishermen and summer tourists and remained so for many years until it was closed, conveyed to the state, and demolished for park land in 1963 (Fig.25). A nine-hole golf course was laid out on the flats in front of the hotel in 1897; the BeaverKill Golf Course was the first and only golf course in Sullivan County by many years. The course was originally started and organized by golfers from Newburgh. Davidson also built a tennis court on the north lawn.¹⁷

William H. Ellsworth also began boarding anglers in his house in 1887, which he expanded and elaborated with picturesque ornamentation for the purpose. The date is significant because it is the same year that the tannery burned down, changing the entire character of the Beaverkill community. Laborers went elsewhere to find work and their dwellings were torn down. Ellsworth opened a store and post office in his house, which he ran in his old age. A third guest house was erected between Ellsworth's and Trout Valley Farm by the Barnharts making Beaverkill a serious fishing center. Other farmers and lumbermen in the neighborhood would augment their incomes by providing meals and beds to fishermen. Boxy, often awkward, additions on the sides and rears of older houses are telltale signs of the more successful lodgings. Boarding houses ranged from small farms with spare rooms to

¹⁵ Marion Toby, "History of Beaverkill [c. 1930], Patricia Adams, John Kelly & Virginia Lawrence, eds., *Stories of the Beaverkill*, Vols. I and II (Beaverkill NY: Friends of the Beaverkill Community, 2007), 28.

¹⁶ There is some dispute as to whether this photograph is accurately labeled. However, the building erected by Miss Stone no longer exists and current buildings on the property were built later than the historical account. <http://beaverkillfriends.org/Pages/PhotosOldHouses.html>.

¹⁷ Fred W. Banks, "Trout Valley Farm, Beaverkill, N.Y.," Adams et al., eds, *Stories of the Beaverkill*, 60.

well-organized manor houses that printed illustrated booklets and took in up to fifty guests. Prices at the time were \$4-\$7 per week, about \$1.25 for overnight, and \$0.25 for a fisherman's lunch. One-way train fare from New York City ran about \$2.50.¹⁸

The Voorhees family had established a farm on the riverside between Beaverkill and Shin Creek early in the 19th century and, because of their convenient and picturesque locality, they operated a boarding house popular with fisherman. Due to the great popularity of the sport, as well as changing natural conditions and pollution resulting from years of tree cutting by the lumber and tanning industries, the fish supply was showing signs of depletion. To protect his riverfront for his customers, Royal Voorhees obtained leases to ten-foot strips of shoreline from his adjoining neighbors and posted it in 1875. He and several of his regular boarders filed a certificate of association with the county to create the Beaverkill Association, thereby forming the first fishing club in the Beaverkill Valley.¹⁹ Years later, the Beaverkill Association was reincorporated as the Beaverkill Trout Club, which is the current owner of the Voorhees farm (Fig.26). Additions have been made to the property to increase rooms for members, but the farmhouse, distinctive large barn, meadows and river features have been preserved.



Fig.26: Voorhees Farm/Beaverkill Trout Club, 1254 Beaverkill Rd.

The tannery and shoe shop where the outlet from Clear Lake entered the Beaverkill no longer were depicted on the map of Rockland published in 1875. The section then supported the farms of brothers Abram and Alexander Cammer and Matthew Stringer. David B. Munson's name is boldly presented on the map on the east side of the river. He was a farmer who had recently arrived from Franklin, Delaware County. He was son of Benjamin and Mary Munson of Davenport, Delaware County, and he had returned there with his family, wife Julia and three children by 1900. None of these farms are extant.

Henry Kimball's saw mill had been acquired by Peter C. Tripp, which he was operating in 1872 with Ernest Davis and Charles H. Woodard.²⁰ Tripp lived in a dwelling adjacent to the mill, and Davis lived across the river in George D. Kimball's house. By 1900 the property had come into the hands of the Jersey family, which had been operating a saw mill upstream above Beaverkill. By 1920 the

¹⁸ Francis, *Catskill Rivers*.

¹⁹ Van Put, *The Beaverkill*, 78-79.

²⁰ Child, *Gazetteer & Business Directory of Sullivan County for 1872-3*, 285.

farms on both sides of the river had been bought by sport angler James Marble as a fishing camp. Marble occupied the Davis house on the east side of the river and the Tripp house was made into a clubhouse (Figs.27&28). A swing bridge was strung across the river between the two properties under which a low dam was built to create a deeper pool. Named the Iroquois Club in 1926, it posted the stream and issued yellow creels to its members to distinguish them from poachers. In 1966 the property was purchased from the Marble estate by the Clear Lake Corporation and the association was renamed the Clear Lake Stream Club.²¹



Fig.27: Iroquois Club (Clear Lake Stream Club), 2555 Beaverkill Valley Rd., c. 1875 & c. 1920.



Fig.28: James Marble House, 383 Craigie Clair Rd., c. 1850 & c. 1920.

²¹ Steve Lott, "The Iroquois Club 1926," Adams et al., eds, *stories of the Beaverkill*, 241.

By 1875 Abram Barber was operating a saw mill downstream from Beaverkill and was living in a fashionable new two-story house on a riverside farm (2141 Beaverkill Valley Rd.). The main road had yet to bridge over to the north side of the river and follow its present alignment. In 1860 he was a farm laborer living on the Westfield Flats, apparently working for Cleveland C. Dodge. In 1895 the Brooklyn Fly Fishers Club, an organization initially made up of German brewers in that city, acquired a section of the farm and erected a clubhouse for their fishing expeditions. One of the oldest in the region, the club now owns the entire farm and continues to function as memorialized by fishing enthusiast and journalist Sparse Grey Hackle in *Sports Illustrated* in 1955.²²

WESTFIELD FLATS

A comparison of 1856 and 1875 maps of Westfield Flats shows little change in the extent or the composition of the community (Figs.13&29). Some generational and corporate changes are represented, such as the Rockland Mills complex going from Joseph Reynolds to Ezekiel Palen to Harris Utter and Edward Palen (Utter & Palen) and Robert Cochran's saw mill and tannery on the Willowemoc, which had expanded and evolved into Cochran and Appley. Yet, the most important addition to the community was the New York & Oswego Midland Railroad. It entered from the east and traveled along the north side of the Willowemoc and exited with the Beaverkill, forking off to the west. The railway was intended primarily to be a freight line linking farms in the Southern Tier and central New York with New York City markets as well as supplying stores in these western communities with imported and domestic fancy goods from the city. (But the sparsely settled region failed to provide enough trade to offset the expense of laying hundreds of miles of track or running a railroad.) Westfield Flats proved to be more important as a destination on the railroad's passenger line, which brought sport fishermen and summer tourists into the Beaverkill Valley.

The 1872-1873 gazetteer described Westfield Flats (Rockland P.O.) as containing one church (M.E.), four stores, two hotels, two tanneries, a grist and two saw mills, three blacksmith shops, a wagon shop, a carpenter shop, two schools, 45-50 dwellings, and about 224 inhabitants.²³ The church occupied a different building and location than it had in 1856. The 1875 map depicts it north rather than south of Rockland Mills. Neither this building nor its predecessor exists, although the parsonage next door does survive at 204 Rockland Road (Fig.30).

Three of the four stores were concentrated around Rockland Mills. Thomas Davidson's store either was in his house at 162 Rockland Road or was adjacent to it and no longer exists. The long, two-story commercial building where Burr Wilson, also the postmaster, Montgomery R. and Dennison J. Dodge had their dry goods and grocery store is located next door at 166 Rockland Road (Fig.31). Cyrus C. and McKendry N. Dodge store, also selling dry goods and groceries, is located a bit farther north at 174 Rockland Road (Fig.32). Cyrus C. Dodge, who lived in the Dodge family homestead at 278 Rockland Road, was partners with his brother Austin Dodge's son McKendry. Montgomery R. and Dennison J. Dodge also were sons of Austin Dodge. Austin Dodge, who had been proprietor of a hotel on the corner of Rockland and Palen roads (by 1875 managed by his son Montgomery), had

²² <http://sportsillustrated.cnn.com/vault/article/magazine/MAG1129672/1/index.htm>.

²³ Hamilton Child, comp., *Gazetteer and Business Directory of Sullivan County, New York for 1872-3* (1872), 196-B.



Fig.30: Methodist parsonage, 204 Rockland Rd., c. 1865.



Fig.31: Wilson Dodge & Co. Store, 166 Rockland Rd., c. 1870.



Fig.32: C.C. & M.N. Dodge Store & Austin Dodge House, 174 & 180 Rockland Rd., right to left, c. 1860.

built a stylish Gothic cottage for himself and his wife at 174 Rockland Road (Fig.32). The fourth store enumerated was located in the Willowemoc section of Westfield Flats. It was a general merchandise store run by Asa Cochran; it is no longer extant.

Joseph Green's hotel, now known as Rockland House, at 151 Rockland Road is one of the two hotels noted in the 1872-1873 gazetteer. The extant building probably contains portions of this historic hotel, although it has been altered at a still later period (Fig.33). Yet according to the 1875 map, there were two hotels along the railroad line. George Hunter was proprietor of the Willowemoc Hotel, which was located at the southeasterly end of the settlement near the lane leading to the Cochran and Appley tannery and saw mill complex. Hunter was associated with the property only briefly. The 1870 census identifies him as a hotelkeeper in Liberty and by 1880 he was farming in Delaware County, which was where he had come from. A second hotel is pictured at the railroad depot, now the northeast corner of Stewart and Railroad avenues. The name O.O. Horton is boldly overlaid on it, and this probably was Ovid Horton a miller and storekeeper living in Liberty.



Fig.33: Rockland House, formerly Joseph Green's Hotel, 151 Rockland Rd., c. 1850 and later.

Although the gazetteer did not describe them as hotels, Mrs. Darbee's boarding house continued to accommodate fishermen and tourists at that time, and it was joined by William Keener's boarding house and saloon, located near the train station. It later was known as Roscoe House and was popular with fishermen for many years until it was torn down for the Quickway in the 1960s. (The Keeners would later build the Antrim House in Roscoe, which is now blocked from the Willowemoc by the highway.) John Ferndon had a farm overlooking the Beaverkill on the west side of Junction Pool, and he opened his home to fishermen at an early date. Soon after it acquired the name Hillside Summer Home and was gradually expanded into a much larger boarding complex known as River View Inn.²⁴

²⁴ Francis, *Catskill Rivers*, 136

The two tanneries noted in the 1872-1873 gazetteer were at Rockland Mills on the Beaverkill, which also included the only grist and one of the two saw mills in Westfield Flats, and Cochran & Appley's compound on the Willowemoc, which included the other saw mill and one of the other three blacksmith shops. Horace Utter had been a farmer living in Ashland, Greene County, before becoming a partner of Ezekiel Palen's son, Edward, at Rockland Mills around 1860. Edward Palen did not reside in Rockland, but his son, Edward B. Palen, assumed proprietorship of the mills when Utter retired in 1881. The Rockland Mills complex operated into the 20th century and surviving features, including houses built for Ezekiel Palen and Horace Utter on Palen Road, have been listed on the National Register of Historic Places.²⁵ By 1870 Robert Cochran's son, Elisha O. Cochran, was managing the family's tannery, saw mill and blacksmith shop in partnership with Rennselear S. Appley. Appley was the son of Elisha Appley, who had come to Rockland from Connecticut in the early years. (There may have been some intermarriage.) The 1875 map locates a third saw mill where Stewart Creek enters the west side of the Willowemoc and a fourth on Dodge's farm at the north end of the flats near the county line. Both of these had been in operation in the 1850s.

Philip Sheley, John French, Garrett C. Gray and George R. Green were identified as blacksmiths and Alexander Knapp, Joseph Reed, Charles Crisler and George B. Crippen were listed as carpenters in the 1872-1873 gazetteer. Philip Sheeley's house and wagon shop are delineated on the 1875 map, and his house is extant at 148 Rockland Road (Fig.39). The 1875 map also locates the house and smithy of A. Acker (identity unknown) at the north end of the flats near a schoolhouse (Fig.40, 138 Rockland Rd.). Joseph Reeds' house is located at 239 Rockland Road. Two shoe shops are depicted as well, although they are not mentioned in the gazetteer. Andrew Thompson was listed as a wagon and sleigh maker and Chester Darbee a wheelwright. The 1875 map associates Darbee's name with a carpenter and blacksmith shop next door to the second of Westfield Flats two schoolhouses where the road following the Beaverkill leading west forked off the main road (Fig.34). Darbee and his wife, Emily, operated the Boscobel boarding house across the street, and their farm extended west to the river.



Fig.34: Chester Darbee's house and shop, 2012 Old Rt. 17, c. 1870.

²⁵ National Register Nomination Form for the Rockland Mill Complex, 1984.
http://www.oprh.state.ny.us/hpimaging/hp_view.asp?GroupView=9114 .

Among the distinctive dwellings erected by 1875 are Austin Dodge’s Gothic cottage at 180 Rockland Road (Fig.32), Samuel Darbee’s farmhouse at 39 Rockland Road (Fig.35), which likely is an enlargement of a house that was pictured on the site in 1856, and the house of physician Robert C. Tuttle at 113 Rockland Road that utilizes a cross-wing plan popular in domestic architecture at the time (Fig.36). All three are substantial, two-story houses that reflect the wealth and status of their owners. Lawyer Henry Dodge’s house at 118 Rockland Road has the characteristics of a traditional story-and-a-half house form and reflects more of the Greek Revival than the more trendy Gothic style



Fig.35: Samuel Darbee House, 39 Rockland Rd., c.1870, probably with earlier section c. 1850.



Fig.36: Robert C. Tuttle House, 113 Rockland Rd., c. 1870.



Fig.37: Henry Davidson House, 118 Rockland Rd., c.1860.



Fig.38: Alonzo Dodge House, 190 Rockland Rd. c. 1850.



Fig.39: Philip Sheley House, 148 Rockland Rd., c. 1870.



Fig.40: A. Acker House, 238 Rockland Rd., c. 1870.

of the time. Alonzo Dodge lived in a farmhouse at 190 Rockland Road that probably was built prior to 1856, but its two-story form was more pretentious than the typical story-and-a-half dwelling of the early period (Fig.38). The house has a large rear addition and fancy veranda and second-story porch suggesting that it had been altered around this time to board fishermen and summer tourists. The Sheley and Acker houses at 148 and 238 Rockland Road, respectively, are examples of the type of dwellings in which local tradesmen, in this case blacksmiths, were living in 1875 (Figs.39&40).



Fig.41: Alexander S. Crispell House, 2017 Old Rt. 17, c. 1860.



Fig.42: Guildersleeve House, 2023 Old Rt. 17, c. 1870.



Fig.43: Cleveland Darbee House, 2034 Old Rt. 17, c. 1870.



Fig.44: Darbee tenant house (Oliver Sherwood house), 3 Academy St., c. 1850.

A small group of houses extant in 1875 are concentrated around the Darbee property where Old Route 17 corners to head west across the Beaverkill (Fig.34). Alexander S. Crispell, the Methodist minister was living in the distinctive but plain two-story wood frame house at 2017 Old Rt. 17 in 1875 (Fig.41). Evidently, he had vacated the older Methodist parsonage (Fig.30) adjacent to the church for a home of his own, which he purchased from Abram S. Rockwell in 1873.²⁶ The more picturesque house next door at 2023 Old Rt. 17 also appears on the 1875 map (Fig.42). Deeds refer

²⁶ Sullivan County Deeds, 69:178, May 21, 1873.

to it as the Guildersleeve house, which Thomas Davidson of Beverkill owned; it was later owned by Nancy V. Ellsworth, wife of the Beaverkill tanner.²⁷ Cleveland Darbee lived in a small cross-wing house at 2034 Old Rt. 17 (Fig.43). He was the son of Samuel Darby, and he worked for his uncle Chester in the wheel shop. The house was at the southern end of his father's farm. Oliver Sherwood lived in a dwelling with an early story-and-a-half form at the intersection of the main highway and the road leading to the bridge across the Willowemoc, now Academy Avenue (Fig.44). It appears to have been where Chester and Emily Darbee lived before moving to a larger and more fashionable house across the highway. Sherwood, listed in the 1872-1873 directory as a farmer, probably labored on the Darbee farm. This building likely is the oldest extant house in Roscoe.

ROSCOE

It was only a short time before the presence of the railroad began to transform the lower section of the Westfield Flats. In 1875 only three roads existed below the road crossing the Beaverkill and leading to Cooks Falls and East Branch (now Old Rt. 17). The first was a road angling southwest from the main road through Westfield Flats below Darbee's boarding house (now Academy St.) that bridged the railroad and the Willowemoc and went thence over the mountain along what is now Tennanah Lake Road. The second was the newest road as it was built to link the railroad depot with the main road just above the cemetery. The last was the lane leading to the Cochran and Appley tannery that crossed the Willowemoc and connected with roads leading up Dutch Hill or south to Callicoon. The only residences in this section were the farmhouses of Dr. Leroy M. Wheeler, merchant Asa Cochran, Asa A. Bennett, another physician and surgeon, and the widow Catherine Campbell, all of them on the northerly or mountain side of the main road.

Just as the railroad was being completed, George Miller (1834-1917) bought six acres of land for \$275 from Robert Stewart on the east side of the highway and south of Leroy M. Wheeler.²⁸ Born in Hesse, Darmstadt, Germany, he settled in Fremont with his parents, Henry Miller (1801-1880) and Margaret Catherine Dusche (1806-1880), following their arrival from in 1846. This land transaction brought the 32-year-old land farmer to Westfield Flats from Callicoon where he was living with his wife, Jane Hardie, daughter of John and Agnes Hardie of Rockland, and their three young children. The Hardies came to Sullivan County from Scotland and were a family of farmers and lumbermen. Evidently, George Miller bought the Stewart property to build a new house on the main highway leading through Westfield Flats and enter into the real estate development of the new railroad town.

In 1884 George Miller paid Horace and Catherine P. Utter \$1,800 for 12.36 acres of land bounded by the railroad on the south, the highway leading through Westfield Flats on the north, the highway leading to the depot (Stewart Ave.) on the east, and the Darbee farm on the north.²⁹ It is not entirely clear from whom and when the Uppers obtained this parcel, but geographically, it represented the farm of Jehiel Stewart, Rockland's first settler. By this time, the Uppers had moved to Ithaca, New York having retired and conveyed Rockland Mills to Edward B. Palen. Local surveyor William E. Sprague would have created a map of lots similar to the divisions along the south side of Maynard Street, both

²⁷ Sullivan County Deeds, 646:473, Nov. 8, 1962.

²⁸ Sullivan County Deeds, 65:583, July 10, 1871.

²⁹ Sullivan County Deeds, 87:220, Oct. 6, 1884. A 1923 U.S.G.S. map shows a string of dwellings on the south side of the tracks west of Stewart Avenue. They would have been outside the Miller tract, which ended at the north side of the railroad and their origin remains a mystery. These buildings would have been removed with the construction of The Quickway in the 1960s, if they had survived that long.

sides of Maple and Union streets, and the north side of Stewart Avenue, most of them 50 by 120 feet in dimension, although no record of the survey has been found. Miller began selling building lots for \$200-300 almost immediately.

Miller's next acquisition was a 2.87-acre parcel, for which he paid Emily Darbee \$445.50 in 1885.³⁰ This property abutted the westerly line of a tract Miller had purchased the year before. It was bounded by the existing road leading across the Beaverkill (Academy Ave.) and the dividing line between Lots 23 and 24 of Great Lot 4 of the Hardenburgh Patent, which ran west of the main road through Westfield Flats. This line was a fixed reference point for much of the survey work in Roscoe. Lots on Academy Street and on Highland Street between Academy and Maynard streets were partitioned from this parcel. A triangular gore east of the historic lot boundary and on the southwest side of the main road was left between the two Miller parcels (Fig.45). Presumably owned by the Darbees, the eventual disposition of this land is not yet known.

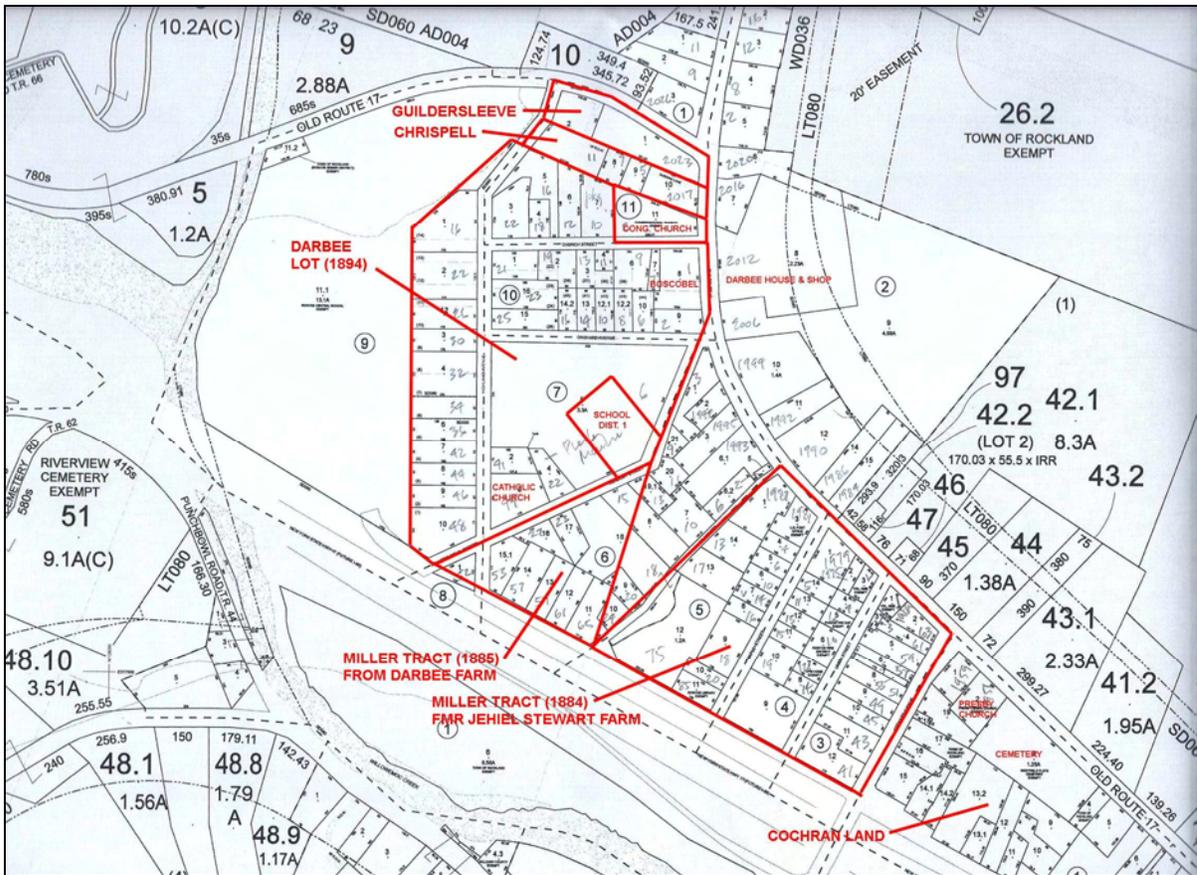


Fig.45: Current tax parcel map of Roscoe with boundaries of development plats superimposed.

Although the subdivision plan was filed in 1884, it appears it took until the early 20th century before it began building out. A cursory review of early deeds indicate that lots often changed hands two or three times among speculators, some local and others from neighboring towns, in anticipation of the

³⁰ Sullivan County Deeds, 88:90, Mar. 17, 1885. This parcel is delineated on map 7:32.

railroad being an economic stimulus. However, it would take some time for a village economy to get organized and the population to grow sufficiently to demand more specialized commerce and services. With the railroad depot and hotel already establishing the town center, Stewart Avenue was destined to be a commercial street (Fig.46). As an emerging trout-fishing center, tourist lodgings were in great demand, which led to the construction of new large hotels, such as the Roscoe House, which was demolished for the construction of the Quickway, and the Central House, later the Antrim Lodge, on Highland Street, both in the 1890s, as well as the Campbell Inn on the mountain on the south side of the Willowemoc, opened in 1901.³¹ Miller's plan created long lots on the west side of the street that extended back to an alley, now known as Union Street. However, the extant row of buildings there is a good generation later than the delineation of the plat, with two-story masonry and wood frame buildings built at the turn of the 20th century (Fig.47).



Fig.46: Postcard view looking south on Stewart Ave. from railroad crossing, with depot on left and Roscoe House, demolished for the Quickway, on right, c. 1910.



Fig.47: View of west side of Stewart Ave. from north.

³¹ Van Put, *The Beaverkill*, p. 111. Only the Antrim Lodge and Campbell Inn remain.

William E. Sprague's survey delineated small house lots on the west side of Union Street, which with the exception of only one, have been redeveloped for more recent commercial and municipal uses. Distinctive among these is the now-abandoned Roscoe Fire Department Building erected at 10 Union Street in 1929. Maple Avenue had house lots on both sides and the small two-story village dwellings with front-gable roofs there are characteristic of popular middling house designs in 1900. Some are identical enough to suggest that entrepreneur builders and/or investors bought small groups of lots and built houses on speculation (Fig.48). Lots on the smaller parcel George Miller acquired from Emily Darbee were larger and sited on a bluff above the railroad, overlooking the Willowemoc and the mountains to the south, factors that would have given them a greater value. The houses built there were larger and more ornamented and set back from the street behind front yards (Fig.49).



Fig.48: View of houses along east side of Maple Street, c. 1900.



Fig.49: View of house at 53 Highland St., c. 1890.

This higher status is evident on the lot sizes and houses on the northerly extension of Highland Street, which was platted about ten years later along the west side of the so-called Darby Lot surveyed by William E. Sprague in 1894 (Fig.50).³² The legend for the map states the lot was “formerly owned by Campbell Sprague & Co.,” which probably represents the partnership of Jefferson Campbell and William E. Sprague, who were distant cousins. Jefferson Campbell (1854-1916) was the son of John

³² Sullivan County Plan Maps, 7:32.

K. Campbell and Catherine R. Sprague of Colchester; his maternal grandmother was Lucinda Darbee, and through these family associations, the Darbee Lot was conveyed to the cousins. Within a few years, Jefferson Campbell would build a large hotel on the mountain on the south side of the Willowemoc, known ever since as Campbell House.

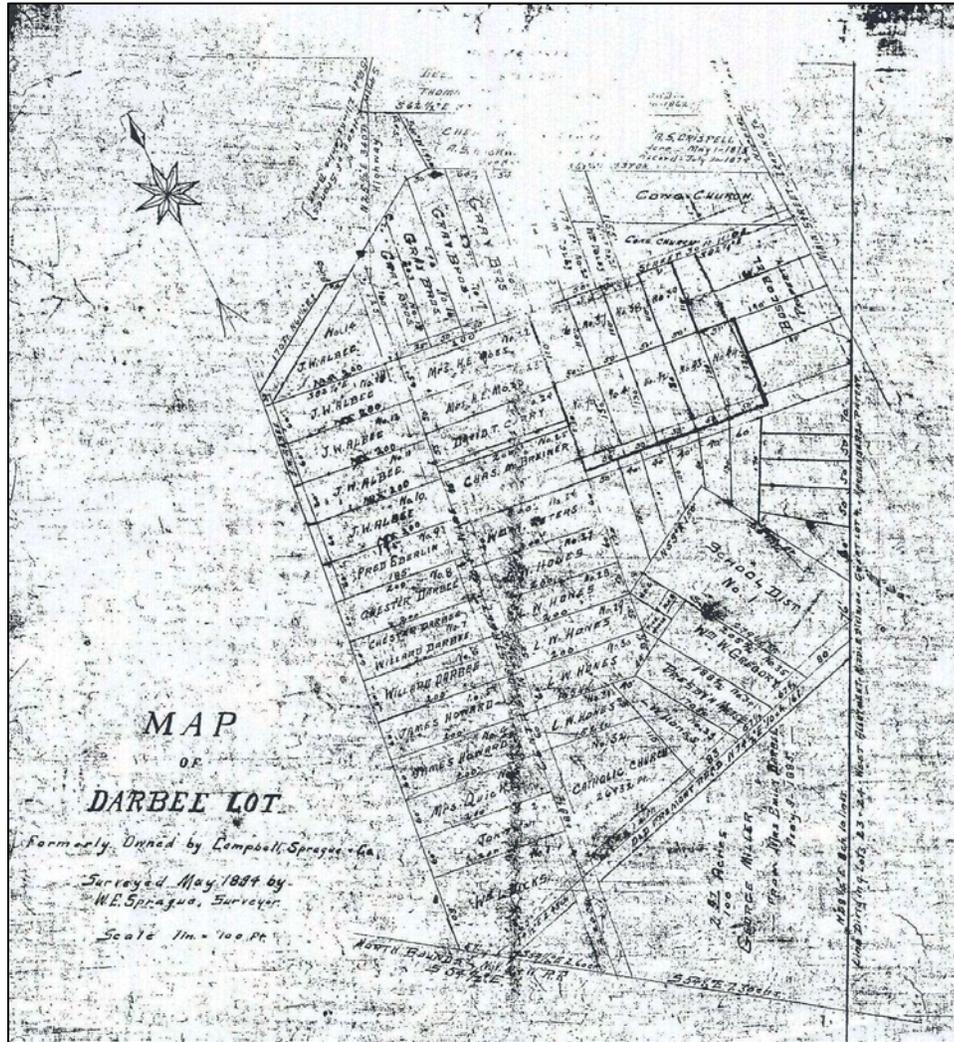


Fig.50: Map of Darbee Lot, 1894. Sullivan County Plan Maps, 7:32.

On the map of the Darbee Lot, most of the lots are identified with the names of their owners, who provide an indication of the extent to which Roscoe had developed as a commercial center. John W. Albee, a watch and clock merchant owned five lots at the north end of the west side of Highland Avenue and would later live in a house built on one of them. Chester and Willard Darbee also owned lots on the west side of Highland and shared ownership of a lot in between. James Howard, a farmer, owned two lots south of them. Charles M. Breiner, a Fremont saloon keeper, owned the lot on the northerly corner of Highland and Orchard Avenue. The Presbyterian minister, L. William Hones, owned six lots between Orchard and the Catholic Church on the east side of Highland Avenue; the

Presbyterian manse was located east of the church on Academy Street.³³ The Congregational Church was deeded a lot on the northwest corner of the main road and Church Street and Boscobel, the Darbee's legendary boarding house, was situated on the southwest corner. School District No. 1 was dedicated a large lot on Academy Street and a school was built there. It was replaced with the present school building, for which a number of adjoining house lots also were annexed. Owners were not designated on most of the lots along Church and Orchard streets.

Highland Avenue in the Darbee Lot developed as a distinctive residential neighborhood with larger lots and houses than in the earlier subdivisions nearer to the railroad station and Roscoe's emerging commercial center. House designs were more elaborate and exhibited features of the popular Queen Anne style (Figs.51&52).



Fig.51: View of east side of Highland Ave. north of Orchard St.



Fig.52. John W. Albee House, 22 Highland Ave., c. 1900.

The section of town between the railroad and the main highway south of Stewart Avenue developed in a more haphazard manner owing to the fact that much of it still was occupied by industry. A hotel and railroad-related businesses were concentrated around the depot on Railroad Avenue. These properties backed up on the pre-existing Westfield Flats Cemetery where, at the northerly end of which, a new Presbyterian Church was erected in 1884 (Fig.53). The lone surviving house from this

³³ The map of the Darbee Lot sites the Presbyterian manse on a parcel adjoining that at 22 Academy Street, although the deed for 22 Academy Street identifies it as the manse. L.W. Hones owned the lot that is now 22 Academy, and later he may have made this house the manse by virtue of making it his residence or conveying it to the church. The manse lot indicated on the map had since been absorbed into the school property, and whatever house existed there has been removed.

turn-of-the-20th-century period on the main highway (1934 Old Rt. 17) was built by stone merchant William J. Reynolds between 1900 and 1910 (Fig.54). He had been a tanner in Mamakating before relocating to Rockland. He bought the property from the Elisha O. Cochran estate, which included the area on which the lumber yard is located on the south side of the road. The present house was built in the vicinity of the Cochran homestead, one of a string of early houses that had distinguished the north side of the highway.



Fig.53: View of Westfield Flats Cemetery and Presbyterian Church from east.



Fig.54: William J. Reynolds House, 1934 Old Rt. 17, c. 1905.

The Cochran & Appley facility was located at the far eastern end of the Willowemoc flats before the mountains closed in on the sides. This part of the hamlet was severed with the construction of the Quickway in the 1960s leaving the industrial site, on which no buildings survive, and associated residential development isolated between the highway and the creek. At one time, a bridge crossed the Willowemoc at this point, just below a dam creating an impoundment where it bent around the

southern mountain. What is now Cottage Street once connected with the main highway (Old Rt. 17); it is now severed by the Quickway, and also to the bridge, which is now gone. A collection of small dwellings on Cottage Street were built by the Cochrans for their employees and range in date from 1870 to 1910. The earliest ones were built in the tannery's heyday, that is, before 1890 (Fig.55). Later houses on the south side of the street appear to have been built after the industry was shut down and the dam breached, relinquishing the creek to the fish (although fishermen appreciated the pools the dams created because they harbored the largest trout).



Fig.55: View on west side of Cottage St. from north.



Fig.56: Houses at 53 & 57 Yorktown Rd.

It was at this time that a subdivision was created on Yorktown Road on creekside land that been reclaimed when the dam was destroyed. It is reputed that the road was named for Eliza J. York, who lived on the road with her husband, Edward J. York, a railroad section foreman. Both the Yorks and Misners (Eliza's family) were well established in the area and a number of the York men worked for the railroad. Census records indicate that residents of the street were working-class families, but deed

histories suggest that when the lots were platted in the early 1900s, they were associated with the names of Roscoe's more prominent citizens. House designs reflect the taste popular in that period (Fig.56).

For reasons now unknown, the Westfield Flats station was renamed in honor of Roscoe Conkling, a U.S. Senator from New York who had died in 1888. A Utica native, Conkling is best known as the leader of the Stalwart faction of the Republican Party. No particular record of him having been a fisherman or an environmentalist or of his visiting the Beaverkill Valley has been found. Perhaps the name was selected by the railroad company. As the hamlet expanded as a transportation, commercial and recreational center, more people found occupations there and residential development spread out north along Rockland Road and south on Riverside Drive and Gulf Road. These roadside lots were subdivided from farms in these locations. Two more cemeteries introduced at the turn of the 20th century, picturesquely sited on promontories overlooking Junction Pool, are solemn indications of population growth and community development. The current dimensions and plan of Westfield Flats and what later became Roscoe were largely established by the culmination of the second phase of historical development in 1920.



Fig.57: Aerial view of Burnt Hill showing extant agricultural land and its relationship to rivers and roads in survey area. Source: <http://www.bing.com/maps>.

BURNT HILL FARMS

Shortly after 1856 two roads were opened leading from the main highway along the Willowemoc (now Old Rt. 17) to Burnt Hill Pond, or what is now known as Amber Lake, at the top of Burnt Hill. An easterly leg was routed up the Bascom Creek near Purvis, now Livingston Manor. The other

originated in Buck Eddy Ville just east of Westfield Flats. The two roads joined at the north end of Burnt Hill Pond at which point a single track led down the north side of the mountain, along what is now Back Lincoln Farm Road, to Craigie Clair Road and the Beaverkill. At some later time, the small community that developed around the crossroads on the pond became known as Joscelyn for the family that owned the tract containing the pond, its outlet, known as Burnt Hill Creek, and the saw mill at the base of the mountain on the Beaverkill.

The 1875 map of Rockland depicts five farmsteads on the mountaintop plateau south of the pond, all of them along Burnt Hill Road. Although not the fully functioning agricultural landscape it once was, the pattern of open space representing historic fields, meadows and pastures, as well as 19th-century farmhouses, barns and outbuildings, survives to a significant extent (Fig.57).

Elisha A. Stewart's 123-acre farm was closest to Burnt Hill Pond and appears to survive with its boundaries essentially intact (337 Burnt Hill Rd.). Elisha A. Stewart (1826-1911) was the son of Jehiel and Hannah Stewart and the grandson of Rockland's first settler. He married Phebe Sprague Cochran in 1855; she was the daughter of William Sprague and Lucinda Darbee and the widow of Nelson Cochran. The 1860 census identifies Elisha A. Stewart and his father, Jehiel, as farm laborers. Their entries are divided by that of farmer Asa B. Rose, who may have been the original owner of the place. By 1870 Rose's name is absent and Elisha A. Stewart's occupation was recorded as farmer, indicating he had possession of the farmstead depicted on the 1875 map. The Stewart house, with later alterations, has been subdivided from the farm parcel (345 Burnt Hill Rd.) along with at least six building lots on both sides of the road. More recent farm buildings now exist on the property.



Fig.58: Charles Kessler Farm, 221 Burnt Hill Rd., c. 1860.

Charles Kessler is the next head of household listed after Stewart on the 1860 census where his occupation is entered as farmer. Based on the 1875 map, this farm adjoined Stewart's on the south at 221 Burnt Hill Road. Kessler's birthplace was indicated as Bavaria, Germany, as were his wife, Helen, their two children, and farm laborer John Ering. The Kessler farm has a distinctive two-story,

wood frame house, with a later cross-wing addition, indicating the prominent hilltop farm's success or, alternatively, its accommodation of summer boarders. A large barn with a series of additions, a wagon house and a variety of ancillary buildings, as well as an expanse of rolling farm land stretching out to the west contribute to its historic distinction (Fig.58).

By 1870 Charles Kessler's kinsman, Carl Kessler (possibly a son) was working a smaller hillside farm farther south at 194 Burnt Hill Road. Not enumerated in the 1860 census, it appears he took over the homestead of another Bavarian, John Wisel. The farm is distinguished by a small, story-and-a-half wood frame dwelling on the east side of the road and a barn opposing it on the west side. A notable feature of the small house is a large rear addition that has the appearance of those known to have accommodated summer boarders (Fig.59). The barn is elevated on a masonry basement with its entrance at grade on the north side. Later in the 19th century, it was enlarged with a cross-gable addition on the south side to expand the basement area, where cows were housed, and the hay mow above. A decorative ventilator was added to the roof in the manner characteristic of barn design in the western Catskills (Fig.60).



Fig.59: Carl Kessler Farm, 194 Burnt Hill Rd., c.1865.



Fig.60: Barn on Charles Kessler Farm, 194 Burnt Hill Rd., c. 1880.

Two other German families had established their farms west of Kessler's by 1860 along what is now known as Hofer Road. Henry Ronalder's 144-acre farm was the closest to Burnt Hill Road (111 & 119 Hofer Rd.). The census enumerated him with his wife, Barbara, and their four children, all of whom were born in Bavaria. Their youngest child Frank, had been born in Germany just four years earlier indicating how recent their settlement was. The farmhouse, now virtually invisible within a shroud of trees, barn and agricultural land established in the 1860s are all still extant. Simon Woehrle had established his homestead north of Ronalder's at the end of Hofer Road by 1860. He had arrived in the U.S. from Wurtemberg, Germany around 1854, based on his six-year-old child identified in the census as having been born in New York. His sons, Frederick and Lewis Woehrle, were listed as the proprietors of the farm in the 1872-1873 county directory, suggesting that their father had died. These buildings no longer remain and the land has been absorbed into a 500-plus-acre forested tract that extends down the mountainside to Rockland Road.

The fifth farm on Burnt Hill was settled by Peter W. Cook and is now located at the end of Killian Road, which intersects with the east side of Burnt Hill Road between the two Kessler farms. Cook is listed in the 1860 census as a laborer without any real estate. His household consisted of himself, his wife, Eunice and two children; they all had been born in New York. He is listed with a farm of 130 acres in the 1872-1873 county directory, and his name is associated with a farm depicted in this location on the 1875 map of Rockland. Nothing else is known about him. The farm retains a 19th-century house, barn and open agricultural land.

The production of the upland farms differed little from the riverside farms along the Beaverkill. Most of them had 40-60 acres under cultivation by 1880 with equal amounts untilled (pasture and orchards) and in woodland. Farm value averaged between 2000 and 3000 dollars. All but Peter Cook had working oxen; only Cook, Ronalder and Stewart owned horses. The farms supported small dairy herds of around four or five cows, producing 300-500 pounds of butter annually, and nearly three times as many other cattle, which were sold for meat and hides. Three farmers—Lewis Woehrle, Peter Cook and Carl Kessler—raised sheep, with flocks amounting to 10, 13 and 13, respectively. Poultry were raised on all the farms with the majority of eggs going to market. Nominal quantities of buckwheat and oats were grown, and Indian corn only in very small amounts. By far the largest crop was hay, which was stored for winter feed and bedding for the cows and cattle. Each farm planted around an acre in potatoes for family consumption, and each also had an orchard covering an acre or two. Maple sugar was collected from the forest. Unfortunately, the census does not enumerate the extent to which lumbering contributed to the farm economy; otherwise, the farms were barely producing above a subsistence level in 1880. As evidenced by the state of preservation of the farms, it does not appear that conditions changed much over the ensuing 20th century.

Automobile Tourism Period (1920-1965)

By the end of the 19th century, the Beaverkill Valley clearly could be considered a vacation destination, both for fishermen and for others seeking a mountain experience. Like other mountain and seaside resorts, the character of the Beaverkill Valley was significantly changed by the advent of the automobile. When trains and riverboats were the sole means of transporting vacationers from the city to the country, general access to remote areas was limited by poor roads and conveyances. Tourists booked into large hotels with their own recreational opportunities or in family-run boarding

houses, which also were the focus of activities. The railroads published brochures with advertisements for lodging within easy access of their stations. Without personal conveyances, only a few avid recreationists—hikers, fishermen, hunters, bicyclists and campers—ventured afield. In this way, tourism was concentrated in already developed areas, such as Roscoe, Westfield Flats and Beaverkill.

When automobiles came into popular use in the early 1900s their role in long-distance travel was limited by poor roads and limited roadside services. Rockland had an early advantage with the mapping of an auto trail linking New York City and Cleveland, Ohio, which was routed through Roscoe. Auto trails were regional and interstate routes composed of existing roads linking major destinations in the early days of automobile travel. They were marked with colored signs to direct motorists; some routes were maintained by private associations, such as the Lincoln Highway, which ran from New York City to San Francisco. The auto route through Roscoe was named the Liberty Highway, and it followed the O&W rail line on a course via Hackensack, New Jersey, Liberty, Binghamton, Elmira and the Southern Tier in New York, and Erie, Pennsylvania.³⁴ However, to call it a highway was something of a misnomer by current standards; the road still was only a dirt track full of pitfalls for the motorist. The New York portion of the Liberty Highway was designated as Route 4 by the New York State Legislature in 1908. When New York first signed its state highways with route numbers in 1924, much of legislative Route 4 was designated as NY 17. As originally laid out, Route 17 was 434 miles long, making it the longest state highway in New York.³⁵

One immediate effect of the automobile era was to bring more fishermen into the area, many of them day-trippers, whose automobiles would line the roadsides near favorite fishing pools. This manner of fishing disrupted the local customs, both regarding fishing and the tranquility of life. Of particular nuisance was the disregard of the blue law prohibiting fishing on Sundays, and local residents—already annoyed by the lines of parked cars—were frustrated over the lack of enforcement. However, these laws eventually were eliminated.³⁶

By 1920 automobiles were bringing tens of thousands of tourists to the southern Catskills, most into what became known the Borscht Belt, but also many into the Beaverkill for a more rustic experience. Yet, the automobile permitted a more individualized style of vacationing. With a car, a family could go where they wanted when they wanted, once at their destination. This mobility coupled with depressed land values in the Catskills resulted in the proliferation of personal camps and cottages, which changed the size and appearance of the small 19th-century communities. The fishermen's footprint on the landscape was much lighter than the automobile-age vacationer. While the Beaverkill did not urbanize as did the larger Jewish resort areas or the seashore, the effects of this freer accessibility and second-home ownership are readily apparent.

In Beaverkill this redevelopment occurred in a number of ways. First, vacationers acquired existing houses and adapted them to part-time use. For instance, Rev. Aubrey H. and Elizabeth Dodge Derby of Leonia, New Jersey bought a 50-acre farm on Ragin Road in 1917 from a man named Derringer, who was a manufacturer of silk ribbons in New York City (Fig.61). They paid \$2,500. He had

³⁴ <http://academic.marion.ohio-state.edu/schul/trails/trails.html>.

³⁵ "New York's Main Highways Designated by Numbers," *The New York Times*, December 21, 1924, XX9.

³⁶ Van Put, *The Beaverkill*, 196-197.

bought the farm in 1903 from the McNamara family, the head of household of which had worked in the tannery. Soon after, the Derby's bought another 100 adjoining acres for \$500. As with many of the summer people, the family has held on to the property. The Derby's daughter, Grace Van Nalts, who was two years of age when the family began vacationing in Beaverkill, married and settled there; she taught music in the Roscoe school.³⁷



Fig.61: McNamara-Derby House, 137 Ragin Rd., c. 1870.

Grace Van Nalt's memoirs provide a glimpse of the early-20th-century vacationer's experience (which was not unlike the way of life for those who lived there).

At the time of purchase, there was no bathroom, just an out-house; no running water, just a bubbling spring below the house; no electricity, so we used candles and kerosene lamps; no furnace, just an old-fashioned wood stove which was used for cooking as well as for keeping warm. No luxuries, as we take them for granted today, but a house in a beautiful setting surrounded by lush green trees, clear blue skies and pure clean air.³⁸

Van Nalt also described the experience of getting there.

Even the roads from N.J. up through N.Y. were rough and unpaved and narrow. The cars were not yet made to go very fast. Our Model T Ford had a top speed of 30 mph. We counted on a full day to get from Leonia to Beaverkill, a distance of about 120 miles. Several stops along the way had to be made. One was a picnic lunch stop near Goshen, N.Y. Others were made to cool the boiling engine up the steep Shawangunk Mountain and stops in Monticello for ice cream cones, and

³⁷ Grace Van Nalts, "Reminiscences of Beaverkill," Adams et al., eds, *Stories of the Beaverkill*, 31.

³⁸ Ibid.

Liberty for rolls at Katz's bakery. The final steep grade was made after we crossed the Beaverkill Covered Bridge. Rounding the corner, three of us had to get out of the car so my father could make the steep sharp curve onto Ragin Road. Then the road became a rough, single land dirt road, which it still is today.³⁹

The Derbys had been introduced to the area by the Willichs, parishioners of Aubrey H. Derby's church in Leonia, who owned a great amount of property on the Beaverkill on the way to Shin Creek, where they had initially bought land and built a cottage. Theodore Willich, a German-American, represented a German importing firm in New York, was introduced to the Beaverkill by business associates. Like the Derbys, he had purchased an old farm, and then some others, amassing over 1000 acres of farm and forest land. In 1910 Willich fulfilled his ambition to build a summer house on the river, which was another alternative for vacationers, particularly those of means. It was constructed of stone he had collected from the river, creating a deep swimming hole in the process (Fig.62).⁴⁰ Over the years, the family has built other vacation homes on the property.



Fig.62: Willich "Stone Cottage," 1133 Beaverkill Rd., 1910.

Around the same time, the Foote family of New York built an elaborate Adirondack-style cottage at the east end of Clear Lake. Clear Lake, after serving as a locale for an inn built in 1886 by Martha Stone Tobey, was conveyed to her niece, Marion Tobey, in 1928. The new proprietor advertised the availability of a number of cottages ringing the north side of the lake and offered, in addition to the excellent cuisine available in the main lodge, lake fishing, boating, swimming, trout fishing, tennis and hiking.⁴¹ This transition from a boarding house to nucleated cottages reflects the independence tourists gained with the automobile.

³⁹ Ibid.

⁴⁰ John Kelly, "The Bridges to Simmer, Theodore Willich and His Family," Adams, et al., eds., *Stories of the Beaverkill*, 154-155.

⁴¹ Adams, et al., eds., *Stories of the Beaverkill*, 146-147.

The grandest vacation home built on the Beaverkill was Dundas Castle at Craigie Claire (Fig.63). The property, amounting to nearly 1000 acres, had been amassed in the 1880s by New York architect Bradford Lee Gilbert, who built a fishing lodge there. He coined the name Craig-e-Clair (Beautiful Mountain) for the locale reminded his Irish-born wife of home. In 1907 the property was purchased by Ralph Wurts-Dundas, a wealthy New York socialite who was the grandson of William Wurts, president of the Delaware & Hudson Canal Co., and related to Scottish gentry. Dundas proceeded to encase the Gilbert lodge in stone to create a Romantic likeness of castles in Scotland. Construction was slow and the building was still unfinished when Dundas died in 1921. The property has since functioned as a children's summer camp; the castle has been abandoned.⁴²

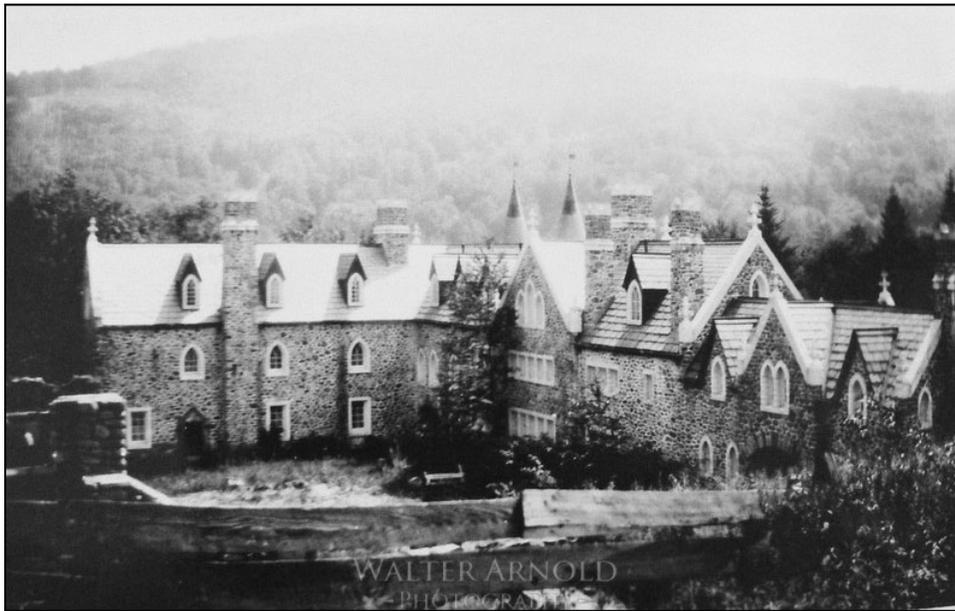


Fig.63: Dundas Castle, 2355 Beaverkill Valley Rd., 1911-1924. Photo by Walter Arnold, <http://wiseminds.com/thedigitalmirage/?p=376>.

Most of the summer cottages constructed in the early 20th century, however, were modest in size and design resembling either the existing rural vernacular or contemporary rustic architecture. Many of them were eccentric and hand-built. A distinctive example located at 92 Ragin Road in Beaverkill was designed by William E. Whitehill for his family's use in the 1920s. Whitehill was an architect for the Edison Electric Company in New York City where he designed electric generation plants, corporate buildings and private homes. He selected an elevated site overlooking the Beaverkill and personally designed and built a log and stone house in stages with the help of local stonemasons. The first section contained a great room with stone fireplace, kitchen and bathroom. Later wings were added with bedrooms, a second bathroom and a stone rathskeller (Fig.64). Whitehill also landscaped his one-acre lot with dry-laid stone walls that he collected and hauled by hand.⁴³

⁴² Jane Sokolow, "Dundas Castle," Adams et al., eds., *Stories of the Beaverkill*, 164. The castle was listed in the National Register of Historic Places in 2001.

⁴³ Mildred Whitehill Bankert, "Days at Blue Haven in the Beaverkill," Adams et al., eds., *Stories of the Beaverkill*, 212.



Fig.64: Blue Haven, Whitehill House, 92 Ragin Rd., c. 1925.

In 1927 Frank Kinch, who owned the mountainside farm on the west side of the Beaverkill Covered Bridge once part of the tannery property, sold the riverside portion below the bridge to New York State. The state had acquired the tannery site on the east side of the river in another transaction and made nearly two miles of the river accessible to the public for fishing. A campground was opened on the upstream section of the Kinch lands near the covered bridge, which still operates today. Around 1932 another campground was opened at the lower end of the tract where Civilian Conservation Corps volunteers bivouacked. Over the next few years, the state campground was improved with stone retaining walls, landscaping and camp and administration buildings in the distinctive CCC park style. The Beaverkill campground was one of the largest established in the Catskills at that time; the state acquired other fishing areas along the Beaverkill to improve public fishing opportunities.

While early vacationers in Beaverkill adopted the existing vernacular houses or introduced rustic camp architecture, all of which responded to their appreciation of the natural environment, new construction on the Westfield Flats and Roscoe reflected the emerging hamlet environment with more conventional village and suburban house types popular in the early 20th century prior to the Second World War. One important distinction is that most, if not all, of these houses were built by permanent residents of the community. Although not all that many buildings were added between 1920 and 1940, a variety of types were constructed both residential and commercial. The most dramatic addition to the hamlet was a new Art Deco-style central high school building replacing the high school building erected a generation earlier. Roscoe was one of a number of Catskills population centers that built significant new school buildings in the 1920s and 1930s, first under state and then, during the Depression, under federal programs to improve educational facilities. These remain to be important landmarks in their communities.



Fig.65: Tudor style house, 100 Lower Punchbowl Rd., c. 1920.



Fig.66: Craftsman Bungalow, 9 Riverside Dr., c. 1910.



Fig.67: Four-Square Type House, 9 Rockland Rd., c. 1910.



Fig.68: Dutch Colonial-style House, 18 Rockland Rd., c. 1920.



Fig.69: Cape Cod Type House, 139 Rockland Rd., c. 1925.



Fig.70: Two-Story Colonial Type House, 154 Rockland Rd., c. 1920.



Fig.71: Craftsman Cottage Type, 5 Harding Ln., c. 1920.



Fig.72: Three houses at 1927,1931 & 1937 Old Rt. 17, l. to r., c.1920.



Fig.73: Commercial garage, 2 Rockland Rd., c. 1920.



Fig.74: Roscoe Fire Department Building, 10 Union St., 1929.

There was more residential development occurring after the Second World War, but largely filling in vacant spaces between existing houses on Rockland Road, Old Rt. 17, Riverside Drive, and residential streets within Roscoe. Cape Cods and Ranches were the principal house types built in this post-war period, with the Ranch form being more variable in design and size. By definition, Cape Cod houses always were Colonial Revival in style, but Ranches could be Colonial Revival in style as well. Some Ranches were distinctly Modern in style with flat roofs that emphasized their horizontality and stripped of decoration. As with the house before the war, designs were generated and disseminated by architects through building journals and mail-order outlets allowing local builders and owners to select those they liked and could afford.



Fig.75: Cape Cod type house, 16 Rockland Rd., c.1945.



Fig.76: Cape Cod type house, 16 Church St., c. 1950.



Fig.77: Ranch type house, 127 Rockland Rd., c. 1960.



Fig.78: Ranch type house, 6 Yorktown Spur, c. 1950.



Fig.79: Ranch type house, 300 Rockland Rd., c. 1960. Gable roof added over original flat roof.



Fig.80: Ranch house with front cross gable, 203 Rockland Rd., c. 1960.

To provide new housing for returning war veterans, the Federal government launched housing programs to subsidize single-family residential developments. This national effort provided a significant boost to the suburbanization of American communities and the decline of cities. Such projects are rare in rural areas, but a small development on the mountainside east of Roscoe, now known as Miller Heights, stands out as one of them. Few details are known about the project or its sponsor and it warrants further investigation. In 1946 Dr. M. Edward Miller filed a site plan with Sullivan County for a twenty-unit subdivision of single-family dwellings on the north side of NY 17. The plan was titled Roscoe Hospital Building Project and the subdivision was named Roscoe Heights. M. Edward Miller was no relation to Roscoe's earlier developer, George Miller. He was a recent immigrant from Austria and was a medical doctor in private practice in Roscoe; his wife, Catherine Kessler, was a native of the nearby Town of Fremont.

No record of a hospital existing or planned in Roscoe has been found; however, it may have been a name Miller gave to his medical office. Marjorie Fried was boarding in Miller's household in 1940, and the census reported her occupation as a bookkeeper in a private hospital. The physician evidently had ambitions to develop more than a residential subdivision in Roscoe, although a 1948 medical journal noted that he had moved his practice to Jeffersonville. In the meantime, at least sixteen houses (the current count) were built on what appears to have been Jefferson and Catherine Campbell's mountainside farm. The houses are of identical design, a hallmark of Federally-funded mass-produced housing projects, although most have been altered by additions, which also is characteristic of the home-owner adaptations to small-scale prototype housing (Figs.81&82).



Fig.81: View of 11, 15 & 25 Miller Heights Rd., left to right, c. 1946.



Fig.82: View of 48, 52 & 54 Miller Heights Rd., right to left, c. 1946.

The explosive growth of summer tourism in the southern Catskills further intensified after World War II, attracting hundreds of thousands of New Yorkers to hotels, resorts and bungalow colonies and whose cars jammed the two-lane NY 17 highway during the weekends. In addition, tight turns and steep inclines along the route led to numerous fatal crashes, including two milk tanker truck crashes in the mid-1950s.⁴⁴ Responding to these conditions, New York State's Department of Transportation planned a four-lane replacement, which would become the first free limited-access expressway in the state and one of the earliest in the United States. The first segment of the new highway was built between Fair Oaks and Goshen in Orange County to bypass a notorious bottleneck in the city of

⁴⁴ Joseph Berger, "Empty Tables and Full Memories; Lines Are Gone at Fabled Cafeteria on Way to Catskills," *The New York Times*, August 30, 1999.

Middletown; it opened to traffic in July 1951.⁴⁵ As more sections of the expressway—known as the Quickway—opened up during the 1950s and 1960s, NY 17 was moved onto them. The segment between Livingston Manor and Roscoe was functioning by 1966, and by 1968 the Quickway was completed from Harriman, where it joined the New York State Thruway, to Binghamton as a continuous, mostly limited-access highway.⁴⁶ Farther west, plans had been launched by New York Governor Thomas E. Dewey to extend the expressway across the Southern Tier.

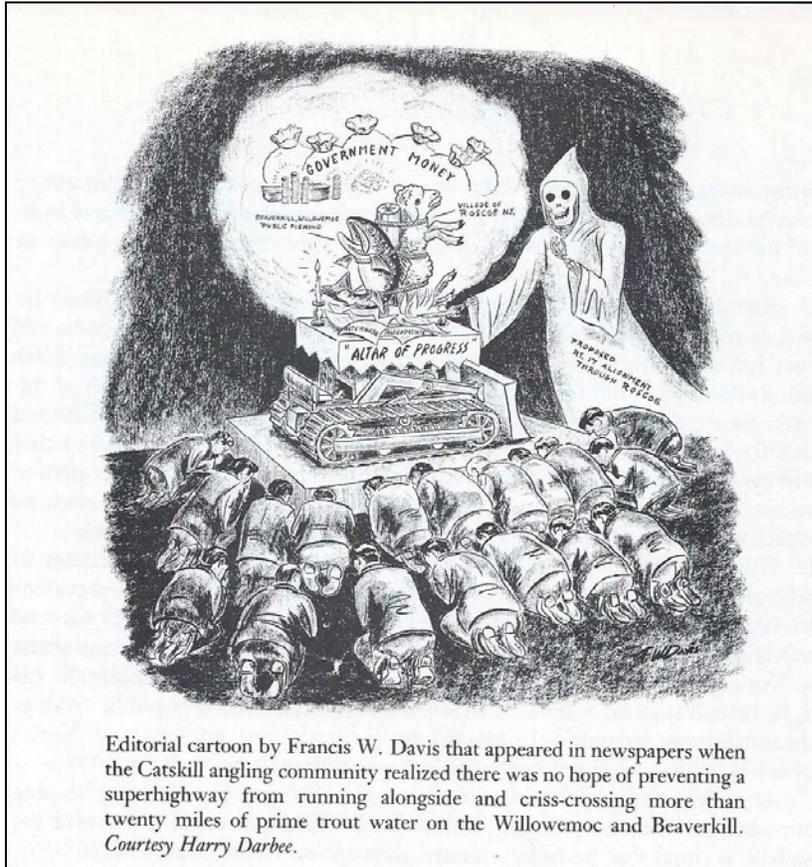


Fig.83: Editorial Cartoon and caption from Francis, *Catskill Rivers*, 80.

According to Beaverkill historian and Ed Van Put, shortly after the expressway was completed, Conservation Commissioned Harold Wilm pronounced that the “highway building had ruined the Beaverkill and Willowemoc trout streams.”⁴⁷

The expressway did not “ruin” the Beaverkill, as Conservation Commissioned Wilm had stated, though it did have a major impact on the river’s environment... [D]uring this time much of the Willowemoc between [Livingston Manor and Roscoe] was

⁴⁵ Joseph C. Ingraham, "Paving the Way to the Catskills," *The New York Times*, October 19, 1958.

⁴⁶ Ibid. Lucille Dee Rubin, "Route 17 Bypass; Improvement is Promised for Heavily Traveled Road to the Catskills," *The New York Times*, August 15, 1954, X15. On December 3, 1999, the westernmost 177 miles of NY Route 17 were designated as I-86, a new federal interstate highway designation that had been written into law a year earlier. As legislated, I-86 will extend eastward along the length of both the Southern Tier Expressway and the Quickway to the New York State Thruway in Harriman once both highways are brought up to interstate highway standards.

⁴⁷ Van Put, Van Put, *The Beaverkill*, 271.

ravaged. Scores of earth-moving machines were busy scalping the steep hillsides of protective vegetation, excavating and filling floodplains. Earth, sand, and silt found their way into the rivers, at times causing great turbidity. Temporary and permanent bridges were constructed every couple of miles up and down the Beaverkill and Willowemoc, and huge amounts of earth were mined from hastily developed gravel pits too near the waterways. Even thirty years later they detract from the integrity of the rivers. Along the old highway, new bridges constructed with box culverts of concrete aprons made passage upstream difficult for mature spawning fish.

The highway was not the end of good trout fishing, though to a great many veteran Beaverkill anglers the lower river would never be the same aesthetically. Some were heartbroken over the fact that they had lost the battle to keep the highway out of the valley floor. They remembered the river as it used to be, and found the incessant drone of high-speed traffic so offensive and unpleasant that they stopped fishing the Beaverkill and went elsewhere. However, just as the river was losing some of its faithful, it began to recruit a new following of seemingly dedicated anglers who adopted a no-kill philosophy.⁴⁸



Fig.84. View of houses on Yorktown Rd. from NE across Quickway.

⁴⁸ Ibid., 273.



Fig.85: View of Quickway from NW across Junction Pool.

Even though some businesses have benefited commercially from an exit, Roscoe was particularly ill-served by the new expressway. The road was routed along the railroad right-of-way removing that historic feature from the hamlet and replacing it with a visual and noisy intrusion that also creates a barrier between the hamlet and the Willowemoc, as well as parts of the community on the south side of the creek. The four-lane divided highway ramps up at the east end of Roscoe and bridges over Stewart Avenue, making it the only access to the south side. It passes under the bluff carrying Highland Avenue, impinging on its vistas to the creeks and mountains; a row of dwellings along the south side of the railroad tracks were lost in the road construction. The Quickway then crosses over Willowemoc near its point of confluence with the Beaverkill and runs along the south side of Junction Pool, the legendary fishing ground, ceremonial opening-day locale, and focal point of the hamlet (Fig.87). There are few parts of the hamlet where the expressway does not have an impact.

While the Quickway has made it easier for motorists coming to the Beaverkill Valley to reach Roscoe, thousands of other travelers pass through the hamlet without any notice. This condition divorces the road from the hamlet; it is an impersonal relationship that prevents any engagement of the traveler with the community, or vice versa, in the way a surface highway can, such as Old Rt. 17 once did. Typical of limited access expressways, new commercial nodes developed at the east- and west-bound exit ramps. Gas stations, convenience stores, a motel and a diner distinguish the Roscoe exit, as well as a collection of signage directing motorists to other services disconnected from the interchange. Since the opening of the expressway, the Roscoe Diner has become a landmark rest stop (Fig.86).

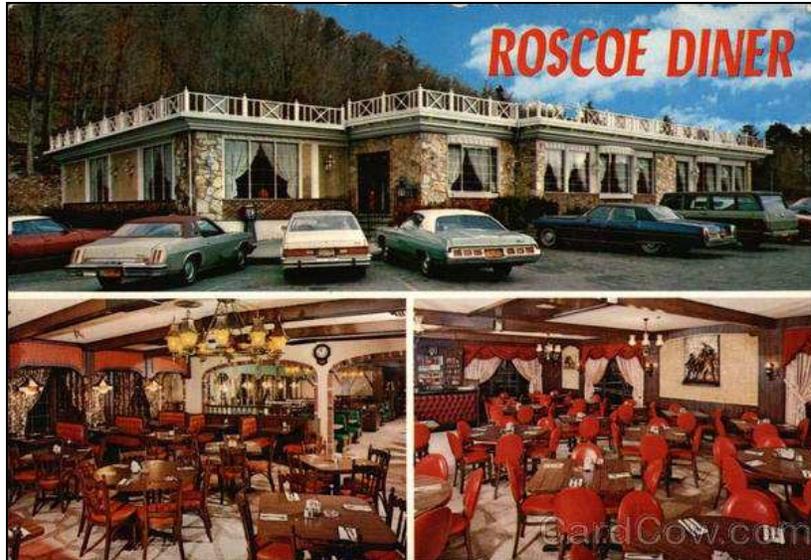


Fig.86: Postcard of Roscoe Diner. Photo www.cardcow.com.

Changes in the Last Fifty Years

In recent years there have been a noticeable amount of new vacation home construction in the Beaverkill area, while development in Roscoe and Rockland has been slowed by a weak commercial economy over that same time period. With the more rugged and forested landscape of the Beaverkill area, it has been possible to screen new houses as home-owners strive to visually isolate themselves from neighbors. However, some of the new architecture is larger in scale and less vernacular in appearance, and often sited in clearings, which are at odds with the historic rural setting. Formal and informal efforts have been made to preserve open space, and the predominance of large land holdings has been fairly effective in limiting new development. Larger multiple-property subdivisions have been limited to Amber and Waneta lakes on Burnt Hill, but the on-going practice of road-side subdivisions has only intensified development along the scenic Beaverkill River corridor.

Roads are important components of the historic rural context in Beaverkill. Beaverkill Valley and Craigie Clair roads run on opposite sides of the river and as engineered structures, their scale and road and roadside features play an important factor in the historic and visual integrity of the valley. Both have been widened and paved in recent years. Evolving town and county highway standards have brought new requirements regarding road widths, surface painting, guard rails and signage, all of which increase their visual intrusiveness. Road widening adversely affects stone walls and tree rows that contribute to the historic and visual context. Erosion control measures on the river banks are often invisible from the road itself, but evident from the opposite road or the river itself. In one case on Craigie Clair Road, a landslide apparently wiped out a stone retaining wall, and it was replaced with one constructed of gabions, which is out of character with the local environment. A much more positive example is the recent replacement of the historic metal truss bridge at Craigie Clair, which was deemed unsafe, with an appropriate replica (Figs.87&88). Some secondary roads, such as Ragin, Lincoln Farm, and Pelnor Hollow roads, are still unpaved and un-widened, which contribute to the rural setting.



Fig.87: Removing the historic Craigie Clair Bridge, Sept. 2006. <http://beaverkillfriends.org>.



Fig.88: Constructing the new Craigie Clair Bridge, Sept. 2007. <http://beaverkillfriends.org>.

There has been new construction in Roscoe and Rockland during the past fifty years, but in these open, dense hamlet settings, they are less conspicuous and are associated with an on-going continuum of vernacular development, whereas the historic period in Beaverkill can be considered to have closed with the Second World War. Rockland still maintains the historic characteristics of the Westfield Flats with thick residential and commercial development along the road and open agricultural land stretching to the Beaverkill on the west and the mountain on the east. There have been two recent instances of subdivisions along Miele Lane, Wilcox Avenue and Barnes Street and St. Gerasimos Drive, but otherwise the landscape patterns introduced in the late 18th century and well-established by 1850 are still dominant, and the majority of historic properties extant in 1850 have survived.

The historic integrity of Roscoe is also quite strong, although it is least evident along its principal thoroughfares. Old Route 17 has experienced the most extensive redevelopment as a result of its relationship to the Quickway interchange. Large houses that once lined the north side of the street have either been demolished or converted to commercial uses (Fig.89). Other businesses, such as a local automobile dealership, kept modernizing to keep pace of national trends. This property has been redeveloped even more recently for use as the local fire company. The historic row of early-20th-century commercial buildings on the west side of Stewart Avenue has been maintained and is a defining feature of the hamlet. However, it never was balanced by buildings of equivalent scale and distinction on the east side. Because of this condition, the south side of the hamlet’s “downtown” remains in flux, with its central space now given over to a municipal parking lot (Fig.90).



Fig.89: Gas station and convenience store, 1924 Old Rt. 17, c. 1970, with barn associated with earlier house demolished for its construction in the rear left.



Fig.90: View of east side of Stewart Avenue from south.

The most significant ongoing development in Roscoe over the years has been the central high school building. It originated as a small three-story brick building facing Academy Street in the early 1900s (Fig.91), which was replaced by the present two-story Art Deco-style landmark in 1939 (Fig.92). The new building necessitated the acquisition of adjoining lots and the demolition of houses on Academy Street and Orchard Avenue. The building was expanded with the addition of one-story wings in 1961

and a still-larger two-story rear addition was recently completed (Fig.93). As with many rural communities, the Roscoe Central School District is a major employer and economic and cultural asset in the hamlet, helping to hold it together through challenging economic times.

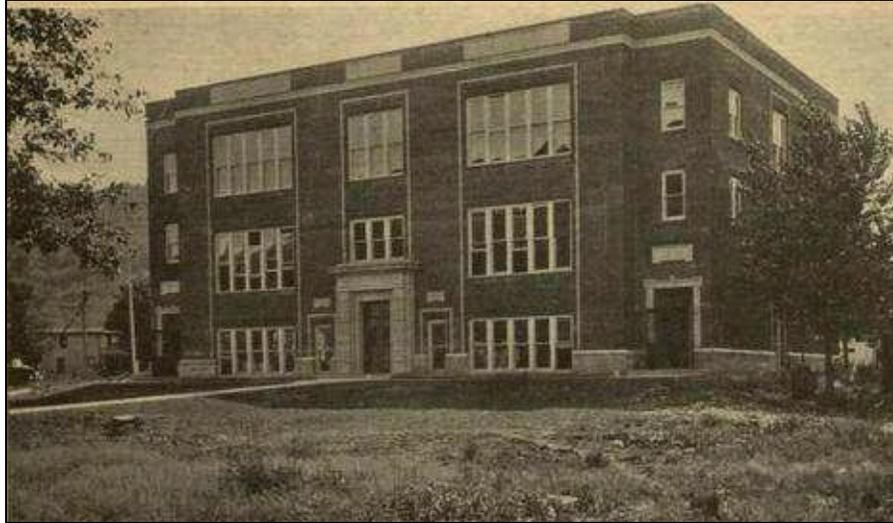


Fig.91: Postcard view of Roscoe High School, c. 1900. Photo by www.cardcow.com.

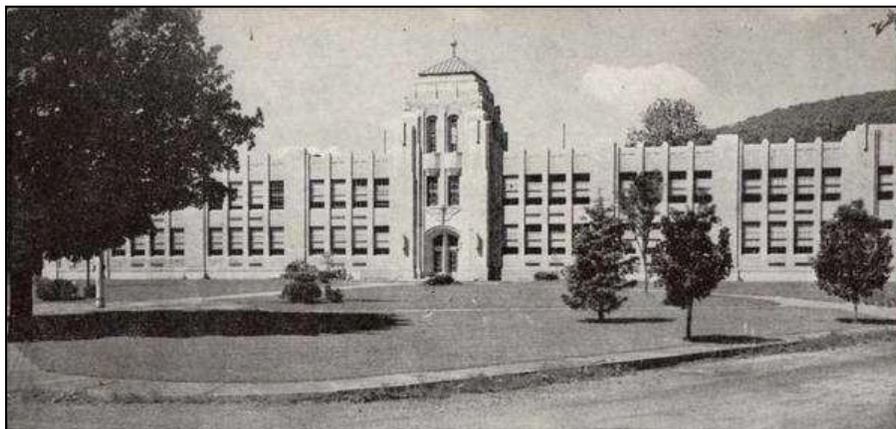


Fig.92: Postcard view of Roscoe Central School, 1939. Photo by www.cardcow.com



Fig.93: View of Roscoe Central School from NW showing one-story wing added in 1961 on left (wing of similar dimensions added to other side at same time) and two-story addition completed more recently on right.

Clearly the most vulnerable historic buildings in Roscoe are its two surviving hotels: Campbell Inn on the mountainside south of the hamlet and Antrim Lodge, made legendary by Beaverkill angling history (Figs.94&95). Both are vacant and their futures are uncertain. A number of years ago there were plans to demolish the Campbell Inn replacing it with a much larger new building that would have a certain effect on the historic property and the local viewshed. This plan has been tabled by the current economic slowdown, but the future of the landmark hotel is threatened. The buildings and business are significant aspects of Roscoe's history and need to be preserved.

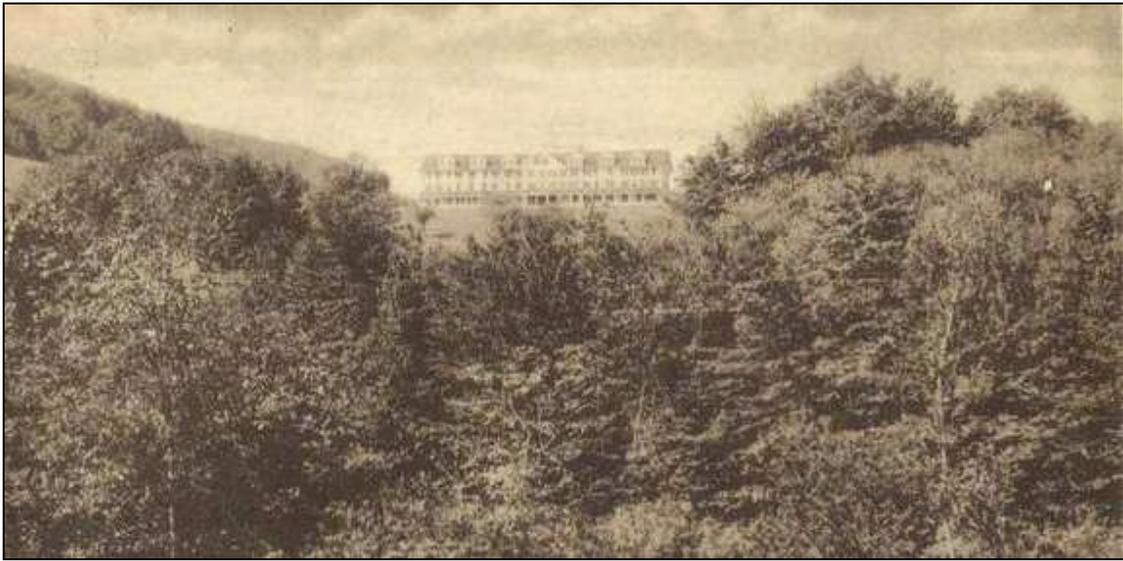


Fig.94: Postcard view of Campbell Inn, c. 1910. Photo by www.cardcow.com.



Fig.95: Antrim Lodge, Highland Ave., c. 1890.

RECONNAISSANCE-LEVEL HISTORIC RESOURCE SURVEY of the LOWER BEAVERKILL VALLEY ROCKLAND, SULLIVAN COUNTY, NEW YORK

V. Analysis of Survey Data

Existing Survey

It is presently unknown how many inventory forms for properties in the Town of Rockland are file in the State Historic Preservation Office (SHPO) in Waterford, New York, as they are not accessible. This repository likely contains a small number of forms collected in the years the state's survey program was active in the 1970s. No systematic survey effort occurred in the town; however, information on individually significant and/or threatened properties would have been collected by state fieldworkers or submitted by local preservationists. State agencies required to comply with federal and, later, state historic preservation requirements would have contributed forms to the inventory in relation to projects under their jurisdiction, such as highway construction, waste water treatment, utility work, etc. As of October 2012, there were 86 instances on record in the state's tracking system in which the impact on historic buildings and archeological resources in the town were assessed. Some of these generated inventory forms. In the survey area, these included the four properties listed on the National Register: Westfield Presbyterian Church in Roscoe, Rockland Mills on the Rockland Flats, Dundas Castle in Craigie Clair and the Beaverkill Covered Bridge in Beaverkill. In addition, around 20 buildings in Roscoe are recorded, including the Roscoe Central School, the Roscoe O & W Railway Museum, the Roscoe Public Library, the Roscoe Motel, and a number of addresses on Stewart Avenue and Old Rt. 17. At least 14 local archeological sites are listed in the system; all are historic sites representing saw mills and other industrial sites along the Beaverkill and Willowemoc. No prehistoric sites are indicated.

New Survey

The project area covered the route of the Beaverkill from the neighborhood of Beaverkill, which is centered on the Beaverkill Covered Bridge, downstream to the river's confluence with the Willowemoc Creek at Junction Pool in Roscoe. The section where the Beaverkill flows through the town of Colchester in Delaware County was excluded, and three contiguous sub-areas were delineated in Beaverkill at the north end of the area, Roscoe at the southern end and Rockland Flats in between. A fourth contiguous area was surveyed on Burnt Hill to capture five historic farmsteads there. In all, 661 properties were recorded and classified by property type, construction dates, architectural and/or landscape features and historical associations. Spreadsheet data bases were compiled on each of the four areas using assessor data and maps as a starting point. A historical overview was written to provide contexts for identification and assessment, and in which three historical periods were outlined.

1. Settlement & Early Industrial Period, 1789-1860
2. Late Industrial & Railroad Tourism Period, 1860-1920
3. Automobile Tourism Period, 1920-1965

A summary of the property data collected for the four survey sub-areas follows. See spreadsheets in Appendix for more detailed property classifications.

Roscoe

The survey area for the hamlet of Roscoe is bounded by the mountain side north of Old Rt. 17 and the Roscoe-Rockland line at the point where Old Rt. 17 turns west and Rockland Road continues north. The southern edge extends up the mountainside on the south side of the Willowemoc Creek to include Riverside Drive, the Campbell Inn and a portion of The Gulf Road. The area extends east to the limit of hamlet development on Old Rt. 17 and Yorktown Road; Miller Heights is included but is discontinuous. Finally, the area stretches west to include Junction Pool.

A total of 311 properties were recorded within these boundaries; 268 of them contain buildings (and two cemeteries), while 43 parcels are vacant. Of the property owners, 90 (29%) had non-local addresses. In terms of estimated dates of construction, the following breakdown occurred in the data.

- 1780-1875: 29 properties Settlement period, farming, lumbering, tanning, sport fishing
- 1875-1920: 125 properties Roscoe's growth following the opening of the railroad
- 1921-1944: 27 properties Between the wars, advent of highways & auto tourism, central school
- 1945-1965: 54 properties Post WWII residential & commercial development
- 1965-present: 22 properties Decline of tourism, rise of seasonal homes

Rockland Flats

The flats are a wide geographical area framed by mountains on either side, with the Beaverkill running down the western side. It is bounded on the south by the north line of the Roscoe survey sub-area and on the north by the Delaware County line. It was the initial center of the Rockland settlement and has early resources associated with farming, grist and saw milling, tanning and commerce.

A total of 190 properties were recorded within these boundaries; 148 of them contain buildings (and one cemetery), while 42 parcels are vacant. Of this later group, at least 10 are associated with agriculture. Of the property owners, 52 (27%) had non-local addresses. In terms of estimated dates of construction, the following breakdown occurred in the data.

- 1780-1875: 30 properties Settlement period, farming, lumbering, tanning, commerce, fishing
- 1875-1920: 39 properties With the opening of the railroad, Roscoe becomes commercial center
- 1921-1944: 7 properties Between the wars, advent of auto tourism
- 1945-1965: 24 properties Post WWII residential development, farms subdivided
- 1965-present: 49 properties Decline of tourism, a suburb of Roscoe

Beaverkill

The Beaverkill sub-area follows the narrow, rural section of the river's valley west of the Delaware County line and south of Shin Creek. Its center is located at the Beaverkill Covered Bridge where tanneries (the lands of which now constitute a state campground) and boarding houses were concentrated. A number of saw mills and farmsteads distinguished the riverside; none of the mills survive and most of the farms were taken over by fishing clubs in the late 19th and early 20th centuries. After the automobile provided easier access, most of the existing dwellings were taken over as vacation homes and new cottages were built on vacant land. It is in this natural and private area that most of the seasonal home development has taken place in recent years.

A total of 132 properties were recorded within these boundaries; 74 of them contain buildings (and one cemetery), while 98 parcels, mostly forest tracts, are vacant. Of the property owners, 100 (76%) had non-local addresses. In terms of property types, the following breakdown occurred in the data.

- Riverside farms: 3 farms located on floodplains along the river
- Upland farms: 5 farms on hillsides and on plateaus
- Historic dwellings: 16 houses built by settlers prior to arrival of second home owners
- Boarding house: 1 others have been lost to obsolescence
- Summer cottages: 17 small picturesque dwellings either built or adapted from existing buildings
- Seasonal homes: 23 larger houses of non-historic design

Burnt Hill Farms

The mountain that is framed by the three survey sub-areas, Roscoe on the south, Rockland Flats on the west and Beaverkill on the north, contains six hilltop farmsteads that were established by 1875. Four of them retain historic houses, barns and outbuildings, and all of them maintain rural, agricultural settings. This sub-area contains 28 properties.

Recommended Actions

1. Fully document buildings and histories of all properties built prior to 1875.

All of the 73 properties identified in the survey as dating prior to the publication of the 1875 town map should be fully recorded with detailed narrative and photographic descriptions and site and building plans. (Official New York State Building Inventory Forms, issued by the SHPO would be a good template to use.) The history of their construction and ownership also should be recorded using deed and census records, as well as other local archival sources. Include documentation of associated barns, outbuildings and landscapes, even if they currently are on different parcels. Special attention should be given to farm properties that retain substantial amounts of their historic landscape. The dimensions of the original farms should be determined and mapped, with subsequent subdivision stages delineated. This process will serve both to provide a representation of the past history of a property and to provide valuable information about the later subdivision process.

2. Further document development associated with Catskill tourism theme

Attracting sport fishermen in the mid-19th century, the Beaverkill represents the earliest stage in the history of Catskill tourism, and it participated in every subsequent stage of that significant history, including its late-20th-century decline. There are many properties associated with this history and their significance should be better documented in relation to it.

3. Undertake an intensive-level survey of Roscoe.

Roscoe's rapid and remarkable growth at the turn of the 20th century should be the subject of a more detailed and comprehensive study to rediscover the particular characteristics of its commercial and residential development. The history of the subdivisions and the people involved with real estate and construction should be recovered. Also, from whence newcomers came and how they organized into a community would be interesting to reveal. The roles of the railroad, local industry, main street commercial development and the central school are palpable and should be explored. With a more detailed documentation and historical context, some form of historic district designation—either national/state or local—will be justified.

4. Further document post-WWII residential subdivision on Miller Heights

The small planned subdivision of standardized houses at Miller Heights is a rare feature in the town associated with the nation-wide post-WWII program of residential development for returning war veterans. A local physician appears to have planned the project. In this context, the particular history of this neighborhood warrants more detailed study. The house types—capes, ranches and split levels—are characteristic of the FHA-approved dwellings contractors were building for factory workers and young professionals. Once a more complete context is researched and written, Miller Heights may emerge as eligible for national, state and local designation.

5. Further document a potential historic district on the Rockland Flats

The area's first commercial core was located at the intersection of Rockland and Palen roads where many 19th-century commercial, industrial, agricultural and residential resources still exist. (Rockland Mills at the west end of Palen Rd. has already been listed on the National Register.) Once more complete documentation is undertaken, a historic district may emerge as eligible for national, state and local designation.

6. Further document a potential historic district in Beaverkill

The community of Beaverkill is a historic center within a more natural stretch of the river. It contains a number of notable buildings that reflect the broad range of the region's rural and tourist development and retain their historic appearances and settings. Once more complete documentation is undertaken, a historic district may emerge as eligible for national, state and local designation.

7. Consider enacting a town historic preservation ordinance that will allow the designation and review protection of historic landmarks and districts

It is important for the town government to recognize the value of preserving historic resources and use available municipal laws and tools to protect them. Additionally, the Town of Rockland can use the assessments made in this survey to make informed decisions about the effect of proposed projects on identified historic resources. This can be done without the benefit of formal designations if the Building Department and other relevant town departments are aware of what properties have been determined significant in the survey. If a historic property is "flagged" in a project or permit action that proposes to substantially alter historic features, the Building Department and an appointed historic preservation commission can confer on the property's significance and the impact of the action. The Building Department and historic preservation commission can identify actions that are exempt from such consideration to expedite certain types of projects.

8. Consider protecting the Beaverkill Valley as a Critical Environmental Area

A Critical Environmental Area (CEA) is land that has earned special protection under the State Environmental Quality Review Act (SEQRA). To be designated a CEA, the area must have one or more of the following characteristics: It is a benefit or threat to human health. It is a natural setting. Wildlife habitats, wetlands, forests, and lakes are some examples of a natural setting. It has agricultural, social, cultural, historic, archaeological, recreational, or educational values. It has an inherent ecological, geological or hydrological sensitivity to change that may be adversely affected by any change. Following designation, the potential impact of any Type I or Unlisted Action on the environmental characteristics of the CEA is a relevant area of environmental concern and must be evaluated under SEQRA regulations.¹

9. Publish survey reports and documentation of historic properties.

It is important to make new information about the history and significance of the town's historic resources available to the public to raise its awareness of what exists and engage current residents in the town's responsibility to preserve those resources. This effort should begin with the duplication and distribution of this report to relevant town departments, libraries and cultural organizations, as well as posting it on the Town's web site. Future documentation results can also be published in print and digital formats.

¹ http://www.nysegov.com/citguide.cfm?ques_id=1403&superCat=102&cat=147&content=relatedfaqs

RECONNAISSANCE-LEVEL HISTORIC RESOURCE SURVEY
of the
LOWER BEAVERKILL VALLEY
ROCKLAND, SULLIVAN COUNTY, NEW YORK

VI. Appendix

- VI-1 Spreadsheet list of properties in the Hamlet of Roscoe
- VI-2 Spreadsheet list of properties on the Rockland Flats
- VI-3 Spreadsheet list of properties in the Beaverkill Neighborhood
- VI-4 Spreadsheet list of farm properties on Burnt Hill

RECONNAISSANCE-LEVEL HISTORIC RESOURCE SURVEY
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LOWER BEAVERKILL VALLEY
ROCKLAND, SULLIVAN COUNTY, NEW YORK

Roscoe Section

Location & Site				Land Use				Principal Building																Landscape						
SBL No.	St. No.	St. Name	Owner local?	Present Use	Historic Use	Historic Name(s)	Area (acres)	Year Built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endangered?	Outbuilding 1 type	Adjoins Beaverkill or Willowemoc ?	Distinctive Landscape Features	Landscape Conditions	Historic Status	Hist. Dist. ?
34.-6-1	3	Academy St	Y	single dwelling	single dwelling	Sprague House	0.32	c. 1850	wood frame	1.5	gable	3 bays, offset entrance	stone	wood clap		asb-cem shingles added	asphalt	front	altered	intact	mid-19th century plan form	Greek Revival	intact	Y	garage	N	landscaped yard	intact	H	HD
34.-7-5	6	Academy St	Y	school	school	Roscoe-Rockland Central School	3.3	1939 1961 c. 2000	masonry	2	flat	central 3 sty tower w/entrance flanked on each side by 3 clsm bays terminating at corner pavilions	concrete	brick	stone	intact	membrane			replaced	monumental front façade, heavily detailed	Designed in Academic Gothic in an Art Deco manner	intact	N		N	set back behind front yard w/ driveway, paved parking lot, playground	altered	H	HD
34.-6-21	9	Academy St	Y	single dwelling	single dwelling		0.11	c. 1940	wood frame	2	gable	3 bays, central entrance	concrete	asb-cem shingle		intact	metal	entrance	altered	replaced	telescoping plan w/ wing & porch on W end	Cape Cod	intact	N		N	small landscaped yard	intact	C	HD
34.-6-20	11	Academy St	Y	vacant lot	vacant land		0.02																Y		N	lawn	intact	C	HD	
34.-6-19.1	13	Academy St	Y	single dwelling	single dwelling		0.15	c. 2000	wood frame	1	gable	4 bays, offset entrance	concrete	vinyl clap		intact	asphalt	entrance	intact	intact	manufactured home "double-wide"	Colonial Revival	intact	N		N	landscaped yard	intact	NC	HD
34.-6-8	15	Academy St	Y	single dwelling	single dwelling		0.45	1930	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap		asb-cem shingles added	asphalt	front	intact	replaced		Classical	intact	N	garage	N	landscaped yard	intact	C	HD
34.-7-4	22	Academy St	Y	single dwelling			0.2	1920																						HD
34.-6-17	23	Academy St	Y	single dwelling	single dwelling		0.16	c. 1915	wood frame	2	front gable	3 bays, offset entrance	stone	wood clap	wood shingle	asb-cem shingles added	metal	front	altered	intact	1 sty wing on W side, 1 sty rear ell	Picturesque	intact	N	garage	N	landscaped yard	intact	C	HD
34.-6-16	27	Academy St	Y	single dwelling	single dwelling		0.21	c. 1915	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap	wood shingle	vinyl clap added	asphalt	front & wraps on side	intact	replaced	porch terminates at 2 sty cross gable pavilion on W side	Picturesque	intact	N	garage	N	landscaped yard	intact	C	HD
33.-1-79	11	Alpine Rd	Y	single dwelling	single dwelling	R. Stewart (1856 & 1875)	1	c. 1850	wood fr	2	gable	3 bays w/ center entrance	stone	wood clap		vinyl clap added	asphalt	front	altered	replaced	2 sty, 3 bay dwelling	Classical	intact	N	garage	N	adjoins Stewart Creek, site of Robert Stewart homestead & saw mill	intact	H	
33.-1-78.1	21	Alpine Rd	Y	single dwelling	hotel		27.1	1927	wood fr	3	gable	6 bays, engaged towers, cent ent	stone	stucco		intact	asphalt	front	intact	intact	deep piazza w. arched openings, 4-sty towers flanking center entrance, porte cochere, arched dormer in center	Mission	intact	N	cottage	N	adjoins Stewart Creek, site of Robert Stewart homestead & saw mill	intact	H	
34.-9-11.1		Athletic Field St	Y	athletic field	flood plain		13.1																N	garage	B & W	athletic field, football field, 2 baseball diamonds, 2 basketball courts, swimming pool	altered	C	HD	
34.-10-8	1	Church St	Y	single dwelling	comm garage		0.46	1948	masonry	2	front gable	2 veh bays, 1 ent, 1 corner window	concrete	concrete block	vinyl siding in gable	intact	metal			intact	metal casement windows on 1st story; 2nd sty dwelling	Modern Comm	intact	N		N	paved parking lot	altered	C	HD
34.-11-11	2	Church St	Y	church & manse	church & manse		0.26	c. 1900	wood frame	2	front gable	3 bays, entrance in tower on side	stone	wood clap		vertical wood boards added	asphalt	entrance	altered	stained glass intact	square tower engaged SE corner, cross-gable wing on N side	Modern	altered	Y	manse	N	lawn along roads, paved parking lot	intact	C	HD
34.-10-7	7	Church St	N	single dwelling	single dwelling		0.07	c. 1940	wood frame	1	front gable	3 bay, central entrance	concrete	asb-cem shingle		intact	asphalt	entrance	intact	replaced	stone chimney on front façade	Picturesque	intact	N		N	landscaped yard	intact	C	HD
34.-10-6	9	Church St	Y	single dwelling	single dwelling		0.25	1880	wood frame	1.5	gable	3 bay, central entrance	stone	wood clap		vinyl clap added	asphalt	front	altered	intact	entrance w/ sidelights, scale & plan form suggest it was built before 1850; possibly part of Darbee farm	Federal	altered	Y	garage	N	landscaped yard	intact	H	HD

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Location & Site			Land Use				Principal Building																Landscape							
SBL No.	St. No.	St. Name	Owner local?	Present Use	Historic Use	Historic Name(s)	Area (acres)	Year Built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endangered?	Outbuilding 1 type	Adjoins Beaverkill or Willowemoc ?	Distinctive Landscape Features	Landscape Conditions	Historic Status	Hist. Dist. ?
34.-11-7	10	Church St	N	multiple dwelling	hotel		0.29	c. 1900	wood frame	2	cross gable	4 bays, central entrance	stone	wood shingle		intact	metal	front	enclosed	replaced	cross-wing plan	Picturesque	intact	Y	annex	N	paved parking lot	altered	C	HD
34.-10-4	11	Church St	N	single dwelling	single dwelling		0.06	c. 1940	wood frame	1	front gable	2 bays, offset entrance	concrete	brick veneer	asb-cem shingle	intact	asphalt	side	added	replaced	brick veneer	Colonial Revival	altered	N	carport	N	landscaped yard	intact	C	HD
34.-11-6	12	Church St	N	single dwelling	single dwelling		0.28	1938	wood frame	1	gable	3 bays, central entrance	concrete	wood clap		intact	asphalt	entrance	intact	replaced	gable porch, gable dormers, side wing	Cape Cod	intact	N	garage	N	landscaped yard, deep setback at top of slope	intact	C	HD
34.-10-3	13	Church St	N	single dwelling	single dwelling		0.15	c. 1940	wood frame	1	front gable	3 bays, central entrance	concrete	asb-cem shingle		intact	asphalt	entrance	intact	intact	basement at grade on W side, stone chimney	Colonial Revival	intact	N		N	landscaped yard	intact	C	HD
34.-11-5	16	Church St	Y	single dwelling	single dwelling		0.28	c. 1915	wood frame	1	gable	3 bays, central entrance	concrete	wood clap or shingles		asb-cem shingles added	asphalt	entrance, recessed	altered	altered	large central dormer, basement at grade W side	Craftsman Bungalow	altered	N		N	wooded yard	intact	C	HD
34.-11-4	18	Church St	N	single dwelling	single dwelling		0.12	c. 1910	wood frame	2	hipped	2 bays, offset entrance	concrete	wood clap		vinyl clap added	asphalt	entrance	altered	replaced	hipped roof dormers, bay window on E side	Classical Four Square	intact	N	garage	N	landscaped yard	intact	C	HD
34.-10-2	19	Church St	Y	single dwelling	single dwelling		0.2	c. 1940	wood frame	1	cross gable	1 bay w/ picture window, entrance on W side	concrete	wood shingle		altered	asphalt	entrance	added	altered	6-section picture window, stone stoop w/ wrought iron posts & rail	Modern Ranch	altered	N	garage	N	landscaped yard	intact	C	HD
34.-11-3	22	Church St	N	multiple dwelling	multiple dwelling		0.37	c. 1900	wood frame	2	gable	3 bays, two entrances separated by pavilion	stone	wood clap		asb-cem shingles added	asphalt	entrances	intact	replaced	2-sty gable central pavilion, 2 sty cross-gable rear wing	Picturesque	intact	N	garage	N	landscaped yard	intact	C	HD
36.-4-1.1	17	Cottage St	Y	gas station	tannery site		1.19	c. 1980	masonry	1	gable	storefront	concrete			intact	membrane					Modern	intact	N	canopy	W	paved lot	altered	NC	
36.-4-1.2	27	Cottage St	Y	mobile home park	tannery site		1.8	c. 1970																N		N	14-unit mobile home park	altered	NC	
36.-5-7.3	28	Cottage St	N	auto repair shop	commercial		0.43	c. 1980	masonry	1	gable	multiple service bays	concrete	concrete block		intact	metal					Commercial	intact	N		W	paved parking lot	altered	NC	
36.-5-7.2	30	Cottage St	Y	single dwelling	single dwelling		0.31	c. 1980	wood frame	1	gable	multiple bays, offset entrance	concrete	vinyl clap		intact	asphalt	entrance	enclosed	intact	rear wing & deck overlooking creek	Colonial Revival	intact	N	garage	W	landscaped yard	intact	NC	
36.-4-2	35	Cottage St	Y	vacant land	tannery site		0.39																	Y		N	vacant lot, wooded	intact	C	
36.-4-6	43	Cottage St	Y	lumber yard	industrial		1.37	c. 1900																Y		N	driveways & work yards, tannery site	intact	C	
36.-4-4	45	Cottage St	Y	single dwelling	single dwelling		0.28	c. 1870	wood frame	1.5	front gable	2 bays, offset entrance	stone	wood clap		asb-cem shingles	asphalt	front	enclosed	replaced	small plan w/ 1sty wing	Picturesque	altered	N	garage	N	landscaped yard	intact	C	
36.-4-5	49	Cottage St	Y	single dwelling	single dwelling		0.31	1865	wood frame	1.5	gable	3 bays, central entrance	stone	wood clap		asb-cem shingles	asphalt	entrance	altered	altered		Classical	altered	Y	garage	N	landscaped yard	intact	C	
36.-4-11	53	Cottage St	Y	single dwelling	single dwelling		0.12	c. 1910	wood frame	2	hipped	3 bays, central entrance	stone	wood clap		vinyl clap added	asphalt	front	enclosed	intact	hipped roof dormer on front	Classical Four Square	intact	Y	garage	N	landscaped yard	intact	C	
36.-5-7.1	54	Cottage St	Y	vacant land	industrial		5.58	c. 1850																Y		W	tannery site	altered	H	
36.-5-5	60	Cottage St	N	single dwelling	single dwelling		0.23	c. 1870	wood frame	2	front gable	3 bays, central entrance	stone	wood clap		intact	asphalt	front	intact	intact		Classical	intact	Y		N	wooded yard	intact	C	

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SBL No.	St. No.	St. Name	Owner local?	Present Use	Historic Use	Historic Name(s)	Area (acres)	Year Built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endangered?	Outbuilding 1 type	Adjoins Beaverkill or Willowemoc ?	Distinctive Landscape Features	Landscape Conditions	Historic Status	Hist. Dist. ?
36.-4-12	61	Cottage St	Y	single dwelling	single dwelling		0.12	c. 1870	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	front	enclosed	intact	cross gable pavilion on S side	Colonial Revival	intact	Y	garage	N	landscaped yard	intact	C	
36.-4-10	63	Cottage St	Y	single dwelling	single dwelling		0.13	c. 1870	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap		asb-cem shingles	asphalt	front	enclosed	intact		Classical	intact	Y	mobile home	N	landscaped yard	intact	C	
36.-5-4.2	64	Cottage St	N	single dwelling	single dwelling		0.48	c. 1910	wood frame	2	gable	3 bays, central entrance	concrete	wood clap	wood shingles	intact	asphalt	front	intact	intact	porch tuclod under extension of roof, front gable dormer, deep eaves w/ braces	Craftsman Bungalow	intact	Y	garage	N	landscaped yard	intact	C	
36.-4-9	65	Cottage St	Y	single dwelling	single dwelling		0.23	c. 1900	wood frame	2	front gable	3 bays, central entrance	stone	wood clap		plywod sheets added	asphalt	front	altered	replaced		Rustic	altered	N		N	landscaped yard	intact	C	
36.-5-3	68	Cottage St	Y	single dwelling	single dwelling		0.54	c. 1900	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap	wood shingles	vinyl clap added	asphalt	front	altered	replaced	2 sty cross-gable pavilions on both sides	Picturesque	altered	N	annex	N	landscaped yard	intact	C	
36.-4-8	69	Cottage St	Y	single dwelling	single dwelling		0.17	1936	wood frame	1.5	gable	3 bays, central entrance	concrete	wood clap		vinyl clap added	asphalt	entrance	altered	replaced	entrance framed in stone w/ brick chimney	Picturesque	intact	N		N	landscaped yard	intact	C	
36.-4-7	71	Cottage St	Y	single dwelling	single dwelling		0.38	c. 1910	wood frame	2	cross gable	1 bay, entrance in wing	stone	wood clap		asb-cem shingles	asphalt	wing	altered	inact	cross-wing plan	Craftsman	intact	N	garage	N	landscaped yard	intact	C	
36.-5-1	72	Cottage St	N	single dwelling	single dwelling		0.1	1902	wood frame	2	hipped	3 bays, central entrance	stone	wood clap		intact	asphalt	front	intact	intact	hipped roof dormers, porch w/ column posts, bay window on S side	Classical	intact	Y	garage	N	landscaped yard	intact	C	
36.-5-2	76	Cottage St	N	single dwelling	single dwelling		0.24	1902	wood frame	2	hipped	3 bays, central entrance	stone	wood clap		intact	asphalt	front	intact	intact	hipped roof dormers, porch w/ column posts, bay window on N side	Classical	intact	Y		N	landscaped yard	altered by Quickway	C	
33.-1-63.4	1	Dutch Hill Rd	Y	single dwelling	single dwelling		1.03	c. 1900	wood fr	2	front gable	3 bay w/ entrance	stone	wood clap		vinyl clap added	asphalt	front & wrap W side	intact	replaced	large, 2 sty boarding house type w/ wrap-around porch, side wall dormers	Picturesque	intact	N	barn	N	cleared	inact	H	
33.-1-54.1	20	Dutch Hill Rd	N	private forest	forest		65.51																N		N	forest	intact	C		
33.-1-63.2	21	Dutch Hill Rd	Y	single dwelling	single dwelling		10.04	2000	wood fr	1	gable	multi-bay, offset entrance	none	vinyl clap		intact	asphalt	entrance deck		intact	manufactured dwelling	modern	intact	N	barn	N	forest	intact	NC	
33.-1-54.2	24	Dutch Hill Rd	Y	single dwelling	single dwelling		1	1951	wood fr	1	gable	4 bays, offset entrance	concrete	wood clap								Ranch	intact	N	garage	N	forest	intact	C	
33.-1-62	29	Dutch Hill Rd	Y	single dwelling	single dwelling		0.97	1920	wood fr	2	gable	3 bay w/ entrance	brick	wood clap		vinyl clap added	metal	front	enclosed	replaced	footprint not aligned with road, clipped gables, entrance on downhill gable end	Picturesque	altered	N	garage	N	cleared	intact	C	
33.-1-54.4	32	Dutch Hill Rd	Y	single dwelling	single dwelling		1	c. 1970	wood fr	1	flat	multi-bay, offset entrance	none	metal				front			manufactured dwelling	modern	intact	N		N	forest	intact	NC	
33.-1-54.6	44	Dutch Hill Rd	N	single dwelling	single dwelling		2.05	1988	wood fr	1	gable	multi-bay, offset entrance	concrete	vinyl clap			asphalt					Ranch	intact	N	garage	N	forest	intact	NC	
33.-1-63.1	73	Dutch Hill Rd	N	single dwelling	single dwelling		12.29	2007															intact	N		N	forest	intact	C	
33.-1-54.3	1	Gulf Rd	Y	vacant land	floodplain		4.37																N		W	floodplain	intact	C		
35.-3-1	6	Gulf Rd	Y	single dwelling	single dwelling		0.69	1949	wood frame	1	gable	3 bays, central entrance	concrete	wood shingle		intact	asphalt	entrance	intact	replaced	entrance in gable vestibule, 2-car garage attached to SE side	Colonial Revival Ranch	altered	N		N	large yard	intact	C	
33.-1-54.8	12	Gulf Rd	Y	single dwelling	single dwelling		2.74	1879	wood fr	2	cross-gable	multi-bay, offset entrance	stone	wood clap		asb-cem shingle added	asphalt	wrap on wing	alt	replaced		Cross-wing	altered	Y	annex	N	forest	intact	C	
33.-1-56	21	Gulf Rd	N	single dwelling	single dwelling		1	c. 1890	wood fr	2	gable	2 bays, offset entrance	stone	wood clap			asphalt	front & wrap	intact	replaced	front gable dormer, decorative porch frieze	Queen Anne	intact	Y	garage	W	cleared	intact	H	

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33.-1-55	28	Gulf Rd	Y	single dwelling	single dwelling		1.3	1940	wood fr	1	gable	3 bays, offset entrance	concrete	wood clap		vinyl clap added	metal	front	enclosed	replaced	front cross-gable bay	Ranch	altered	N	garage	N	cleared	intact	NC		
33.-1-59	34	Gulf Rd	Y	single dwelling	single dwelling		0.14	c. 1970	wood fr	1	gable	multi-bay, offset entrance	concrete	unknown		vert. board	tarp	entrance				manufactured dwelling	Ranch	intact	Y	garage	N	cleared	intact	NC	
33.-1-57	37	Gulf Rd	Y	single dwelling	single dwelling		0.56	1968	wood fr	1	gable	multi-bay, offset entrance	concrete	wood clap		vinyl clap added	asphalt	center	intact			center cross gable porch bay; 2 bay garage attached west end	Ranch	intact	N		W	cleared	intact	NC	
33.-1-60	38	Gulf Rd	Y	single dwelling	single dwelling		1	c. 1900	wood fr	2	cross-gable	entrance in wing	stone	wood clap		vinyl clap added	metal	front	added	replaced	2 window bays in main section, ent. In wing; porch added c. 1920	Cross-wing	intact	N	garage	N	cleared	intact	C		
33.-1-61	40	Gulf Rd	N	single dwelling	single dwelling		0.76	1960	wood fr	1	gable	2 window bays	concrete	wood clap		wood shingle added	asphalt	rear deck	added	replaced	entrance on gable end, exterior altered	Cape Cod	altered	N		N	cleared	intact	NC		
33.-1-58.2	41	Gulf Rd	N	building lot	vacant land		0.36																Y		W	cleared	intact	C			
33.-1-58.1	45	Gulf Rd	Y	single dwelling	single dwelling		0.31	1969	wood fr	1	gable	3 bays, offset entrance	concrete	wood clap		vinyl clap added	asphalt	front deck	added	replaced	1-bay garage tucked under	Ranch	intact	N		W	cleared	intact	NC		
33.-1-64	50	Gulf Rd	Y	single dwelling	single dwelling		5.62	1960	wood fr	1	gable	4 bays, offset entrance	concrete	wood shingle		altered	asphalt	tucked under corner	intact	replaced	alteration in process w/ new roof and dormers; rear ell	Ranch	altered	N		N	forest	intact	NC		
33.-1-69.2	54	Gulf Rd	Y	single dwelling	single dwelling		0.57	1960	wood fr	1	gable	3 bays w/ entrance	concrete	wood clap			asphalt	end	intact				Ranch	intact	N		N	forest	intact	C	
33.-1-66	56	Gulf Rd	Y	multiple dwelling	two-family dwelling		7.48	1992	wood fr	2	gable	1 sty, 3 bays, central entrance	concrete	log siding		intact	asphalt	front	intact	intact	log siding, full open porch, 2 stys in rear	Rustic	intact	N	garage	N	forest	intact	NC		
33.-1-68	58	Gulf Rd	Y	single dwelling	single dwelling		0.94	1951	wood fr	1	gable	3 bays w/ entrance	concrete	wood clap			asphalt	end	intact				Ranch	intact	N		N	forest	intact	C	
33.-1-67.2	60	Gulf Rd	Y	single dwelling	single dwelling		0.73	1951	wood fr	1	gable	3 bays w/ entrance	concrete	wood clap			asphalt	end	intact				Ranch	intact	N		N	forest	intact	C	
33.-1-69.1	62	Gulf Rd	Y	private forest	forest		16																N		N	forest	intact	C			
33.-1-70	76	Gulf Rd	N	single dwelling	single dwelling		14.93	1910	wood fr	2	front gable	2 bays, offset entrance	stone	wood clap	wood shingle	intact	asphalt	front	porch replaced with deck	replaced	2 sty cross gable pavilion on E side	Stick Style	intact	N	barn	W	forest	intact	H		
33.-1-74	88	Gulf Rd	N	single dwelling	single dwelling	C. Crippen (1875)	0.78	c. 1860	wood fr	2	gable	3 bays, center entrance	stone	wood clap		intact	asphalt	side	intact	replaced		Classical	altered	N		N	clearing	intact	H		
33.-1-75	94	Gulf Rd	Y	single dwelling	single dwelling	C. Crippen (1875)	1.25	c. 1860	wood fr	1.5	gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	entrance	altered	replaced	1.5 story w/ half windows in upper story	Classical	altered	N	garage	N	forest	intact	C		
33.-1-80.1	113	Gulf Rd	Y	single dwelling	single dwelling		8.46	1905	wood fr	2	cross-gable	2 sty central block w/ entrances in flanking wings	stone	wood clap		asphalt shingles added	metal	fronts of wings	altered	intact		scroll-sawn gable decoration	Picturesque	intact	Y	barn	N	parcel on both sides of road, adjoins Stewart Creek, forest on N side	intact	H	
33.-1-83	117	Gulf Rd	Y	single dwelling	single dwelling		0.63	1910	wood fr	2	gable	3-bay, center entrance	stone	wood clap	wood shingle	asphalt shingles added	metal	front	enclosed	intact		clipped gables, hipped front drmer	Picturesque	intact	Y	garage	N	parcel on both sides of road, adjoins Stewart Creek	intact	H	
33.-1-82	121	Gulf Rd	Y	single dwelling	single dwelling		0.39	1910	wood fr	2	front gable	2-bay, offset entrance	stone	wood clap		vinyl clap added	asphalt	front	enclosed	replaced	cross-gable wing across rear	Picturesque	altered	N	shed	N	parcel on both sides of road, adjoins Stewart Creek	intact	C		
33.-1-80.2	125	Gulf Rd	Y	service building	service building		0.25	c. 1950	masonry	1	gable						metal					vehicle door on E end	none	altered	Y		N	cleared	intact	NC	

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SBL No.	St. No.	St. Name	Owner local?	Present Use	Historic Use	Historic Name(s)	Area (acres)	Year Built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endangered?	Outbuilding 1 type	Adjoins Beaverkill or Willowemoc ?	Distinctive Landscape Features	Landscape Conditions	Historic Status	Hist. Dist. ?
33.-1-77	126	Gulf Rd	Y	single dwelling	single dwelling		6	1905	wood fr	2	gable	multi-bay, offset entrance	stone	wood clap			asphalt	front	altered			Classical	altered	N	barn	N	forested farmstead, adjoins Sewart Creek	intact	C	
33.-1-81	127	Gulf Rd	Y	single dwelling	single dwelling		0.67	1930	wood fr	2	gable	3-bay, offset entrance	concrete	wood clap		vinyl clap added	asphalt	front	enclosed	replaced	large front porch	none	altered	N	garage	N	cleared	intact	NC	
33.-1-80.3	133	Gulf Rd	Y	single dwelling	single dwelling		6	c. 1900	wood fr	2	cross-gable	2 window bays, entrance in	stone	wood clap		asphalt shingles added	asphalt	front of wing	altered	intact	cross-wing plan	Picturesque	altered	Y	cottage	N	Stewart Creek runs through parcel; forested	intact	C	
33.-1-78.2	169	Gulf Rd	Y	single dwelling	single dwelling		9.9	1990	wood fr	2	gable		concrete	wood clap		intact	asphalt	front	intact	intact	low walls, large roof, skylights	Chalet	intact	N	garage	N	clearing in forest	intact	NC	
43.-1-1.1	187	Gulf Rd	Y	single dwelling	farmstead		63.41	1927	wood frame	2	gable	3 bays, central entrance	concrete	wood clap		vinyl clap added	asphalt	entrance	intact	replaced	pent roofs on ends and sides create effect of 2nd-story being a dormer	Craftsman	intact	N	garage	N	cleared agricultural, contains Stewart Creek & location of mill pond	intact	C	
43.-1-1.5	199	Gulf Rd	Y	single dwelling	single dwelling		4.62	2005	wood frame	2	gable	4 bays, garage door on 1st sty, entrance on 2nd sty	concrete	wood clap		intact	asphalt	front	intact	intact	2nd-story deck	Colonial Revival	intact	N		N	forest	intact	NC	
33.-1-92	229	Gulf Rd	Y	single dwelling	single dwelling		15	1900	wood fr	2	front gable	2-bay, offset entrance	stone	wood clap	wood shingle	intact	asphalt	front wrap	intact	intact	side cross wings, shingled gables	Picturesque	intact	N	barn	N		intact	H	
33.-1-69.3	624	Gulf Rd	Y	building lot	vacant land		0.01																N		N	forest, water source?	intact	C		
33.-1-98		Gulf Rd	N	vacant lot	vacant land		1.54																Y		W	creekside forest	intact	C		
33.-1-99		Gulf Rd	Y	building lot	vacant land		0.08																N		N	cleared	intact	C		
33.-1-89.1	10	Haas Dr	Y	single dwelling	single dwelling		2.41	1900	wood fr	2	cross-gable	3-bay, offset entrance	stone	wood clap	wood shingle	vinyl clap added	asphalt	front	altered	replaced	scroll-sawn ornament on gables	Picturesque	intact	N	garage	N	forested	intact	C	
33.-1-89.2	33	Haas Dr	N	single dwelling	single dwelling		2.54	1988	wood fr	1	front gable	3-bay, center entrance	concrete	wood clap		intact	asphalt	front deck		intact		Chalet	inact	N		N	forested	intact	C	
33.-1-89.3	43	Haas Dr	Y	private forest	private forest		67.2																Y		N	forested	intact	C		
34.-11-9	5	Harding Ln	Y	single dwelling	single dwelling		0.09	c. 1915	wood frame	1	front gable	3 bays, central entrance	concrete	wood shingle		asb-cem shingles	metal	front	intact	intact	deep porch w/ kneewalls, exposed rafter ends	Craftsman Cottage	intact	N		N	landscaped yard	intact	C	HD
34.-11-8	7	Harding Ln	Y	single dwelling	single dwelling		0.13	1945	wood frame	1	gable	4 bays, offset entrance	concrete	wood clap		vinyl clap added	asphalt	entrance	intact	replaced	gable entrance pavilion, clipped gables, front dormer	Picturesque	intact	N	garage	N	landscaped yard	intact	C	HD
34.-11-2	11	Harding Ln	Y	single dwelling	single dwelling		0.91	c. 1920	wood frame	2	gable	2 bays, offset entrance	concrete	wood clap		vinyl clap added	asphalt	entrance	intact	replaced	2 sty rear wing	Classical	intact	N	garage	N	wooded yard	intact	C	HD
34.-9-1	16	Highland Av	Y	single dwelling	single dwelling		0.52	c. 1955	wood frame	1	gable	6 bays, offset entrance	concrete	wood shingles		intact	asphalt	entrance	intact	intact	low-pitch gable roof, stone chimney, casement windows, garages in basement on W side	Modern Ranch	intact	N		N	open yard on bluff overlooking Junction Pool	intact	C	HD
34.-10-1	21	Highland Av	Y	single dwelling	single dwelling		0.21	c. 1920	wood frame	2	hipped	3 bays, offset entrance	concrete	wood clap		vinyl clap added	asphalt	front	intact	intact	gable dormers, 1 sty rear ell, casement windows	Craftsman Four Square	intact	N	garage	N	landscaped yard	intact	C	HD
34.-9-2	22	Highland Av	Y	single dwelling	single dwelling	Albee House	0.51	c. 1900	wood frame	2	gable	3 bays, central entrance	stone	wood clap	wood shingles	asb-cem shingles added	asphalt	front	intact	replaced	entrance distinguished by pediment on porch roof & surmounted by gable dormer, rear cross gable ell	Classical	intact	N		N	open yard on bluff overlooking Junction Pool	intact	C	HD
34.-10-16	23	Highland Av	Y	single dwelling	single dwelling		0.33	c. 1920	wood frame	2	front gable	2 bays, offset entrance	concrete	wood clap	wood shingle	vinyl clap added	asphalt	front, wraps on S side	altered	replaced	wrap-around porch, gable dormers on N & S sides. Shingles in gables	Picturesque	altered	N	garage	N	landscaped yard	intact	C	HD

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Location & Site			Land Use				Principal Building														Landscape									
SBL No.	St. No.	St. Name	Owner local?	Present Use	Historic Use	Historic Name(s)	Area (acres)	Year Built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endangered?	Outbuilding 1 type	Adjoins Beaverkill or Willowemoc ?	Distinctive Landscape Features	Landscape Conditions	Historic Status	Hist. Dist. ?
34.-10-15	25	Highland Av	Y	single dwelling	single dwelling		0.23	c. 1920	wood frame	2	front gable	2 bays, offset entrance	concrete	wood clap	wood shingle	vinyl clap added	asphalt	front, wraps on S side	altered, enclosed S side	replaced	wrap-around porch, 2 sty cross-gable pavilion on S side, gable dormer N side, pent roofs, at base of gables	Picturesque	altered	N		N	landscaped yard	intact	C	HD
34.-9-12	26	Highland Av	N	multiple dwelling	single dwelling		0.32	c. 1900	wood frame	2	hipped	2 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	front	intact	intact	porch w/ columns on stone plinths, large front gable dormer with Venetian window	Classical Four Square	intact	N		N	open yard on bluff overlooking Junction Pool	intact	C	HD
34.-9-3	30	Highland Av	Y	single dwelling	single dwelling		0.24	1908	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	front	partially enclosed	replaced	porch column posts on kneewall, deep eaves w/ braces	Craftsman	intact	N		N	open yard on bluff overlooking Junction Pool	intact	C	HD
34.-9-4	32	Highland Av	Y	single dwelling	single dwelling		0.48	1956	wood frame	1	gable	6 bays, central entrance	concrete	wood clap	bluestone veneer	intact	asphalt	entrance	intact	intact	lower section of front wall covered w/ bluestone, awning windows, 2-car garage attached to S end	Modern Ranch	intact	N		N	open yard on bluff overlooking Junction Pool	intact	C	HD
34.-9-6	36	Highland Av	N	single dwelling	single dwelling		0.24	c. 1900	wood frame	2	cross gable	3 bays, central entrance	stone	wood clap	wood shingles	intact	asphalt	front	altered	replaced	triple window in front dormer, verge boards, bay window on side	Picturesque	intact	N	garage	N	open yard on bluff overlooking Junction Pool	intact	C	HD
34.-7-2	41	Highland Av	Y	single dwelling	single dwelling		0.18	c. 1900	wood frame	2	front gable	3 bays, offset entrance	stone	wood clap	wood shingles	vinyl clap added	asphalt	front	intact	replaced	ornamental porch, 1 sty rear ell & sun porch	Picturesque	intact	N		N	landscaped yard	intact	C	HD
34.-9-7	42	Highland Av	Y	single dwelling	single dwelling		0.24	c. 1900	wood frame	2	cross gable	1 bay, entrance on side	stone	wood clap	wood shingles	vinyl clap & shingles added	asphalt	wing	enclosed	replaced	cross wing plan, oriel in front façade, cross-gable pavilion on N side	Picturesque	intact	N		N	open yard on bluff overlooking Junction Pool	intact	C	HD
34.-9-8	44	Highland Av	Y	single dwelling	single dwelling		0.24	1906	wood frame	2	gable	4 bays, offset entrance	stone	wood clap	wood shingles	asb-cem shingles added	asphalt	front	intact	intact	2 sty rear ell, sleeping porch, porch w/ pillars & brick plinths	Craftsman	intact	N	garage	N	open yard on bluff overlooking Junction Pool	intact	C	HD
34.-9-9	46	Highland Av	Y	single dwelling	single dwelling		0.24	c. 1920	wood frame	1	front gable	2 bays, offset entrance	stone & concrete	wood shingles		intact	asphalt	front	altered	replaced	originated as Craftsman Cottage c. 1920, river stone basement, front gable roof, deep eaves	Ranch	intact	N	garage	N	open yard on bluff overlooking Junction Pool	intact	C	HD
34.-7-3	47	Highland Av	Y	church	church	Gate of Heaven R.C. Church	0.44	c. 1900	wood frame	1	front gable	entrance in pavilion containing narthex, tower on N side	stone	wood clap	wood shingles	vinyl clap added	asphalt			intact	4 lancet windows in wall dormers on S side, 3 lancets in apse, cross-gable chapel on N side, belfry had beveled corners	Picturesque	altered	Y		N	paved parking lot	altered	C	HD
34.-9-10	48	Highland Av	Y	single dwelling	single dwelling		0.4	c. 1890	wood frame	2	front gable	1 bay, entrance on side under projecting front gable porch	stone	wood clap	wood shingles	intact	asphalt	side wall	intact	intact	front gable & porch gable decorated w/ verge boards & paneled frieze, 2nd story flares out over 1st, beveled bays w/ braces	Picturesque	intact	N	garage	N	open yard on bluff overlooking Junction Pool, corner lot bordered by stone wall	intact	H	HD
34.-8-1	52	Highland Av	N	single dwelling	single dwelling		0.14	c. 1960	wood frame	1	gable	2 bays, offset entrance, blue stone chimney	concrete	wood clap		vinyl clap added	asphalt	entrance	intact	intact	low-pitch gable roof, chimney on front, awning windows on ends	Modern Ranch	intact	N		N	landscaped yard, on bluff overlooking Willowemoc	intact	C	
34.-6-15.1	53	Highland Av	Y	single dwelling	single dwelling		0.2	1932	wood frame	1	front gable	2 bays, offset entrance	concrete	wood clap		vinyl clap added	asphalt	front	intact	intact		Craftsman Cottage	intact	N	garage	N	landscaped yard, on bluff overlooking Willowemoc	intact	C	HD
34.-6-14.1	57	Highland Av	Y	single dwelling	single dwelling		0.27	1913	wood frame	2	cross gable	1 bay, entrance in inside corner	stone	wood clap	wood shingle	asb-cem shingles added	asphalt	inside corner	altered	replaced		Picturesque	altered	N	garage	N	landscaped yard, on bluff overlooking Willowemoc	intact	C	HD

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SBL No.	St. No.	St. Name	Owner local?	Present Use	Historic Use	Historic Name(s)	Area (acres)	Year Built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endangered?	Outbuilding 1 type	Adjoins Beaverkill or Willowemoc ?	Distinctive Landscape Features	Landscape Conditions	Historic Status	Hist. Dist. ?
34.-6-13	59	Highland Av	Y	single dwelling	single dwelling		0.23	1913	wood frame	2	front gable	2 bays, entrance on side	stone	wood clap	wood shingle	asb-cem shingles added	asphalt	side	enclosed	replaced	shingled front gable, 2 sty cross gable pavilion on S side, triple window on front	Picturesque	altered	N	garage	N	landscaped yard, on bluff overlooking Willowemoc	intact	C	HD
34.-6-12	61	Highland Av	N	single dwelling	single dwelling		0.23	1915	wood frame	2	cross gable	2 bays, entrance in wing	stone	wood clap	wood shingle	asb-cem shingles added	asphalt	wing	enclosed	replaced	cross-wing plan	Picturesque	intact	N		N	landscaped yard, on bluff overlooking Willowemoc	intact	C	HD
34.-6-11	65	Highland Av	Y	single dwelling	single dwelling		0.34	1915	wood frame	2	cross gable	2 bays, entrance in wing	stone	wood clap	wood shingle	vinyl clap added	asphalt	wing	enclosed	replaced	cross-wing plan, verge boards	Picturesque	intact	N	barn	N	landscaped yard, on bluff overlooking Willowemoc	intact	C	HD
34.-5-12	75	Highland Av	Y	commercial	commercial		1.2	c. 1960	masonry	1	flat	3 bays, offset entrance	concrete	wood board & batten	concrete block	intact	membrane	entrance	intact	replaced		Rustic	intact	N	barn	N	work yard	altered	NC	HD
34.-4-9	89	Highland Av	N	hotel	hotel	Antrim Lodge	0.62	1890	wood frame	3	hipped	4 bays w/ offset entrance	stone	wood clap		replaced	asphalt	front & E side	enclosed	replaced	hipped roof dormers, stone chimney, wrap-around porch, detached 1 sty kitchen	Colonial Revival	rehab altered	Y		N	lawn and parking lot	altered	H	HD
35.-1-5	1	Lower Punchbowl Rd	N	building lot	forest		1																Y			contains Abe Wood Brook, part of 19-C saw mill site	altered	H		
35.-1-4	3	Lower Punchbowl Rd	Y	single dwelling	single dwelling		0.24	1935	wood frame	1	gable	3 bays w/ central entrance	concrete	wood clap		vinyl clap added	asphalt	entrance		replaced		Cape Cod	intact	N	garage	W	landscaped yard, includes shoreland on E side of road; contains Abe Wood Brook, part of 19th-C saw mill site	altered	H	
35.-1-3	9	Lower Punchbowl Rd	N	building lot	forest		0.13																Y		W	includes shoreland on E side of road; contains Abe Wood Brook, part of 19th-C saw mill site	altered	H		
35.-1-1	13	Lower Punchbowl Rd	N	vacant land	forest		0.38																Y		W	includes shoreland on E side of road	intact	C		
33.-1-51	50	Lower Punchbowl Rd	Y	cemetery	cemetery	Riverview Cemetery	9.1	c. 1880																	W	cemetery	intact	C		
33.-1-49.3	80	Lower Punchbowl Rd	N	building lot	forest		3.79																N		N	forest	intact	C		
33.-1-49.2	90	Lower Punchbowl Rd	N	building lot	forest		3.79																N		N	forest	intact	C		
33.-1-49.1	100	Lower Punchbowl Rd	Y	single dwelling	single dwelling		14.58	c. 1920	wood fr	1	gable	4 bays, offset entrance	stone	wood clap		vinyl siding added	asphalt	front		intact	steep roof, shed dormers, brick chimney	Tudor Revival	intact	N	dom barn	N	forest	intact	C	
32.A-1-9		Lower Punchbowl Rd	N	quarry	quarry		150.18																yes			forest, quarry	fair	C		
34.-5-4	4	Maple St	Y	single dwelling	single dwelling		0.11	c. 1900	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap		intact	asphalt	front	altered	intact	decorative verge boards on raking roof edge	Picturesque	intact	N	garage	N	landscaped yard	intact	C	HD
34.-5-5	6	Maple St	N	single dwelling	single dwelling		0.14	c. 1900	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	metal	front & wrap	altered	replaced	2 sty cross-gable side pavilion	Picturesque	intact	N	barn	N	landscaped yard	intact	C	HD
34.-5-6	10	Maple St	Y	single dwelling	single dwelling		0.14	c. 1900	wood frame	1.5	front gable	1 bay, beveled corners on 1st sty; ent & porch S side	stone	wood clap		vinyl clap added	asphalt	S side ent	enclosed	replaced	beveled corners, small scale, cross-gable pavilions on both sides	Picturesque	intact	N		N	landscaped yard	intact	C	HD

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34.-5-7	14	Maple St	N	building lot	building lot		0.12																	Y		N	vacant lot, pre-existing house removed	altered	C	HD
34.-5-8	16	Maple St	Y	single dwelling	single dwelling		0.11	c. 1900	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap	wood shingles	asb-cem shingles & vinyl clap added	asb-cem	front	altered	intact		Picturesque	intact	Y		N	landscaped yard	intact	C	HD
34.-5-9	18	Maple St	N	garage	single dwelling		0.36	c. 1950															Y	garage	N	combined building lots, lawn	altered	C	HD	
34.-5-10	20	Maple St	Y	multiple dwelling	multiple dwelling		0.09	c. 1910	wood frame	2	front gable	3 bays, ent on both levels	concrete	wood clap		vinyl clap added	asphalt	front, 2 sty	altered	intact	2 sty front porch, exposed rafter ends	Craftsman	intact	Y		N	landscaped yard	intact	C	HD
34.-5-11	22	Maple St	Y	public library	public library		0.16	c. 1979	wood frame	1	gable	4 bays, offset ent	concrete	brick			asphalt	entrance	intact	intact	low walls, large roof	Modern Ranch	intact	N		N	centered in lawn	intact	NC	HD
34.-4-14	5	MapleSt	N	single dwelling	single dwelling		0.11	c. 1900	wood frame	2	cross-gable	2 window bays, entrance in wing	stone	wood clap		vinyl clap added	asphalt	wing	intact	replaced	cross-wing plan, open porch across wing front	Picturesque	intact	N	barn	N	landscaped yard	intact	C	HD
34.-4-13	11	MapleSt	Y	single dwelling	single dwelling		0.11	c. 1900	wood frame	2	cross-gable	2 window bays, entrance in wing	stone	wood clap		vinyl clap added	metal	front & wing	enclosed	replaced	cross-wing plan, porch across both fronts	Picturesque	altered	N	barn	N	landscaped yard	intact	C	HD
34.-4-12	13	MapleSt	Y	single dwelling	single dwelling		0.11	c. 1900	wood frame	2	front gable	3 bays, central entrance	stone	wood clap		vinyl clap added	asphalt	entrance	intact	intact	small stair light on front, deep eaves, 1 sty rear wing	Picturesque	intact	N	garage	N	landscaped yard	intact	C	HD
34.-4-11	15	MapleSt	Y	single dwelling	single dwelling		0.11	c. 1900	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	entrance	altered	replaced	paired windows on 1st sty, 1 sty rear wing	Picturesque	intact	N	garage	N	landscaped yard	intact	C	HD
34.-4-10	19	MapleSt	Y	single dwelling	single dwelling		0.23	c. 1880	wood frame	2	gable	3 bays, central entrance	stone	wood clap		vinyl clap added	asphalt	entrance	altered	replaced	19th-century plan form	Classical	altered	N	barn	N	large landscaped yard, double lot	intact	C	HD
34.-6-5	2	Maynard St	N	building lot	house lot		0.36																Y		N	parking lot	altered	NC	HD	
34.-6-6.2	6	Maynard St	Y	commercial	garage		0.17	c. 1950	masonry	1	front gable	2 bays, offset entrance	concrete	concrete block		blue stone & board & batten added	metal	none		added		none	altered	Y		N	lawn	intact	NC	HD
34.-6-7	10	Maynard St	Y	single dwelling	single dwelling		0.32	1950	wood frame	1	gable	3 bays, central entrance	concrete	asb-cem shingle		intact	asphalt	entrance	added	intact	2 large gable dormers on front	Cape Cod	intact	N		N	hillside site, stone terraces	intact	C	HD
34.-5-14	13	Maynard St	Y	single dwelling	single dwelling		0.32	1900	wood frame	2	cross-gable	1 bay, entrance in wing	stone	wood clap		intact	asphalt	wing	altered	intact	cross-wing plan, beveled corners 1st sty	Picturesque	intact	N	garage	N	large yard	intact	C	HD
34.-5-13	17	Maynard St	Y	single dwelling	single dwelling		0.28	c. 1900	wood frame	2	cross-gable	1 bay, entrance in wing	stone	wood clap	wood shingles	intact	asphalt	wing	enclosed	replaced	cross-wing plan, 3-story bay window, verge boards, shingled band between stories	Picturesque	intact	N		N	large yard	intact	H	HD
34.-6-18	18	Maynard St	Y	single dwelling	single dwelling	Maynard House	0.97	c. 1890	wood frame	2	hipped	3 bays, central entrance, 1 bay pavilion	stone	wood clap	wood shingle	intact	asphalt	entrance	intact	intact	gable dormers w/ verge boards, ornamented porches, frieze band	Picturesque	intact	N	barn	N	large landscaped yard	intact	H	HD
34.-6-9	20	Maynard St	Y	single dwelling	single dwelling		0.16	1940	wood frame	1	gable	3 bays, central entrance	concrete	wood clap	wood shingle	asb-cem shingles added	asphalt	E end	enclosed	replaced		Cape Cod	altered	NC		N	driveway	intact	NC	HD
34.-6-10	24	Maynard St	Y	single dwelling	single dwelling		0.1	1915	wood frame	2	cross-gable	2 bays, entrance in wing	stone	wood ship lap	wood shingle	intact	asphalt	wing	altered	intact	cross-wing plan, bay window on 1st sty	Picturesque	intact	N		N	small landscaped yard, stone retaining walls	intact	C	HD

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ROCKLAND, SULLIVAN COUNTY, NEW YORK

Roscoe Section

Location & Site				Land Use				Principal Building														Landscape									
SBL No.	St. No.	St. Name	Owner local?	Present Use	Historic Use	Historic Name(s)	Area (acres)	Year Built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endangered?	Outbuilding 1 type	Adjoins Beaverkill or Willowemoc ?	Distinctive Landscape Features	Landscape Conditions	Historic Status	Hist. Dist. ?	
37.-1-7	11	Miller Heights Rd	Y	single dwelling	single dwelling		0.37	1947	wood frame	1	gable	3 bays, central entrance	concrete	asb-cem shingles		vinyl clap added	asphalt	entrance	enclosed	intact	hillside siting exposes basement at grade on W end	Cape Cod	altered	Y		N	landscaped yard	intact	C	HD-2	
37.-1-8	15	Miller Heights Rd	N	single dwelling	single dwelling		0.41	1947	wood frame	1	gable	3 bays, central entrance	concrete	asb-cem shingles		vinyl clap added	asphalt	entrance	altered	intact	hillside siting exposes basement at grade on W end	Cape Cod	altered	Y	garage	N	landscaped yard	intact	C	HD-2	
37.-2-9	18	Miller Heights Rd	Y	single dwelling	single dwelling		0.46	1947	wood frame	1	gable	3 bays, central entrance	concrete	asb-cem shingles		vinyl clap added	asphalt	entrance	enclosed	replaced	porch partially enclosed leaving entrance open	Cape Cod	altered	Y		N	landscaped yard	intact	C	HD-2	
37.-2-1	22	Miller Heights Rd	Y	building lot	vacant land		0.18	1947															Y		N	forested lot	intact	C	HD-2		
37.-1-9	25	Miller Heights Rd	Y	single dwelling	single dwelling		0.58	1947	wood frame	1	gable	3 bays, central entrance	concrete	asb-cem shingles		vinyl clap added	asphalt	entrance	intact	intact	hillside siting exposes basement at grade on W end, garage in basement w/ door under front porch	Cape Cod	intact	Y		N	landscaped yard, double lot	intact	C	HD-2	
37.-2-2	28	Miller Heights Rd	Y	single dwelling	single dwelling		0.18	1947	wood frame	1	front gable	2 bays, offset entrance	concrete	asb-cem shingles		vinyl clap added	asphalt	front	enclosed	intact	hillside siting exposes basement at grade on S side, deck dormer on S side overlooking view	Cape Cod	intact	Y		N	landscaped yard	intact	C	HD-2	
37.-2-3	32	Miller Heights Rd	N	single dwelling	single dwelling		0.14	1947	wood frame	1	front gable	2 bays, offset entrance	concrete	asb-cem shingles		vinyl clap added	asphalt	front	enclosed	replaced	hillside siting exposes basement at grade on S side, deck dormer on S side overlooking view	Cape Cod	intact	Y		N	landscaped yard	intact	C	HD-2	
37.-1-12	35	Miller Heights Rd	Y	building lot	vacant land		0.58	1947															Y	service bldg	N	combines 3 1946 building lots, forest	intact	C	HD-2		
37.-2-4	36	Miller Heights Rd	Y	single dwelling	single dwelling		0.16	1947	wood frame	1	front gable	2 bays, offset entrance	concrete	asb-cem shingles		vinyl clap added	asphalt	front	removed	intact	hillside siting exposes basement at grade on S side, deck dormer on S side overlooking view	Cape Cod	intact	Y		N	landscaped yard	intact	C	HD-2	
37.-2-5	38	Miller Heights Rd	Y	single dwelling	single dwelling		0.18	1947	wood frame	1	gable	3 bays, central entrance	concrete	asb-cem shingles		vinyl clap added	asphalt	entrance	intact	replaced	hillside siting exposes basement at grade on S end, garage in basement w/ door under front porch	Cape Cod	intact	Y		N	landscaped yard	intact	C	HD-2	
37.-1-15	39	Miller Heights Rd	Y	single dwelling	single dwelling		0.8	1947	wood frame	1	front gable	2 bays, offset entrance	concrete	asb-cem shingles		vinyl clap added	asphalt	front	enclosed	intact	hillside siting exposes basement at grade on W end, garage in basement w/ door under front porch, deck dormer on S side overlooking view	Cape Cod	intact	Y		N	landscaped yard, double lot	intact	C	HD-2	
37.-1-16	47	Miller Heights Rd	Y	single dwelling	single dwelling		0.35	1947	wood frame	1	front gable	2 bays, offset entrance	concrete	asb-cem shingles			asphalt	front	enclosed	replaced	hillside siting exposes basement at grade on W end, garage in basement, deck dormer on W side overlooking view	Cape Cod	altered	Y		N	landscaped yard	intact	C	HD-2	
37.-2-6	48	Miller Heights Rd	N	single dwelling	single dwelling		0.17	1947	wood frame	1	gable	3 bays, central entrance	concrete	asb-cem shingles			asphalt	entrance	intact	intact	hillside siting exposes basement at grade on S end, garage in basement w/ door under front porch	Cape Cod	intact	Y		N	landscaped yard	intact	C	HD-2	
37.-1-5	49	Miller Heights Rd	Y	single dwelling	single dwelling		0.21	1947	wood frame	1	gable	3 bays, central entrance	concrete	asb-cem shingles			intact	asphalt	entrance	intact	intact	low gable bay on front	Cape Cod	altered	Y		N	landscaped yard	intact	C	HD-2
37.-2-7	52	Miller Heights Rd	Y	single dwelling	single dwelling		0.25	1947	wood frame	1	gable	3 bays, entrance on side	concrete	asb-cem shingles		vinyl clap added	asphalt	front	built out	replaced	hillside siting exposes basement at grade on S end, garage in basement w/ door under front porch	Cape Cod	altered	Y		N	landscaped yard	intact	C	HD-2	
37.-1-6	53	Miller Heights Rd	Y	single dwelling	single dwelling		0.21	1947	wood frame	1	gable	3 bays, central entrance	concrete	asb-cem shingles		vinyl clap added	asphalt	entrance	intact	intact	low gable bay on front	Cape Cod	intact	Y		N	landscaped yard	intact	C	HD-2	
37.-2-8	54	Miller Heights Rd	Y	single dwelling	single dwelling		0.3	1947	wood frame	1	gable	3 bays, central entrance	concrete	asb-cem shingles			asphalt	entrance	enclosed	intact	hillside siting exposes basement at grade on S end, garage in basement w/ door under front porch	Cape Cod	intact	Y		N	landscaped yard	intact	C	HD-2	
36.-6-1		NYS 17	Y	vacant land	industrial		1.9																Y		W	tannery site	altered	H			

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Roscoe Section

Location & Site			Land Use				Principal Building															Landscape									
SBL No.	St. No.	St. Name	Owner local?	Present Use	Historic Use	Historic Name(s)	Area (acres)	Year Built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endangered?	Outbuilding 1 type	Adjoins Beaverkill or Willowemoc ?	Distinctive Landscape Features	Landscape Conditions	Historic Status	Hist. Dist. ?	
37.-1-14.2	1750	Old Rt 17	Y	water supply	vacant land		0.11	1947																	pump house	N	forest	intact	C	HD-2	
37.-1-4.1	1756	Old Rt 17	Y	vacant land	vacant land		1.63																N		N	forest	intact	C	HD-2		
33.-1-35	1868	Old Rt 17	Y	single dwelling	single dwelling	Sprague House	39.1	c. 1890	wood fr	2	hipped	irregular	stone	wood clap	wood sh	intact	asphalt	wrap	intact	replaced	front pedimented pavilion, corner octagonal tower, wrap-around porch	Queen Anne	intact	N	dom. Barn	N	lawn, mature trees & plantings, wooded hillside	intact	H	HD	
33.-1-36	1908	Old Rt 17	Y	restaurant	restaurant	Roscoe Diner	9.67	1964	masonry	1	flat	glazed	stone veneer			intact						Colonial Revival	intact	N		N	paved parking lot, hillside forest	intact	C	HD	
36.-3-3	1911	Old Rt 17	N	gas station	gas station		0.6	c. 1980	masonry	1	flat	2 bays w/ storefronts	concrete	cast stone		intact	membrane					Modern	intact	N	canopy	N	paved lot	altered	NC		
33.-1-39	1922	Old Rt 17	N	commercial office	single dwelling		7.56	1936	wood fr	2	false gambrel	3 bay, center ent., shed dormer	concrete block	wood clap		replaced w/ vinyl siding	asphalt	entrance	replaced	replaced	false gambrel roof	Dutch Colonial	intact	Y	garage	N	lawn, parking area, hillside forest	intact	C	HD	
36.-2-2.2	1923	Old Rt 17	Y	single dwelling	single dwelling		0.25	1920	wood frame	2	gable	2 bay, offset entrance	concrete	wood shingle		intact	asphalt	front	intact	intact	2nd sty made to look like dormers w/ end pents simulating roof edge , bay window on one end & sun porch on other	Craftsman	intact	N	garage	N	landscaped yard	intact	H	HD	
33.-1-40	1924	Old Rt 17	Y	gas station	single dwelling		1.07	c. 1960	wood fr	1	flat	3 bays, offset entrance		metal		replaced w/ wood panels					replaced	front canopy over gas pumps	roadside	altered	N	dom. barn	N	paved parking lot	intact	NC	HD
36.-2-1	1927	Old Rt 17	Y	single dwelling	single dwelling		0.21	1922	wood frame	2	gable	3 bay, central entrance	concrete	wood clap		intact	asphalt	front	altered	intact	2nd sty made to look like dormers w/ end pents simulating roof edge , bay window on one end & sun porch on other	Craftsman	intact	N	garage	N	landscaped yard	intact	H	HD	
36.-1-6	1931	Old Rt 17	Y	single dwelling	single dwelling		0.26	1929	wood frame	1	front gable	3 bays, offset entrance	concrete block	wood clap	wood shingle	vinyl clap added	asphalt	front	intact	intact	porch tucked under roof, domer on side, deep eaves w/ braces	Craftsman Cottage	intact	N		N	landscaped yard	intact	C	HD	
33.-1-41.1	1934	Old Rt 17	N	motel	single dwelling	Reynolds House	11.07	c. 1890	wood fr	2	gable	5 bay, cent. ent., cent. gable dormer	stone	wood clap	wood sh	intact	asphalt	full front & wrap both sides	intact	replaced	flared eaves, wood balustrades, rear ell	Queen Anne	intact	Y	detached 1 sty motel unit	N	paved parking lot, hillside forest	intact	H	HD	
36.-1-5	1937	Old Rt 17	Y	single dwelling	single dwelling		0.32	1951	wood frame	1	gable	4 bays, offset entrance	concrete block	wood clap		intact	asphalt	entrance	intact	intact	9-section picture window, awning windows, attached garage	Modern Ranch	intact	N		N	landscaped yard	intact	C	HD	
36.-1-4	1939	Old Rt 17	Y	town hall	municipal building		0.13	c. 1930	masonry	2	flat	3 bays, central entrance	concrete block	concrete block		intact	membrane	front	added	replaced	stepped parapet on front	none	intact	N		N	parking lot	intact	C	HD	
33.-1-41.2	1940	Old Rt 17	Y	vacant lot	commercial		1.95															altered	Y		N	lawn	altered	C	HD		
36.-1-3	1945	Old Rt 17	Y	cemetery	cemetery	Westfield Flats Cemetery	1.25	c. 1800															N		N	large open space with numerous grave markers from many periods; also war monuments; iron fence & gateway along highway	intact	H	HD		
33.-1-43.1	1950	Old Rt 17	Y	building lot	commercial		2.33															altered	Y		N	lawn	altered	C	HD		
36.-1-2	1955	Old Rt 17	Y	church	church	Westfield Flats Presbyterian Church	0.96	1884	wood frame	1	front gable	3 bays, central entrance in tower	stone	wood clap		intact	asphalt	entrance	altered	intact	arched entrance w/ arched pediment within engaged tower w/ arched louvers & arched cornice, surmounted by spire; 3 arched windows on a side, cross-gable parish house on rear	Picturesque	intact	Y		N	set back behind lawn, driveway on SE side	intact	H	HD	
33.-1-43.2	1958	Old Rt 17	Y	parking lot	commercial																	altered	Y		N	paved parking lot	altered	NC	HD		
36.-1-1	1959	Old Rt 17	N	restaurant	single dwelling		0.21	c. 1900	wood frame	2	cross gable	2 bays, offset entrance	stone	wood clap	wood shingle	vinyl clap added	asphalt	front	altered	replaced	cross-wing plan	Picturesque	altered	N		N	fills lot	none	C	HD	

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SBL No.	St. No.	St. Name	Owner local?	Present Use	Historic Use	Historic Name(s)	Area (acres)	Year Built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endangered?	Outbuilding 1 type	Adjoins Beaverkill or Willowemoc ?	Distinctive Landscape Features	Landscape Conditions	Historic Status	Hist. Dist. ?	
33.-1-44	1964	Old Rt 17	Y	fire house	commercial	Roscoe-Rockland Fire Co	1.36	c. 1950	masonry	1	flat	storefront		stucco		altered						projecting frieze w/ signage, large vehicle bays on sides	Modern	altered	N	garage	N	paved parking lot	intact	NC	HD
33.-1-45	1968	Old Rt 17	Y	vacant	commercial			c. 1980	masonry	1	front gable	storefront				intact						front gable façade w/ large arched window in pediment	Modern	intact	N		paved parking lot	intact	NC	HD	
34.-3-1	1969	Old Rt 17	Y	civic	commercial	Roscoe & Rockland Volunteer Ambulance Corp.	0.13	1900	wood frame	2	hipped	4 bays, 2 contain OHD	stone	wood clap		vinyl clap added	asphalt	front	enclosed	replaced	hipped roof	Classical	altered	Y		N	paved	intact	C	HD	
33.-1-46	1972	Old Rt 17	Y	mixed use	mixed use		0.1	c. 1920	wood fr	2	front gable	3 storefronts on 1st sty, 4 windows on 2nd		wood clap	unknown front	metal siding added	asphalt				replaced	parapet façade screens gable, two storefronts in main block, one in 1 sty annex	Modern	altered	Y		N	no yard	intact	C	HD
33.-1-42.1	1974	Old Rt 17	Y	multiple dwelling	commercial		8.3	c. 1920	wood fr	2	arched	brick, 5 store bays on 1st sty, central arched recess on 2nd sty, stepped parapet	stone	brick front, wood clap sides & rear		vinyl siding added					replaced	brick façade, storefronts	Classical Revival	intact	Y	garage	N	parking area, forested hillside	intact	C	HD
34.-4-2	1975	Old Rt 17	Y	commercial	commercial		0.09	c. 1900	wood frame	2	front gable	2 bays w/ storefront & ent	stone	sheet metal		intact	asphalt	none			replaced	intact storefront, metal siding impressed w. stone pattern, metal cornice	Classical	intact	N		N	fills lot	intact	H	HD
33.-1-42.2	1976	Old Rt 17	Y	commercial	single dwelling		0.22	c. 1980	wood fr	1	gable	3 veh bays w/ OH doors		wood board & batten		intact	metal							intact	Y	dom barn	N	parking area	intact	C	HD
33.-1-47	1978	Old Rt 17	N	telecomm facility	telecomm facility	Citizens Telecom Co	0.15	c. 1970	masonry	1	flat	irregular	concrete	concrete block								blank facades, doors on front	Modern	intact	N		N	no yard	intact	NC	HD
34.-4-1	1979	Old Rt 17	Y	commercial	gas station		0.35	c. 1970	masonry	1	flat	2 vehicle bays (infilled) & storefront	concrete	brick		intact	membrane	none			altered	canopy for gas pumps (removed)	Modern	altered	Y		N	front parking lot	intact	NC	HD
33.-1-97	1982	Old Rt 17	N	health facility		Delaware Valley Hosp. Inc.	0.31	c. 1990	wood fr	1	front gable	4-bay, offset entrance	concrete	vinyl clap		intact	asphalt	front	intact	intact		none	intact	N		N	paved parking lot	intact	NC	HD	
34.-5-3	1983	Old Rt 17	N	post office	post office		0.26	c. 1980	masonry	1	front gable	central entrance & window bank	concrete	brick	vinyl clap	intact	asphalt	none			intact		Modern	intact	N		N	parking lot	intact	NC	HD
34.-2-15	1984	Old Rt 17	Y	single dwelling	single dwelling		0.33	1890	wood frame	2	cross-gable	2 bay, entrance in wing	stone	wood clap		vinyl clap added	asphalt	wing	altered	replaced	cross-wing plan	Classical	altered	N	shed	N	mountainside yard w/ stone terracing, deep set back	intact	C	HD	
34.-2-14	1986	Old Rt 17	Y	single dwelling	single dwelling		0.36	1890	wood frame	2	cross-gable	3-bay, offset entrance	stone	wood clap		asb-cem shingle	asphalt	front, both sections	altered	replaced	cross-wing plan	Classical	altered	N		N	mountainside yard w/ stone terracing, deep set back	intact	C	HD	
34.-5-1	1987	Old Rt 17	N	restaurant	single dwelling		0.29	c. 1900	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap		wany edge wood	metal	front & wrap	enclosed	replaced	front gable section flanked by 2-sty cross-gable pavilions	Picturesque	altered	Y	garage	N	parking lot	altered	C	HD	
34.-1-12	1990	Old Rt 17	Y	commercial	single dwelling	former Catskill Fly Fishing Center	0.76	1920	wood frame	2	gable	3-bay, center entrance	concrete	wood clap		metal clap added	asphalt	front	enclosed	intact		Colonial Revival	altered	Y	barn	N	mountainside yard w/ stone terracing, paved parking lot	altered	C	HD	
34.-2-11	1992	Old Rt 17	Y	single dwelling	single dwelling		0.42	1890	wood frame	2	front gable	1 window bay, entrance on E side	stone	wood clap		asb-cem shingle	asphalt	on E side at entrance	enclosed	replaced	front bay window	Picturesque	intact	N		N	mountainside yard w/ stone terracing	intact	C	HD	

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SBL No.	St. No.	St. Name	Owner local?	Present Use	Historic Use	Historic Name(s)	Area (acres)	Year Built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endangered?	Outbuilding 1 type	Adjoins Beaverkill or Willowemoc ?	Distinctive Landscape Features	Landscape Conditions	Historic Status	Hist. Dist. ?
34.-6-6.1	1993	Old Rt 17	N	multiple dwelling	single dwelling		0.56	c. 1900	wood frame	2	gable	3 bays, central entrance	stone	wood clap		vinyl clap added	metal	front	altered	replaced	rear ell	Classical	altered	N		N	landscaped yard, wooded in rear	intact	C	HD
34.-2-10	1994	Old Rt 17	Y	multiple dwelling	single dwelling		1.4	1890	wood frame	2	front gable	3 window bays, entrance was on W side	stone	wood clap		asb-cem shingle	slate	none	removed	replaced	verge boards, stone chimney on E side	Picturesque	altered	N	annex	N	mountainside yard w/ stone terracing	intact	C	HD
34.-6-3	1995	Old Rt 17	N	single dwelling	single dwelling		0.32	c. 1900	wood frame	2	front gable	3 bays, offset entrance	stone	wood clap		board & batten, wood shingles added	asphalt	front & wrap on E side	added	replaced		Picturesque	altered	N	barn	N	landscaped yard	intact	C	HD
34.-6-2	1999	Old Rt 17	Y	single dwelling	single dwelling		0.17	c. 1890	wood frame	2	cross gable	1 bay entrance in wing	stone	wood clap		asb-cem shingles added	asphalt	front & wrap on W side	intact	intact	space between front section & wing built out, porch w/ turned posts & spindle frieze, verge boards	Picturesque	intact	Y		N	landscaped yard	intact	C	HD
34.-2-9	2006	Old Rt 17	N	single dwelling	single dwelling		4.68	1890	wood frame	2	cross-gable	2-bay & 3-bay wing, center ent	stone	wood clap		vinyl clap added	asphalt	wing	altered	replaced	rear ell	Picturesque	intact	N	garage	N	mountainside yard w/ stone terracing	intact	C	HD
34.-2-8	2012	Old Rt 17	Y	hotel		C. Darbee, C & B Shop (1875)	2.23	c. 1870	wood frame	2	cross-gable	2-bay, offset entrance & 3-bay wing, center ent	stone	wood clap	wood shingle	intact	asphalt	front, both sections	intact	intact	cross-wing plan, porch posts & ornament, scalloped shingles in gable	Picturesque	intact	N	workshop	N	mountainside yard w/ stone terracing	intact	H	HD
34.-2-7	2016	Old Rt 17	Y	multiple dwelling	multiple dwelling		0.32	c. 1915	wood frame	2	hipped	3-bay, center entrance	stone	wood clap	wood shingle	intact	asphalt	front	intact	intact	wood clapboard & Shingle siding, column posts on porch	Craftsman Four-Square	intact	Y	garage	N	mountainside yard w/ stone terracing	intact	C	HD
34.-11-10	2017	Old Rt 17	Y	single dwelling	single dwelling		0.25	c. 1870	wood frame	2	gable	3 bays, central entrance	stone	wood clap		vinyl clap added	metal	front	intact	replaced	porch w/ turned posts & spindle frieze, rear ell	Classical	intact	N	garage	N	landscaped yard	intact	H	HD
34.-2-6	2020	Old Rt 17	N	single dwelling	single dwelling	schoolhouse site (1856 & 1875)	0.4	1948	wood frame	2	hipped	3-bay, center entrance	concrete	wood clap		vinyl clap added	asphalt	front	altered	intact	hipped roof	Colonial Revival	intact	N	garage	N	mountainside yard w/ stone terracing	intact	C	HD
34.-11-1	2023	Old Rt 17	Y	single dwelling	single dwelling		0.78	c. 1840	wood frame	1.5	gable	5 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	front	altered, c. 1900	intact	entrance w/ side lights	Greek Revival	altered	N	barn	N	deep setback, landscaped yard	intact	H	HD
34.-1-3	2026	Old Rt 17	Y	single dwelling	single dwelling		0.59	1910	wood frame	1	gable	4-bays, offset entrance	concrete	wood clap		intact	asphalt	front	intact	intact	low pitched roof covers porch, stone chimney, deep eaves w/ braces	Craftsman Bungalow	altered	N	garage	N	landscaped yard	intact	C	HD
33.-1-10	2034	Old Rt 17	N	single dwelling	single dwelling	J.G. Glosor (1856) C. Darby (1875)	0.99	1850	wood fr	1.5	cross-gable	3 bay w/ offset entrance, wing		wood clap		intact	asphalt	across wing	encl	intact	front-gable & wing plan	Classical Revival	intact	N	garage	N	house sited on terrace, rustic stone steps to entrance	intact	H	HD
33.-1-9	2054	Old Rt 17	Y	motel	motel	Roscoe Motel	2.88	c. 1950	wood fr	1	hipped	multiple door-window pairs		asb-cem sh		intact	asphalt	across front	intact		wrought iron porch posts	Modern	intact	Y	single dwelling	B	open site w/ fishing access	intact	C	HD
34.-4-3		Old Rt 17	Y	parking lot	building lot	Roscoe & Rockland Volunteer Ambulance Corp.	0.09																	Y	N	unpaved parking lot	intact	C	HD	
34.-9-11.2		Old Rt 17	Y	water facility	water facility		0.12	c. 1960													pump & tank					B			NC	HD
34.-10-9		2 Orchard Av	Y	single dwelling	single dwelling		0.29	c. 1915	wood frame	2	gable	3 bays, central entrance	concrete	wood shingle		intact	asphalt	front, wraps S side	intact	intact	wrap-around porch w/ kneewalls, pent roofs across base of gables, bay window S side	Craftsman	intact	N	garage	N	landscaped yard	intact	C	HD

RECONNAISSANCE-LEVEL HISTORIC RESOURCE SURVEY
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LOWER BEAVERKILL VALLEY
ROCKLAND, SULLIVAN COUNTY, NEW YORK

Roscoe Section

Location & Site			Land Use				Principal Building															Landscape								
SBL No.	St. No.	St. Name	Owner local?	Present Use	Historic Use	Historic Name(s)	Area (acres)	Year Built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endangered?	Outbuilding 1 type	Adjoins Beaverkill or Willowemoc ?	Distinctive Landscape Features	Landscape Conditions	Historic Status	Hist. Dist. ?
34.-10-10	6	Orchard Av	Y	single dwelling	single dwelling		0.2	c. 1915	wood frame	2	front gable	2 bays, ent on E side	concrete	wood shingle		vinyl clap added	asphalt	front, wraps E	intact	intact	gable end to street, ent on E side, porch wraps on S side, pent roofs across base of gables	Craftsman	altered	N	barn	N	landscaped yard	intact	C	HD
34.-10-12.2	8	Orchard Av	Y	single dwelling	single dwelling		0.14	c. 1960	wood frame	1	front gable	triple window	none	metal		intact	asphalt	entrance on side	added	intact	mobile home, entrance on long side	Modern	intact	N		N	landscaped yard	intact	NC	HD
34.-10-12.1	10	Orchard Av	Y	single dwelling	single dwelling		0.15	c. 1920	wood frame	1	front gable	3 bays, central entrance	concrete	wood clap		vinyl clap added	asphalt	front	altered	replaced	1 sty, front gable cottage	Craftsman	altered	N	garage	N	landscaped yard	intact	C	HD
34.-10-13	14	Orchard Av	Y	single dwelling	single dwelling		0.12	c. 1915	wood frame	2	front gable	2 bays, offset entrance	concrete	wood clap	wood shingle	vinyl clap added	asphalt	front	intact	replaced	2 sty cross-gable pavilion on E side, pent roofs at bases of gables	Craftsman	intact	N	garage	N	landscaped yard	intact	C	HD
34.-10-14.2	16	Orchard Av	Y	single dwelling	single dwelling		0.13	1900	wood frame	2	front gable	2 bays, offset entrance	concrete	wood clap		vinyl clap added	asphalt	front	enclosed	replaced	steep roof, deep eaves, pediment over pouch entrance	Picturesque	intact	N	barn	N	landscaped yard	intact	C	HD
36.-1-15	3	Railroad Av	Y	multiple dwelling	municipal building		0.25	1976	wood frame	2	gable	5 bay, central entrance	concrete block	wood clap		intact	asphalt	entrance	intact	intact	2 sty portico at entrance, 2nd sty overhangs 1st on front	Colonial Revival	intact	N		N	landscaped yard	intact	NC	HD
36.-1-14.1	5	Railroad Av	Y	single dwelling	single dwelling		0.15	1919	masonry	2	hipped	2 bays, offset entrance	stone	stucco		intact	asphalt	front	enclosed	replaced	masonry construction, arched window headers. Hipped roof dormer on front	Classical Four Square	intact	N	garage	N	rear yard	intact	C	HD
36.-1-14.2	7	Railroad Av	Y	museum	commercial	O&W RR Museum	0.16	c. 1910	clay tile	1	front gable	2 sty, 3 bay front section, center entrance	concrete block	wood shingle		intact	metal	front	altered	replaced	2 sty front section w/ asphalt hipped roof & wood shingle siding; 1 story rear warehouse section w/ clay tile walls & metal roof	Shingle Style	intact	N		N	fills lot	intact	C	HD
36.-1-13.2	9	Railroad Av	Y	funeral home	commercial	Harris Funeral Home	0.52	c. 1900	wood frame	2	front gable	3 bays, entrance & OHD	stone	wood clap		vinyl clap added	metal		altered	replaced	long, front-gable commercial building w/ shed roof annex attached	none	altered	N		N	paved parking lot in front, open rear yard	altered	C	HD
36.-1-13.1	13	Railroad Av	Y	single dwelling	single dwelling		0.14	1895	wood frame	2	cross gable	2 bays, entrance in wing	stone	wood clap		vinyl clap added	asphalt	wing	altered	replaced	cross-wing plan	Picturesque	altered	Y		N	landscaped yard, swimming pool	altered	C	HD
36.-1-12	15	Railroad Av	Y	single dwelling	single dwelling		0.28	c. 1875	wood frame	2	gable	3 bays, central entrance	stone	wood clap		vinyl clap added	asphalt	front	altered	intact	mid-19th-century plan form	Classical	intact	Y	garage	N	landscaped yard	intact	H	HD
36.-1-11	17	Railroad Av	Y	building lot	single dwelling		0.14																Y		N	house removed	altered	C	HD	
36.-1-10	19	Railroad Av	N	single dwelling	single dwelling		0.23	1900	wood frame	2	gable	3 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	entrance	enclosed	intact	front façade faces SE, 2 sty rear ell	Classical	intact	Y		N	landscaped yard	intact	C	HD
36.-1-9	21	Railroad Av	Y	single dwelling	single dwelling		0.36	1940	wood frame	2	gable	2 bays, offset entrance	concrete block	wood clap		metal clap added	asphalt	front	enclosed	intact	front façade faces SE, 2 sty rear ell	Classical	intact	Y	garage	N	landscaped yard	intact	C	HD
36.-1-7	25	Railroad Av	Y	lumber yard	supply yard	Roscoe Lumber Yard, Inc.	1.14	c. 1900	wood frame	1	gable		concrete block	wood		intact	metal				rail-siding storage building	none	intact	Y	lumber sheds (3)	N	work yard & parking lot	intact	C	HD
33.-1-48.3	1	Riverside Dr	N	hotel	hotel	Campbell Inn	80	c. 1920	wood fr	2	gable	20 bays, full porch, dormers	stone	wood clap		intact	asphalt	front	enclosed	intact	long, symmetrical front façade, gabel dormers	Catskill hotel	intact	Y	recreational buildings	N	hillside site, lawn around hotel, small lake, vistas, forest in rear of parcel	intact	C	
35.-2-13	5	Riverside Dr	Y	single dwelling			1	c. 1900	wood frame	2	cross gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	front	altered	replaced	cross-wing plan	Picturesque	altered	N		N	large yard	intact	C	
35.-2-9.2	9	Riverside Dr	Y	single dwelling	single dwelling		0.61	1923	wood frame	1	gable	2 bays, offset entrance	concrete	wood clap	wood shingle	vinyl clap added	asphalt	front	intact	intact	porch tucked under roof, river stone plinths, deep eaves w/ braces, large central gable dormer	Craftsman Bungalow	intact	N	garage	N	yard & forest on mountainside	intact	C	
33.-1-54.7	10	Riverside Dr	Y	vacant land	floodplain		3.5																N		W	floodplain	intact	C		

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SBL No.	St. No.	St. Name	Owner local?	Present Use	Historic Use	Historic Name(s)	Area (acres)	Year Built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endangered?	Outbuilding 1 type	Adjoins Beaverkill or Willowemoc ?	Distinctive Landscape Features	Landscape Conditions	Historic Status	Hist. Dist. ?
35.-2-9.1	11	Riverside Dr	Y	single dwelling	single dwelling		0.58	c. 1980	wood frame	1	gable	4 bays, offset entrance	concrete	vinyl clap		intact	asphalt	entrance	intact	intact	manufactured home, deck at entrance	Colonial Revival	intact	N		N	yard	intact	NC	
35.-2-10	15	Riverside Dr	Y	single dwelling	single dwelling		1.11	c. 1920	wood frame	1	front gable	3 bays, central entrance	concrete	wood clap	wood shingle	shingles replaced	asphalt	entrance	intact	intact		Craftsman Cottage	intact	N	garage	N	yard & forest on mountainside	intact	C	
35.2-12.2	19	Riverside Dr	Y	building lot	forest		0.93																Y		N	forest	intact	C		
35.-2-8	21	Riverside Dr	Y	multiple dwelling	single dwelling		0.35	1930	wood frame	1	gable	3 bays, central entrance	concrete	wood clap or shingles		vinyl clap added	asphalt	entrance & wing	enclosed	intact	paired windows, pedimented entrance pavilion, clipped gables	Craftsman	inact	N	barn, dairy	N	large yard	intact	C	
35.-2-7	23	Riverside Dr	Y	single dwelling	single dwelling		0.61	1935	wood frame	2	hipped	2 bays, offset entrance	concrete	wood clap		vinyl clap added	asphalt	front	altered	replaced		Classical Four Square	altered	N	annex	N	large yard w/ forest behind	intact	C	
35.-2-6	27	Riverside Dr	Y	single dwelling	single dwelling		0.53	1890	wood frame	2	cross gable	2 window bays, entrance on side	stone	wood clap	wood shingle	vinyl clap added	asphalt	wing & wrap on SE side	altered	replaced	cross-wing plan form, corner porch, shingled gables	Picturesque	altered	N	garage	N	large yard w/ forest behind	intact	C	
35.-2-4.1	29	Riverside Dr	Y	single dwelling	single dwelling		0.93	1890	wood frame	2	cross gable	2 bays, offset entrance, 3 bays & central ent in wing	stone	wood clap		vinyl clap added	metal	entrance & wing	altered	replaced	cross-wing plan form	Picturesque	intact	N	barn	W	small yard, wooded lot, Willowemoc across road	intact	C	
35.-2-4.3	30	Riverside Dr	Y	floodplain	floodplain		0.17																N		W	section of floodplain between road and creek	intact	C		
35.-2-5	33	Riverside Dr	Y	single dwelling	single dwelling		0.24	1910	wood frame	2	gable	3 bays, central entrance	stone	wood clap		intact	metal	front	intact	replaced	large central gable dormer on front, turned porch posts intact	Classical	intact	N		W	small yard, includes shoreland on N side of road	intact	C	
35.-2-4.2	41	Riverside Dr	Y	multiple dwelling	hotel		2.89	1910	wood frame	2	gambrel	4 bays, 2 entrances	stone	wood clap	wood shingle	vinyl clap added	asphalt	front & wrap SE side	intact	intact	gambrel roof w/ central gambrel dormer on front, porch w/ turned posts & scroll-sawn braces	Shingle Style	intact	Y		W	large yard w/ forest behind, includes shoreland on N side of road	intact	H	
35.-2-3	45	Riverside Dr	N	building lot	vacant land		0.43																Y		W	front yard 53 Riverside Dr., Willowemoc across road	intact	C		
35.-2-2	47	Riverside Dr	N	single dwelling	single dwelling		0.22	1950	wood frame	1	gable	3 bays, central entrance	concrete	wood clap		intact	asphalt	side	added	intact	front cross-gable pavilion	Cape Cod	intact	N	garage	W	small yard, wooded lot, Willowemoc across road	intact	C	
35.-1-6	50	Riverside Dr	Y	floodplain	floodplain	Town of Rockland	6.56																Y		W	creekside floodplain, unpaved parking lot at SE end (Stewart Brook Rd.) & trails for fishing access	intact			
35.-2-11.2	51	Riverside Dr	Y	single dwelling	single dwelling		2.43	c. 1900	wood frame	2	cross gable	1 bay, entrance on side	stone	wood clap	wood shingle	vinyl clap added	asphalt	inside corner of wings	intact	intact	wings have 1 bay gable ends w/ beveled corners on 1 sty, turned posts on porch, cross-gable pavilion on NW side	Picturesque	intact	N		W	large yard w/ forest behind, includes shoreland on N side of road	intact	C	
35.-2-11.1	53	Riverside Dr	N	single dwelling	single dwelling		0.46	c. 1960	wood frame	1	gable	4 bays, offset entrance	none	metal		intact	asphalt	entrance	enclosed	intact	mobile home	Modern	intact	N		N	wooded yard	intact	NC	
35.-2-1	55	Riverside Dr	Y	single dwelling	single dwelling		0.29	1910	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap	wood shingle	intact	asphalt	front & wrap E side	enclosed	intact	pent roof at base of front gable, pediment over entrance, 1 sty rear wing	Picturesque	intact	N	barn	W	small yard, wooded lot, Willowemoc across road	intact	C	
33.-1-48.9	57	Riverside Dr	Y	building lot	part of hotel land		1.17																N		W	meadow	intact	C		
34.-2-5	2	Rockland Rd	N	single dwelling	single dwelling		0.4	1900	wood frame	2	cross-gable	2-sty bay window, entrance in wing	stone	wood clap			asphalt	wing	altered c. 1920	replaced	cross-wing plan, porch altered to wrap on S side, river stone piers, stone chimney	Picturesque	intact	N	commercial garage	N	mountainside yard w/ stone terracing	intact	C	HD

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SBL No.	St. No.	St. Name	Owner local?	Present Use	Historic Use	Historic Name(s)	Area (acres)	Year Built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endangered?	Outbuilding 1 type	Adjoins Beaverkill or Willowemoc ?	Distinctive Landscape Features	Landscape Conditions	Historic Status	Hist. Dist. ?
34.-2-4	8	Rockland Rd	Y	multiple dwelling	single dwelling		0.33	1900	wood frame	2	gable	3-bays, central entrance	stone	wood clap		vinyl clap added	asphalt	entrance	altered	replaced	large central wall dormer on front; 2 sty wing on S side	Picturesque	altered	N		N	mountainside yard w/ stone terracing	intact	C	HD
34.-1-2	9	Rockland Rd	Y	single dwelling	single dwelling		0.32	1900	wood frame	2	hipped	2-bays, offset entrance	concrete	wood clap		vinyl clap added	asphalt	front		replaced	porch column posts, hipped roof, dormers	Colonial Four Square	intact	N		N	landscaped yard	intact	C	HD
34.-1-1	11	Rockland Rd	Y	single dwelling	single dwelling	S. Darby (1856), W. Darby (1875)	0.41	c. 1850	wood frame	2	front gable	3-bays, offset entrance	stone	wood clap		intact	asphalt	front	altered c. 1920	replaced	Greek Revival roof frieze	Greek Revival	intact	N		N	landscaped yard, trees at rear	intact	H	HD
34.-2-3	12	Rockland Rd	N	single dwelling	single dwelling		0.26	1913	wood frame	1	gable	3-bays, central entrance	concrete	wood shingle		intact	asphalt	front	intact	intact	roof covers porch, lozenge windows, shed dormer	Craftsman Bungalow	intact	N	garage	N	mountainside yard w/ stone terracing	intact	C	HD
34.-2-2	16	Rockland Rd	N	single dwelling	single dwelling		0.2	1940	wood frame	1	gable	3-bays, central entrance	concrete	wood clap		vinyl clap added	asphalt	entrance	altered	intact	dormers, garage tucker under	Cape Cod	intact	N		N	mountainside yard w/ stone terracing	intact	C	HD
34.-2-1	18	Rockland Rd	Y	single dwelling	single dwelling		0.21	1929	wood frame	2	false gambrel	3-bays, central entrance	concrete	wood clap		intact	asphalt	entrance	intact	replaced	Colonial design, dormers, sun porch over garage	Dutch Colonial	intact	N		N	mountainside yard w/ stone terracing	intact	C	HD
34.-3-12	41	Stewart Av	Y	commercial	commercial		0.27	c. 1900	brick masonry	3	front gable	6 bays w/ storefront & ent	stone	brick		intact	membrane	none	replaced	paneled corner pilasters, stone sills & lintels, metal cornice	Classical	altered	N	annex	N	rear parking lot	intact	C	HD	
34.-3-11	43	Stewart Av	N	bank	bank	First National Bank of Sullivan County	0.16	1906	stone & brick masonry	2	flat	3 bays w/ storefront	stone	rough-faced stone	brick	intact	membrane	none	replaced	random course ashlar, arched center window group, keystones, cornice	Classical	altered	Y		N	side parking lot	intact	C	HD	
36.-1-16	44	Stewart Av	Y	visitor kiosk	building site		0.16	c. 2000	log	1	hipped	open front		log		intact	asphalt				contains show cases for maps & event calendars	Rustic	intact	N		N	occupies front of vacant lot	altered	NC	HD
34.-3-10	45	Stewart Av	N	commercial	commercial		0.2	c. 1910	brick masonry	2	front gable	6 bays w/ 2 storefronts & entrance	concrete	brown brick		intact	asphalt	none		intact	uncommon brick color, panelized wall	Classical	altered	N		N	fills lot	intact	C	HD
36.-1-17	46	Stewart Av	Y	municipal parking lot	building site		0.25	c. 1980														intact	N		N	paved parking lot	intact	NC	HD	
36.-1-18	48	Stewart Av	N	commercial	commercial		0.04	c. 1960	masonry	1	front gable	storefront	concrete block	stucco		intact	asphalt			altered	storefront fraed by bluestone piers & cornice	Modern	altered	N		N	fills lot	intact	C	HD
34.-3-9	49	Stewart Av	Y	commercial	commercial		0.2	c. 1910	brick masonry	2	flat	3 bays w/ 3 storefronts	stone	brick		intact	asphalt	none		intact	three storefronts, 2 oriels flanking central 3-window group on 2nd story, buff brick corners, belts, cornice & parapet	Classical	intact	N		N	rear parking lot	intact	C	HD
34.-3-8	51	Stewart Av	N	commercial	commercial		0.2	c. 1920	conc. & brick masonry	2	pitched	2 bay w/ storefront	concrete	brick	cinder block	intact	asphalt	none		intact	triple window units on 2nd story, brick panels above	Modern	intact	N		N	fills lot	intact	C	HD
34.-1-8	53	Stewart Av	N	commercial	commercial		0.2	c. 1920	concrete masonry	2	pitched	3 bay storefront & entrance	concrete	rock-faced conc. blk.	concrete block	intact	asphalt	none		intact	molded concrete block façade, triple window on 2nd story	Modern	altered	N		N	fills lot	intact	C	HD
34.-3-7	55	Stewart Av	N	commercial	commercial		0.07	c. 1900	wood frame	1	pitched	3 bay storefront	stone	wood		altered	asphalt	none		replaced	narrow façade	rustic	altered	N		N	rear parking lot	intact	C	HD
36.-1-19	56	Stewart Av	N	bank	bank	Ellenville Savings Bank (now M&T Bank)	0.16	c. 1955	masonry	1	flat	2 bay	concrete block	brick		intact	membrane	entrance	intact	replaced	brick box w/ plaster trim & drive-ip window canopy	Modern	intact	Y		N	rear parking lot	intact	H	HD
34.-3-6	57	Stewart Av	Y	commercial	commercial	Albee Building	0.11	c. 1900	brick masonry	2	front gable	2 bay w/ storefront & entrance	stone	brick		intact	asphalt	none		replaced	brick quoins, stone lintels, storefront cornice, metal cornice w/ name: Albee	Classical	intact	N		N	rear parking lot	intact	C	HD
34.-3-5	59	Stewart Av	Y	commercial	commercial		0.11	c. 1900	wood frame	2	front gable	4 bay w/ storefront	stone	metal	wood clap	intact	asphalt	none		replaced	sheet metal panels impressed w/ stone pattern, metal cornice	Classical	intact	N	barn	N	rear parking lot	intact	C	HD

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SBL No.	St. No.	St. Name	Owner local?	Present Use	Historic Use	Historic Name(s)	Area (acres)	Year Built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endangered?	Outbuilding 1 type	Adjoins Beaverkill or Willowemoc ?	Distinctive Landscape Features	Landscape Conditions	Historic Status	Hist. Dist. ?
34.-3-4	61	Stewart Av	Y	commercial	commercial	W.W.Gregory Building	0.12	1905	brick masonry	2	front gable	2 bay w/ storefront & entrance	stone	brick		intact	asphalt	none		replaced	parapet front façade, metal entablature w/ name & date: W.W.Gregory 1905	Classical	intact	N		N	rear parking lot	intact	H	HD
34.-3-2	63	Stewart Av	Y	commercial	commercial		0.16	c. 1900	brick masonry	2	arched	4 bay, center entrance	stone	brick		altered	asphalt	awning over entrance	altered	replaced	parapet front façade, metal entablature	Classical	altered	N		N	rear parking lot	intact	C	HD
33.-1-48.8	65	Tennanah Lake Rd	N	building lot	part of hotel land		1.79																N		W	meadow	intact	C		
33.-1-48.7	75	Tennanah Lake Rd	N	building lot	part of hotel land		1.5																N		N	meadow	intact	C		
33.-1-48.10	80	Tennanah Lake Rd	N	building lot	forest		3.51																N		W	forest	intact	C		
33.-1-48.1	81	Tennanah Lake Rd	N	building lot	part of hotel land		1.56																	N		N	forest	intact	C	
33.-1-48.4	82	Tennanah Lake Rd	N	building lot	agricultural land		3.15																Y		N	open meadow	intact	C		
33.-1-52	83	Tennanah Lake Rd	Y	single dwelling	single dwelling	A. Launt (1875)	4	c. 1890	wood fr	2	front gable	3 bays, offset entrance	stone	wood clap		asb-cem shingle added	asphalt	front wrap	intact	intact	decorated house & porch eaves, spindles in gable, triple window in attic	Queen Anne	intact	N	dom barn	N	saw mill site (1875) forest	intact	C	
33.-1-53	170	Tennanah Lake Rd	Y	single dwelling	single dwelling		2.42	1951	wood fr	2	gable												N		N	forest	intact	NC		
33.-1-48.5	175	Tennanah Lake Rd	N	private forest	part of hotel land		22.07																N		N	forest, contains Abe Wood Brook	intact	C		
32.A-1-8		Tennanah Lake Rd	N	private forest	private forest		60.35																yes			forest, small creek, unused section of Punchbowl Rd	good	C		
34.-3-3	3	Union St	N	commercial	outbuilding		0.03	c. 1900	wood frame	1.5	gable	3 bay, offset entrance	unk	wood clap		vinyl clap added	asphalt	none		altered	two sections of different depth	none	altered	Y		N	fills lot	intact	C	HD
34.-4-4	4	Union St	N	single dwelling	single dwelling		0.09	1900	wood frame	2	cross-gable	3 bays, central entrance	stone	wood clap	wood shingles	intact	asphalt	front	altered	replaced	large front gable w/ shingles	Picturesque	intact	N		N	landscaped yard	intact	C	HD
34.-4-5	6	Union St	Y	parking lot	building lot		0.09																Y		N	paved parking lot	intact	NC	HD	
34.-4-6	10	Union St	N	commercial	fire house	Roscoe Fire Department	0.28	1929	masonry	2	flat	5 bays, central entrance w/ 2 vehicle bays & 2 window bays	concrete	brick	stucco	intact	membrane	none		intact	brick panels, brick parapets, cast panels w/ fire co. motifs; rear hall w/ arched roof	Mission	intact	Y		N	fills lot	intact	H	HD
34.-4-7	12	Union St	Y	fraternal lodge	fraternal lodge	VFW	0.09	c. 1920	wood frame	1	front gable	1 bay w/ entrance	concrete	wood clap		intact	asphalt	front	intact	intact	elevated basement, ent under porch, brick piers at porch corners, clipped front gable	Craftsman	intact	Y		N	centered on lawn	intact	C	HD
34.-4-8	14	Union St	N	vacant land	single dwelling		0.09																Y		N	cleared lot; pre-existing house removed	altered	NC	HD	
33.-1-85	2	Yorktown Rd	Y	single dwelling	single dwelling		1	1900	wood fr	2	gable	3-bay, center entrance	stone	wood clap		vinyl clap added	metal	entrance	enclosed	replaced	window groups added to first floor	Classical	intact	N	garage	N	cleared	intact	C	
33.-1-86	16	Yorktown Rd	Y	single dwelling	single dwelling		2.93	1900	wood fr	1.5	front gable		stone	wood clap		vinyl clap added	metal	side		replaced		none	altered	N	garage	N	forested	intact	C	
33.-1-73	17	Yorktown Rd	N	single dwelling	single dwelling		3	c. 1890	wood fr	2	front gable	2 bays, offset entrance	stone	wood clap		intact	asphalt	front	porch replaced with deck	intact	2 sty front gable & 1 sty side ell	Picturesque	intact	N		N	forested, contains Willowemoc feeder. Stewart Creek	intact	H	
33.-1-87.2	30	Yorktown Rd	N	single dwelling	single dwelling		6.29	1991	wood fr	1	gable	multi-bay, offset entrance	concrete	vinyl clap			asphalt	rear deck		intact		Chalet	intact	N		N	forested	intact	NC	

RECONNAISSANCE-LEVEL HISTORIC RESOURCE SURVEY
of the
LOWER BEAVERKILL VALLEY
ROCKLAND, SULLIVAN COUNTY, NEW YORK

Roscoe Section

Location & Site				Land Use				Principal Building														Landscape								
SBL No.	St. No.	St. Name	Owner local?	Present Use	Historic Use	Historic Name(s)	Area (acres)	Year Built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endangered?	Outbuilding 1 type	Adjoins Beaverkill or Willowemoc ?	Distinctive Landscape Features	Landscape Conditions	Historic Status	Hist. Dist. ?
36.A-1-7.2	31	Yorktown Rd	Y	single dwelling	single dwelling		0.58	1955	wood frame	1	gable	4 bays, offset entrance	concrete	wood clap		intact	asphalt	entrance	intact	intact	front gable pavilion, 2 car garage attached to E end	Ranch	intact	N		N	landscaped yard	intact	C	
36.A-1-8	45	Yorktown Rd	Y	single dwelling	single dwelling		2.25	1895	wood frame	2	hipped	2 bays, offset entrance	stone	wood clap	wood shingles	asb-cem shingles added	asphalt	front	enclosed	replaced	front façade faces S, gable dormers on front & sides, bay window on E side	Picturesque	intact	N		W	landscaped yard	intact	C	
36.A-1-10	51	Yorktown Rd	Y	single dwelling	single dwelling		0.73	1955	wood frame	1	gable	3 bays, central entrance	concrete	wood shingles		intact	asphalt	entrance	altered	intact	front façade faces N, deep eaves, 6-section picture window, rear dormer	Colonial Revival	intact	N		W	landscaped yard	intact	C	
36.A-1-11	53	Yorktown Rd	Y	single dwelling	single dwelling		0.57	c. 1900	wood frame	2	hipped	2 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	front	intact	replaced	front façade faces S, hipped dormers, porch w/ tapered pillars	Craftsman Four Square	intact	N		W	landscaped yard	intact	C	
36.A-1-20	54	Yorktown Rd	Y	single dwelling	single dwelling		0.69	c. 1920	wood frame	1	gable	multiple bays w/ entrance	concrete	wood clap		vinyl clap added	asphalt	entrance	altered	replaced	front façade faces S	Craftsman	altered	Y		N	wooded yard	intact	C	
36.A-1-13	57	Yorktown Rd	Y	single dwelling	single dwelling		0.35	c. 1900	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap	wood shingles	intact	asphalt	front	intact	replaced	front façade faces S, pent roofs at base of gables, hipped dormers, porch w/ tapered pillars	Craftsman Four Square	intact	N		N	landscaped yard	intact	C	
36.A-1-12	59	Yorktown Rd	N	single dwelling	single dwelling		0.38	1950	concrete block	1	gable	3 bays, central entrance	concrete	concrete block	wood clapboard	vinyl clap added	asphalt	entrance	intact	intact	front façade faces E, gable dormers front & rear	Cape Cod	intact	N	garage	W	landscaped yard	intact	C	
36.A-1-14	61	Yorktown Rd	Y	multiple dwelling	multiple dwelling		0.39	c. 1870	wood frame	2	gable	4 bays, 2 entrances	stone	wood clap		vinyl clap added	asphalt	front	altered	replaced	front façade faces N, separate entrances into 2 living units, 1 sty shed-roof wing on rear	Classical	intact	N		W	landscaped yard	intact	C	
36.A-1-15	63	Yorktown Rd	N	single dwelling	multiple dwelling		0.81	c. 1870	wood frame	1	gable	3 bays, central entrance	stone	wood clap		vinyl clap added	asphalt	entrance	altered	replaced	front façade faces N, 1 sty cross-gable ell on rear	Classical	altered	N	garage	W	landscaped yard	intact	C	
36.A-1-17.1	65	Yorktown Rd	Y	single dwelling	single dwelling		0.85	c. 1870	wood frame	2	gable	3 bays, central entrance	stone	wood clap		asb-cem shingles added	asphalt	entrance	altered	replaced	front façade faces N, 1 sty wing on rear	Classical	intact	N		W	landscaped yard	intact	C	
36.A-1-18	79	Yorktown Rd	Y	single dwelling	single dwelling		1.4	c. 1870	wood frame	2	gable	3 bays, central entrance	stone	wood clap		vinyl clap added	asphalt	front	enclosed	replaced	front façade faces N	Classical	intact	N	garage	W	landscaped yard	intact	C	
36.A-1-21	83	Yorktown Rd	N	single dwelling	single dwelling		0.63	c. 1900	wood frame	2	gable	2 bays, offset entrance	stone	wood shingles		inact	asphalt	front	intact	intact	front façade faces W, bay window on 1st sty of façade	Picturesque	intact	N		W	wooded yard	intact	C	
33.-1-87.3	84	Yorktown Rd	N	cell tower	forest		12.88	c. 1990																	N	forested	intact	C		
36.A-1-16	65A	Yorktown Rd	Y	building lot	vacant land		0.7																Y	garage	W	landscaped yard	intact	C		
36.A-1-4	6	Yorktown Spur	Y	single dwelling	single dwelling		0.84	1960	wood frame	1	gable	4 bays, offset entrance	concrete	wood clap	wood bd & batten	vinyl clap & b&b added	asphalt	entrance	intact	replaced	stone stoop, flat-pitch gable, screened porch on E end	Modern Ranch	intact	N	barn	W	landscaped yard	intact	C	
36.A-1-3	12	Yorktown Spur	Y	single dwelling	single dwelling		1.13	1960	wood frame	1	gable	4 bays, offset entrance	concrete	wood clap	bluestone veneer	vinyl clap added	asphalt	entrance	intact	replaced	entrance recessed & faced w/ stone, wide front gable pavilion, deep eaves, attached garage	Modern Ranch	intact	N		W	landscaped yard	intact	C	
36.A-1-6	15	Yorktown Spur	Y	single dwelling	single dwelling		0.52	1988	wood frame	1	gable	3 bays, central entrance	concrete	wood board & Batten	wany wood clap	intact	asphalt	front	intact	replaced	2 sty rear façade	Rustic Ranch	intact	N	garage	N	landscaped yard	intact	NC	
36.A-1-2	22	Yorktown Spur	N	single dwelling	single dwelling		1.12	1984	log	1	gable	3 bays, central entrance	concrete	log		intact	metal	front	intact	intact		Rustic Ranch	intact	N		W	landscaped yard	intact	NC	
36A-1-5	25	Yorktown Spur	N	building lot	vacant land		1.04																N		N	open lot	altered	C		
36.A-1-1	28	Yorktown Spur	N	single dwelling	single dwelling		1.54	1955	wood frame	1	gable	4 bays, central entrance	concrete	wood clap		intact	metal	entrance	intact	replaced	front gable pavilion	Rustic Ranch	intact	N		W	wooded yard, also borders on Stewart Creek	intact	C	

RECONNAISSANCE-LEVEL HISTORIC RESOURCE SURVEY
of the
LOWER BEAVERKILL VALLEY
ROCKLAND, SULLIVAN COUNTY, NEW YORK

Rockland Section

S-B-L No.	St. No.	St. Name	owner local?	present use	historic use	historic name	Area (acres)	year built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endan-gered?	Outbuilding 1 type	Adjoins Beaverkill?	Distinctive Landscape Features	Landscape Conditions	Historic Status	
23.-1-7.6	1	Barnes St	Y	mobile home park	agricultural		1.11	c. 1960															N		N	approx 12 mobile homes on rental lots facing Barnes & Rivers sts w/ small yards; some w/	intact	NC		
23.-3-5	14	Barnes St	Y	single dwelling	single dwelling		0.25	1961	wood frame	1	gable	3 bays, offset entrance	concrete	wood clap		vinyl clap added	asphalt	entrance	intact	replaced	picture window, 1-car garage attached by breezeway	Colonial Revival Ranch	intact	N		N	landscaped yard	intact	C	
23.-1-6	15	Barnes St	Y	single dwelling	single dwelling		0.52	1955	wood frame	1	gable	4 bays, offset entrance	concrete	wood shingle	vinyl clap	intact	metal	entrance	intact	intact	entrance & picture window in gable pavilion tucked under pediment, 1-car garage attached by breezeway	Colonial Revival Ranch		N		N	landscaped yard	intact	C	
23.-1-5	19	Barnes St	Y	single dwelling	single dwelling		0.26	1956	wood frame	1	gable	5 bays, offset entrance	concrete	vinyl clap	brick veneer	intact	asphalt	entrance	intact	intact	gable bay on front w/ brick veneer, attached 1-car garage on N end	Colonial Revival Ranch	intact	N		N	landscaped yard, swimming pool	intact	C	
33.-1-8.2	36	Beattie Rd	N	single dwelling	single dwelling		4.09	c. 1980	wood fr	1	front gable											Chalet	intact	N		Y	creekside site	intact	NC	
33.-1-8.1	46	Beattie Rd	N	single dwelling	single dwelling		4.08	c. 1980	wood fr	1	cross-gable												Chalet	intact	N		Y	creekside site	intact	NC
33.-1-7	51	Beattie Rd	N	single dwelling	single dwelling		14.86	c. 1970	wood fr	1	front gable												Chalet	intact	N			elevated clearing in forest, view of river	intact	NC
23.-1-19.4	14	Butcher Rd	Y	single dwelling	single dwelling		1	1989	wood frame	1	gable	3 bays, central entrance	concrete	vinyl clap			asphalt	entrance	intact	intact	entrance bay only 1 story, 1 sty, 2-bay garage attached to W end	Colonial Revival	intact	N		N	landscaped yard	intact	NC	
23.-1-19.3	26	Butcher Rd	Y	single dwelling	single dwelling		1	1989	wood frame	1	gable	4 bays, offset entrance	concrete	vinyl clap			asphalt	entrance	intact	intact	entrance recessed in W corner	Modern Ranch	intact	N	garage	N	landscaped yard	intact	NC	
23.-1-19.1	40	Butcher Rd	Y	single dwelling	single dwelling		2.38	1971	wood frame	1	gable	4 bays, offset entrance	concrete	wood shingle			asphalt	front deck	intact	intact	chimney on front, 2 gable dormers on rear	Cape Cod	intact	N	garage	Y	landscaped yard	intact	C	
33.-1-20	10	Hones Hill	Y	single dwelling	single dwelling		0.67	1915	wood frame	1	gable	3 bays, central entrance	concrete	wood clap	wood shingle	vinyl clap added	asphalt	front	enclosed	replaced	porch posts on brick piers, front shed dormer	Craftsman Bungalow	intact	N	garage	N	landscaped yard, brook passes through front of lot	intact	C	
33.-1-19	11	Hones Hill	Y	single dwelling	single dwelling		3	1965	wood frame	1	hipped	6 bays, offset entrance	concrete	wood shingle		intact	asphalt	entrance	intact	intact	2-car garage in wing attached to S end	Modern Ranch	intact	N	garage	N	landscaped yard, brook passes through front of lot	intact	C	
33.-1-28.2	22	Hones Hill	Y	single dwelling	single dwelling		5	1915	wood frame	1	gable	multi-bay	concrete	wood clap		vinyl clap added	asphalt	front (E)	enclosed	intact	shed dormers front & rear, 1 sty wing on S side	Craftsman	altered	N	garage	N	landscaped yard	intact	C	
21.-1-18	71	Ken Green Rd	N	agricultural land	agricultural land	Morton Farm	165	1996	wood frame	1	front gable	4 bays, offset entrance	concrete	vinyl clap			asphalt	entrance	intact	intact	1 sty cross-gable wing W side		intact	N		N	active field, wooded hillside	intact	C	
23.-3-6	12	Mealie Ln	Y	single dwelling	single dwelling		0.34	1983	wood frame	1	gable	3 bays, offset entrance	concrete	wood clap			asphalt	front	intact	replaced	1 sty rear wing	Rustic	intact	N		N	landscaped yard	intact	NC	
23.-1-8.2	13	Mealie Ln	Y	single dwelling	single dwelling		0.76	1972	wood frame	1.5	gable	5 bays, offset entrance	concrete	vinyl clap		intact	metal	entrance	intact	intact		Colonial Rev Raised Ranch	altered	N	garage	N	landscaped yard	intact	NC	
23.-1-8.3	21	Mealie Ln	N	single dwelling	single dwelling		0.38	1975	wood frame	1.5	gable	4 bays, offset entrance	concrete	vinyl clap	brick veneer	intact	asphalt	entrance	intact	intact	entrance tucked under roof overhang; 1-car garage in basement on front façade	Colonial Rev Raised Ranch	intact	N	garage	N	landscaped yard	intact	NC	
23.-1-8.4	27	Mealie Ln	Y	single dwelling	single dwelling		0.56	1968	wood frame	1	gable	4 bays, offset entrance	concrete	vinyl clap		intact	asphalt	entrance	altered	intact	1 car garage attached ot E end	Colonial Rev Ranch	intact	N	garage	N	landscaped yard	intact	NC	
23.-1-8.8	31	Mealie Ln	N	single dwelling			1	2004	wood frame	1	cross gable	3 bays, ent in wing	concrete	wood clap		intact	asphalt	entrance	intact	intact		Rustic	intact	N		Y	landscaped yard	intact	C	
23.-1-8.6	37	Mealie Ln	Y	single dwelling	single dwelling		0.38	1974	wood frame	1.5	gable	3 bays, central entrance	concrete	vinyl clap	brick veneer	intact	asphalt	entrance	intact	intact		Modern Raised Ranch	intact	N	garage	N	landscaped yard, swimming pool	intact	NC	
23.-1-21	40	Mealie Ln	Y	state park	agricultural		4.2																Y		Y	meadow, wooded waterfront, parking lot & trails, fishing	intact	H		
23.-1-8.7	43	Mealie Ln	N	single dwelling	single dwelling		0.23	c. 1970	wood frame	1	gable	3 bays, central ent	concrete	vinyl clap		intact	asphalt	entrance deck	intact	intact		Ranch	intact	N		N	landscaped yard	intact	NC	

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Rockland Section

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23.-1-8.5	47	Mealie Ln	N	single dwelling	single dwelling		0.19	1965	wood frame	1	front gable	2 bays, offset entrance	concrete	wood clap		intact	asphalt	front	intact	intact	fronts on river	Ranch	intact	N		Y	landscaped yard, evergreen screen on E side	intact	C
33.-1-5	2085	Old Rt 17	Y	floodplain, fishing ground	floodplain	Junction Pool	1.5																		Y	creekside deposit	intact	C	
33.-1-6	2100	Old Rt 17	Y	cemetery	cemetery	Bon-Air Cemetery	10.2	c. 1900														intact	N		Y	rolling site, serpentine roads, stone grave markers, views of	intact	C	
33.-1-4.2	2114	Old Rt 17	Y	single dwelling	single dwelling		1.46	c. 1990	mfr	1	gable	irregular	concrete	vinyl clap			asphalt	partial front				Colonial Revival	good	N	1-car garage		lawn	intact	NC
33.-1-2	2125	Old Rt 17	N	state park, fishing ground	fishing ground	Ferdon's Eddy	5															good	N		Y	floodplain, fishing ground, parking lot	intact	C	
33.-1-3	2131	Old Rt 17	N	camping park	floorplain meadow	Ferdon's Eddy	5.85															good	N	camper trailers		large open meadow	intact	C	
33.-1-4.1	2132	Old Rt 17		single dwelling	single dwelling	J.S.F[erdon] house (1875)	3.76	c. 1850	wood fr	2	gable	3 bay, center ent., cross-gable pavilion	bluestone	wood clap	n/a	replaced w/ metal clap	asphalt	partial front	rebuilt w/ new materials	replaced sash 1/1	cross-pavilion plan	Gothic Revival	intact	N	2 car garage		hillside site, lawn around house w/ mature conifers, forest in rear of parcel	intact	H
33.-1-1.3	2142	Old Rt 17	N	single dwelling	single dwelling		3.43	1987	wood fr	1	gable						asphalt	front					good	N			lawn, wooded hillside	intact	NC
33.-1-1.2	2179	Old Rt 17	N	camping park	floodplain meadow		19.19	1990														good	N	camper trailers	Y	floodplain, private campground	intact	C	
33.-1-1.1	2182	Old Rt 17	Y	single dwelling	hotel	Hillside/Riverview Inn; J. S. Fordon (1875)	75	c. 1870	wood fr	2	gable	8 bays asym		wood clap	asb-cem sh	alt	metal	none	n/a	intact	long boarding house form built in stages	Classical Revival	good	Y	hotel		private forest	intact	H
22.-1-14	3	Palen Pl	Y	single dwelling	single dwelling		0.69	1986	wood frame	1	hipped	multi-bay, central entrance	concrete	wood board	brick veneer	intact	asphalt	entrance	intact	intact	central section flanked by wings	Ranch	intact	N		N	landscaped yard	intact	NC
22.-1-13	6	Palen Pl	N	multiple dwelling	multiple dwelling	Rockland Mills Tenant House	0.17	c. 1850	wood frame	2	gable	Two 3-bay ctr ent units joined by 2 bay front gable pavilion	stone	wood clap		vinyl clap added	asphalt	entrances	altered	replaced	mid-19-C tenant bouses for tannery workers	Classical	intact	Y			landscaped yard	intact	H
22.-1-15	11	Palen Pl	Y	single dwelling	single dwelling	Palen-Keener House	0.31	c. 1850	wood frame	2	gable	3 bays, central entrance	stone	wood clap		asb-cem shingles added	asphalt	front	intact	replaced	mid-19th-C 2 sty, gable roof house with late 19th-C 1 sty front gable additions on front and W side	Picturesque	intact	N	garage	N	landscaped yard	intact	H
22.-1-17	16	Palen Pl	N	grist mill, single dwelling (2)	industrial	Rockland Mills	15.4	c. 1800	wood frame	2	front gable	5 bays, offset entrance	stone	wood clap			asphalt	front	intact	intact	mid-19th-C flour & grist mill	industrial	intact	Y	owner's dwelling	Y	power canal, mill pond, dam, tail race	intact	H (NR)
23.-1-3	2	Park Av	Y	single dwelling	single dwelling		0.46	1960	wood frame	2	gable	5 bays, 2 entrances	concrete	vinyl clap	stone veneer	intact	asphalt	entrance	intact	intact	2-car garage in 1st sty front façade	Colonial Revival Split Level	intact	N		N	landscaped yard, swimming pool	intact	C
23.-1-4	5	Park Av	Y	building lot	vacant land		0.27																N		N	landscaped yard, swimming pool	intact	C	
23.-1-1.4	15	Park Av	Y	single dwelling	single dwelling		0.54	c. 1970	wood frame	1	gable	5 bays, offset entrance	concrete	vinyl clap		intact	asphalt	entrance	intact	intact	manufactured home	Colonial Revival Ranch	intact	N	garage	N	landscaped yard	intact	NC
23.-1-1.3	16	Park Av	Y	single dwelling	single dwelling		1.57	1971	wood frame	1.5	gable	4 bays, offset	concrete	vinyl clap	brick veneer	intact	asphalt	entrance	intact	intact	brick veneer on basement level	Col. Revival Raised	intact	N	garage	Y	landscaped yard, forest	intact	C
23.-1-1.2	14	River Rd	Y	single dwelling	single dwelling		0.25	c. 1970	wood frame	1	flat	5 bays, offset entrance	none	metal			asphalt	entrance	intact	intact	mobile home		intact	N		N	landscaped yard	intact	NC
23.-1-7.2	19	River Rd	Y	single dwelling	single dwelling		0.25	1955	wood frame	1	gable	5 bays, offset entrance	concrete	vinyl clap		intact	asphalt	entrance	intact	intact	manufactured home		altered	N		N	landscaped yard	intact	NC
23.-1-2	24	River Rd	Y	single dwelling	single dwelling		0.23	1965	wood frame	1.5	gable	5 bays, offset entrance	concrete	vinyl clap		intact	metal	entrance	intact	intact		Raised Ranch	intact	N		N	landscaped yard	intact	NC
23.-1-1.7	28	River Rd	Y	single dwelling	single dwelling		0.46	1973	wood frame	1	gable	45bays, offset entrance	concrete	vinyl clap	stone veneer	intact	asphalt	entrance	intact	intact	front gable pavilion, attached garage	Ranch	intact	N		N	landscaped yard	intact	NC

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23.-1-7.1	29	River Rd	N	single dwelling	single dwelling		0.99	1976	wood frame	1	front gable	2 bays, offset entrance	concrete	vinyl clap		intact	asphalt	front	intact	intact	front faces W on river, deck	Ranch	intact	N	garage	Y	landscaped yard	intact	C
23.-1-1.1	30	River Rd	Y	floodplain	floodplain		2.24																Y		Y	forest	intact	C	
33.-1-11.2	15	Rockland Rd	Y	agricultural land	agricultural land	S. Darby farm (1875)	11.96																Y		Y	active field & creek	intact	C	
33.-1-26.1	20	Rockland Rd	N	private forest	forest		97.2																Y	garage	N	forest, power transmission corridor	intact	C	
33.-1-26.2	22	Rockland Rd	Y	water facility	vacant land		0.55	c. 1960													metal water tank			N	N	town water supply	intact	NC	
33.-1-27	24	Rockland Rd	N	private forest	forest		60.7																Y		N	forest	intact	C	
33.-1-12	27	Rockland Rd	N	elec trans station	elec trans station	NYS Elec & Gas	0.76	c. 1960														intact	N		N	transformers within fence	intact	NC	
33.-1-25	28	Rockland Rd	N	roadside stand	roadside farm stand	Samuel Darbee Farm Farmstand	0.82	c. 1950	wood frame	1	gable	open frame		wood clap			asphalt				post & beam, open walls, S end enclosed	Roadside Commercial	intact	Y		N	parking lot	intact	H
33.-1-24	30	Rockland Rd	N	single dwelling	single dwelling		1.2	1960	wood frame	1	front gable	3 window bays, ent on side	concrete	wood shingle		intact	asphalt	entrance		intact	entrance on S side in breezeway connecting house & garage, bay window on W façade	Ranch	intact	N	garage	N	wooded yard	intact	NC
33.-1-23	32	Rockland Rd	Y	single dwelling	single dwelling		6.29	1937	wood frame	1	gable	3 bay, central entrance	concrete	wood clap		vinyl clap added	asphalt	front	enclosed	replaced	2 gable dormers on W façade, 1 dormer centered on rear	Cape Cod	altered	N		N	wooded yard	intact	NC
33.-1-22	40	Rockland Rd	N	commercial	agricultural facility	Samuel Darbee Farm	1.27	c. 1950	wood frame	1	arched	4 bays, offset entrance,	concrete	metal		intact	metal			intact	1 sty Quonset hut, metal walls & roof, 1 bay w/ OHD		intact	Y		N	parking lot	intact	H
33.-1-14.1	41	Rockland Rd	Y	agricultural land	agricultural land	S. Darby farm (1875)	16.74																Y		Y	active field & creek	intact	C	
33.-1-14.2	45	Rockland Rd	Y	sewage pump station	sewage pump station		0.09	c. 1980														intact	N		N	pump & generator within fence	intact	NC	
33.-1-21	48	Rockland Rd	N	single dwelling	single dwelling	L. Harding House	1.14	c. 1865	wood frame	2	gable	3 bays, central ent	stone	wood clap		vinyl clap added	asphalt	front	enclosed	intact	front central wall dormer, 1 sty rear wing	Picturesque	intact	N	garage	N	landscaped yard, brook passes through front of lot	intact	H
33.-1-15	57	Rockland Rd	Y	single dwelling	single dwelling	A. Fall House & Shoe Shop Site	2.07	c. 1860	wood frame	2	cross gable	3 bays w/ center ent, 3-bay wing w/ cent ent	concrete	wood clap		vinyl clap added	asphalt	entrance	intact	replaced	original house on S end w/ shed roof rear ell	Classical	altered	N	garage	N	landscaped yard	intact	H
33.-1-28.1	58	Rockland Rd	Y	private forest	forest		107.7																Y		N	forest	intact	C	
33.-1-16	59	Rockland Rd	Y	single dwelling	single dwelling	Horace Utter Tenant House	0.45	c. 1870	wood frame	2	gable	3 bays w/ center ent	stone	wood clap		asb-cem shingles added	asphalt	front	enclosed	replaced	verge boards, porches front and rear	Classical	altered	N	garage	N	landscaped yard	intact	H
33.-1-17.2	61	Rockland Rd	Y	agricultural land, floodplain	agricultural land		9.76																Y		Y	cultivated farm land	intact	H	
33.-1-17.1	65	Rockland Rd	N	single dwelling	single dwelling		0.68	c. 1875	wood frame	2	front gable	3 bays w/ offset ent	stone	wood clap		vinyl clap added	asphalt	front	altered	intact	pierced porch posts, paired windows in gable, deep eaves, 2 sty gable pavilion on S side, 1.5-sty rear ell	Picturesque	altered	Y	barn	N	landscaped yard	intact	H
23.-1-19.2	77	Rockland Rd	Y	single dwelling	single dwelling		0.47	1910	wood frame	2	front gable	2 bays, offset entrance	concrete	wood clap		vinyl clap added	asphalt	front	altered	replaced	1 sty rear ell	Classical	intact	N	garage	N	landscaped yard	intact	C
33.-1-18	78	Rockland Rd	N	single dwelling	single dwelling		6.8	1930	wood frame	2	gambrel	4 bays, offset entrance	concrete	wood clap		intact	asphalt	entrance	intact	intact	front and end pents simulate gambrel, gable hood over entrance, 1 sty rear wing & attached garage	Dutch Colonial Revival	altered	N		N	landscaped yard, brook passes through front of lot	intact	C
23.-1-18.2	79	Rockland Rd	Y	single dwelling	single dwelling		0.3	1966	wood frame	1	gable	4 bays, offset entrance	concrete	wood clap		vinyl clap added	asphalt	entrance	intact	intact	picture windows, terrace at entrance, 1 sty rear wing	Modern Ranch	intact	N		N	landscaped yard	intact	NC
23.-1-18.1	83	Rockland Rd	Y	single dwelling	single dwelling		0.65	c. 1850	wood frame	1.5	gable	3 bays, central ent	stone	wood clap		vinyl clap added	asphalt	front	replaced	replaced	mid-19-C small house plan, 1 sty rear ell	Classical	altered	Y	garage	N	landscaped yard	intact	H
23.-1-20	85	Rockland Rd	N	agricultural land	agricultural land		13.08																Y		Y	cultivated farmland	intact	H	

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ROCKLAND, SULLIVAN COUNTY, NEW YORK

Rockland Section

S-B-L No.	St. No.	St. Name	owner local?	present use	historic use	historic name	Area (acres)	year built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endan-gered?	Outbuilding 1 type	Adjoins Beaverkill?	Distinctive Landscape Features	Landscape Conditions	Historic Status
23.-1-17	87	Rockland Rd	Y	single dwelling	single dwelling	Mrs. Ellen Cochran House	1	c. 1860	wood frame	2	gable	3 bays, central ent	stone	wood clap		vinyl clap added	asphalt	front	intact	replaced	large front gable wall dormer	Picturesque	intact	N	barn	N	landscaped yard	intact	H
23.-4-6	88	Rockland Rd	Y	single dwelling	single dwelling		1.2	c. 1900	wood frame	2	hipped	2 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	front	enclosed	replaced	hipped roof, 1 sty side wing	Colonial Revival Four Square	intact	N	barn	N	landscaped yard, brook passes through lot	intact	C
23.-4-7	90	Rockland Rd	N	multiple dwelling	single dwelling		1.28	c. 1930	wood frame		front gable	3 bays, center ent	concrete	wood clap		vinyl clap added	asphalt	front, wraps on N side	altered	replaced		none	altered	Y		N	landscaped yard, brook passes through lot	intact	NC
23.-1-16	91	Rockland Rd	Y	single dwelling	single dwelling		0.61	c. 1910	wood frame	2	hipped	3 bays, offset entrance	blue stone	wood clap		vinyl clap added	asphalt	front	intact	replaced	pointed dormers	Picturesque	intact	N	garage	N	landscaped yard	intact	C
23.-1-15	93	Rockland Rd	Y	single dwelling	single dwelling		0.58	c. 1900	wood frame	2	gable	3 bays, central ent	blue stone	wood clap		vinyl clap added	asphalt	front	intact	replaced	1 sty rear ell	Picturesque	intact	N	garage	N	landscaped yard	intact	C
23.-1-14	95	Rockland Rd	Y	single dwelling	single dwelling		0.58	c. 1890	wood frame	2	gable	4 bays, offset entrance	blue stone	wood clap	wood shingles	vinyl clap added	asphalt	front	altered	replaced	2 sty rear ell	Picturesque	altered	N		N	landscaped yard	intact	C
23.-1-13	97	Rockland Rd	Y	single dwelling	single dwelling		0.62	c. 1910	wood frame	2	front gable	2 bays, offset entrance	concrete	wood clap		vinyl clap added	asphalt	front	altered	replaced		Classical	intact	N	garage	N	landscaped yard	intact	C
23.-4-5	98	Rockland Rd	Y	single dwelling	single dwelling		6.37	c. 1900	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	front, wraps on S side	altered	replaced	2 sty side pavilions w/ shed roofs (altered from gables?)	Picturesque	altered	N		N	landscaped yard, brook passes through lot	intact	C
23.-1-12	99	Rockland Rd	Y	single dwelling	single dwelling		0.74	c. 1880	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap		intact	asphalt	front	altered	intact	2 sty side wing	Picturesque	intact	N		N	landscaped yard	intact	C
23.-4-4	102	Rockland Rd	Y	single dwelling	single dwelling		1.05	c. 1980	wood frame	1	gable	5 bays, center ent	concrete	vinyl clap		intact	asphalt	entrance	intact	intact	manufactured home, 2-car garage w/ front gable roof attached	Colonial Revival Ranch	intact	N		N	landscaped yard, brook passes through lot	intact	NC
23.-1-11	105	Rockland Rd	Y	single dwelling	single dwelling	Dr. R.C. Tuttle House	1.07	c. 1870	wood frame	1.5	gable	3 bays, central ent	stone	wood clap		vinyl clap added	asphalt	front	replaced	replaced	1.5 sty rear ell	Classical	altered	N		N	landscaped yard	intact	C
23.-4-3	108	Rockland Rd	N	single dwelling	single dwelling	Charles Crantz House	1.26	c. 1860	wood frame	1.5	gable	unknown	stone	wood clap		vinyl clap added	asphalt	front	enclosed	altered		Craftsman	altered	N	barn	N	landscaped yard, brook passes through lot	intact	C
23.-1-9.1	113	Rockland Rd	Y	single dwelling	single dwelling		0.49	c. 1900	wood frame	2	cross gable	5 bays, center entrance	stone	wood clap		vinyl clap added	asphalt	front	intact	replaced	wing flush w/ front façade	Classical	intact	N		N	landscaped yard	intact	C
23.-1-8.1	115	Rockland Rd	Y	single dwelling	single dwelling		0.42	c. 1890	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	front	replaced	replaced			altered	N	annex	N	landscaped yard, swimming pool	intact	C
23.-4-2	118	Rockland Rd	Y	single dwelling	single dwelling	Henry Davidson House	1.28	c. 1860	wood frame	1.5	gable	5 bays, center ent	stone	wood clap		intact	metal	front & wrap S side	altered	replaced	half-story windows, wrap-around porch	Classical	intact	N	garage	N	landscaped yard, brook passes through lot	intact	H
23.-3-4.1	123	Rockland Rd	Y	single dwelling	single dwelling		1.11	1934	wood frame	2	gable	3 bays, central ent	concrete	wood clap		vinyl clap added	asphalt	entrance	intact	intact	cent ent w/ stone stoop , porch on S end	Colonial Revival	intact	N	garage	N	landscaped yard	intact	C
23.-4-1	124	Rockland Rd	Y	single dwelling	single dwelling		1.1	1951	wood frame	1	gable	4 bays, offset entrance	concrete	wood clap	blue stone veneer	vinyl clap added	asphalt	entrance	intact	replaced	entrance tucked under roof, 9-section picture window, 2 car garage attached S end, bedroom wing attached N end	Modern Ranch	intact	N		N	landscaped yard	intact	C
23.-3-3	127	Rockland Rd	Y	single dwelling	single dwelling		0.42	1961	wood frame	1	gable	3 bays, central ent	concrete	wood clap		vinyl clap added	asphalt	entrance	intact	intact	cent ent w/ stone stoop flanked by picture windows, 1 sty rear wing, 1-car garage attached	Colonial Revival Ranch	intact	N		N	landscaped yard	intact	C
23.-3-2.1	129	Rockland Rd	Y	ROW	vacant land		0.3																N		N	landscaped yard	intact	C	
21.-1-14	134	Rockland Rd	Y	multiple dwelling, private forest		Seth Gillette House	75.9	c. 1850	wood frame	1.5	gable	3 bays, center entrance	stone	wood clap		vinyl clap added	metal	entrance	replaced	intact	early 19th-C plan form	Classical	intact	N	garage	N	landscaped yard & wooded hillside, contains stream	intact	H
23.-2-2	139	Rockland Rd	N	single dwelling	single dwelling		0.44	1948	wood frame	1	gable	4 bays, offset entrance	concrete	wood clap	stone & brick veneer	vinyl clap added	asphalt	entrance	intact	replaced	entrance set in stone veneer attaching to brick chimney, front gable bay w/ picture window	Colonial Revival	intact	N	garage	N	landscaped yard	intact	C
21.-1-15	140	Rockland Rd	Y	single dwelling	single dwelling		1.28	c. 1900	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap	wood shingle	wood bd & batten added	metal	front & wrap S side	altered	replaced	wrap-around porch, 2 sty cross gable pavilion on N side	Picturesque	altered	N	barn	N	landscaped yard, borders stream on rear	intact	C

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23.-2-1.2	145	Rockland Rd	Y	commercial	firehouse	Rockland Hose Co. #1 Firehouse	0.25	c. 1970	masonry	1	flat	2 veh bays, 1 cent ent	concrete	concrete block	blue stone veneer	intact	membrane	entrance	intact	intact	bluestone veneer & pent roof on front, entrance tucked under roof	Modern	intact	N		N	unpaved parking lot	intact	C
21.-1-16	146	Rockland Rd	Y	golf course	agricultural land	Twin Village Golf Club	37.1	c. 1900	wood frame	1	cross gable	4 bays, offset entrance	stone	wood clap		vinyl clap added	metal	entrance	intact	intact	cross-gable wing on front	Classical	intact	N			nine-hole gold course	intact	H
22.-3-3	148	Rockland Rd	Y	single dwelling	single dwelling		0.47	1890	wood frame	2	gable	3 bays, cent entrance	stone	wood clap		vinyl clap	asphalt	front	altered	replaced		Colonial Revival	intact	N		N	landscaped yard	intact	C
21.-1-17	150	Rockland Rd	N	private forest	forest		142.9																Y		N	forested hillside	intact	C	
22.-1-16.1	151	Rockland Rd	Y	restaurant, hotel, apartment house	hotel	Rockland House	8.4	c. 1850	wood frame	2	cross gable	3 bays, central entrance	stone	wood clap	wood shingles	vinyl clap added	asphalt	front	enclosed	replaced	c. 1850 bldg on site or contained in extant c. 1880 bldg, front gable pavilion	Picturesque	altered	Y	barn	Y	landscaped yard, parking areas, agric. Field	altered	H
22.-1-16.2	153	Rockland Rd	Y	single dwelling	single dwelling		3.11	1930	wood frame	1		3 bays central entrance	concrete	wood clap		vinyl clap added	asphalt	front	altered	replaced	1 sty wing on S side	Craftsman	altered	N	garage	Y	landscaped yard. Mill race & tannery site	altered	H
22.-3-2	154	Rockland Rd	Y	single dwelling	single dwelling		0.32	c. 1890	wood frame	2	gable	3 bays, cent entrance	stone	wood clap			asphalt	entrance	altered	replaced	deep eaves w/ friezes, bay window on S side, 2 sty rear ell	Colonial Revival	intact	N		N	landscaped yard	intact	C
22.-3-4	158	Rockland Rd	Y	building lot			0.27																Y		N	cleared land	intact	C	
22.-2-12	162	Rockland Rd	N	multiple dwelling	mixed use	Thomas Dodge House & Store	0.3	c. 1870	wood frame	2	gable	4 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	front	altered	intact	shop window on N side of front façade, 2 sty rear wing	Classical	intact	N		N	landscaped yard	intact	H
22.-2-11	166	Rockland Rd	Y	single dwelling	commercial	D.I. Dodge Store	0.24	c. 1870	wood frame	2	front gable	3 bays, cent. entrance	stone	wood clap	wood shingles	vinyl clap added	asphalt	front	replaced	replaced	mid-19th-C 2 sty commercial plan form	Picturesque	altered	N	carport	N	landscaped yard	intact	C
22.-1-12	169	Rockland Rd	Y	multiple dwelling	hotel	Austin Dodge Hotel	0.18	c. 1840	wood frame	2	gable	5 bays, center entrance	stone	wood clap		vinyl clap added	asphalt	entrance	replaced	replaced	1.5 sty rear ell	Greek Revival	intact	Y		N	landscaped yard	intact	H
22.-2-8	170	Rockland Rd	Y	single dwelling	single dwelling		0.5	1950	wood frame	1	gable	5 bays, offset entrance	concrete	vinyl clap		intact	asphalt	entrance	intact	intact	manufactured house	Colonial Revival	intact	N	cottage	N	landscaped yard	intact	NC
22.-1-11	173	Rockland Rd	Y	multiple dwelling	single dwelling	Austin Dodge House	0.01	c. 1850	wood frame	2	cross gable	2 window bays, ent in wing	stone	wood clap		asphalt sheet siding added	asphalt	wing	altered	altered	cross-wing plan form, bay window on S end, 2 sty rear ell	Picturesque	altered	Y	barn	Y	unpaved parking area	altered	H
22.-2-7	174	Rockland Rd	Y	mixed use	commercial	C.C. & M.N. Dodge Store	0.39	c. 1860	wood frame	2	front gable	3 bay, center entrance	stone	wood clap		asb-cem shingles added	metal	front	intact	intact	large display windows flank entrance, center door in 2nd sty, projecting pediment supported by iron braces	Greek Revival	intact	Y	barn	N	small yard	intact	H
22.-1-10.1	175	Rockland Rd	Y	building lot	vacant land		0.24																Y		N	unpaved parking area	altered	C	
22.-1-9	179	Rockland Rd	Y	restaurant	single dwelling		0.01	c. 1900	wood frame	2	front gable	3 bays, central entrance	stone	wood clap		vinyl clap added	asphalt	front, 2 sty, wraps S side	altered, 2nd sty added	replaced	2 sty rear ell	Picturesque	altered	Y	cottage	Y	unpaved parking area, old orchard in rear	altered	C
22.-2-6.1	180	Rockland Rd	Y	multiple dwelling	single dwelling	Austin Dodge House	0.34	c. 1860	wood frame	1.5	gable	3 bay, center entrance	stone	wood clap		intact	asphalt	entrance	intact	intact	central 3-sty pavilion above porch, flanked by gable oriels, verge boards, cross-gable rear ell w/ dormers	Picturesque	intact	Y		N	landscaped yard	intact	H
22.-2-5	182	Rockland Rd	N	restaurant	commercial		0.38	c. 1900	wood frame	2	front gable	3 bays, 1st sty storefront	stone	wood clap	wood shingles	log siding added	asphalt	front	replaced	replaced	large comm plan, 1 sty rear wing	Picturesque	altered	N		N	paved parking lots both sides	altered	C
22.-1-8	183	Rockland Rd	Y	multiple dwelling	commercial		0.3	c. 1900	wood frame	2	front gable	3 window bays, entrance on side	stone	wood clap	wood shingles	wood bd & batten added	metal	N side	added	replaced	large comm plan	Picturesque	altered	Y	barn	N	unpaved parking area	altered	C
22.-1-19.2	187	Rockland Rd	N	fuel depot	agricultural		1.06	c. 1970	masonry	1	gable	3 bays w/ OHD	concrete	concrete block		intact	membrane				truck bays, office in side wing, 1 sty rear wing	industrial	intact	N	fuel tanks & pump canopy	Y	unpaved work yard	intact	NC
22.-1-19.1	189	Rockland Rd	N	single dwelling	single dwelling		0.82	2001	wood frame	1	cross gable	multi-bay, central entrance	concrete	vinyl clap		intact	asphalt	entrance	intact	intact	central gable section flanked by front gable wings, S wing contains 3-car garage	Ranch	intact	N		Y	landscaped yard	intact	NC
22.-2-4.1	190	Rockland Rd	N	single dwelling	single dwelling	Augustus Dodge House	0.86	c. 1850	wood frame	2	gable	4 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	front & wrap on S side	intact	replaced	porch w/ turned posts & spindle frieze (c. 1880), 2nd-sty porch on S end	Picturesque	intact	N		N	landscaped yard	intact	H

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22.-1-19.3	191	Rockland Rd	Y	single dwelling	single dwelling		0.46	c. 1900	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	front	enclosed	replaced	2 sty rear ell	Classical	intact	Y		N	driveways	altered	C
22.-1-7	195	Rockland Rd	Y	single dwelling	single dwelling		0.21	c. 1870	wood frame	2	cross gable	1 window bay, entrance on side	stone	wood clap		vinyl clap added	asphalt	entrance, N side	altered	replaced	front gable window façade flanked by 2 sty cross gable wings	Picturesque	altered	N		N	landscaped yard	intact	C
22.-2-3	196	Rockland Rd	N	multiple dwelling	single dwelling	A.S. Rockwell House	0.36	c. 1870	wood frame	2	cross gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	metal	entrance & wing	altered	replaced	cross-wing plan form,	Picturesque	intact	N	garage	N	landscaped yard	intact	C
22.-1-6	199	Rockland Rd	Y	single dwelling	single dwelling		0.27	1890	wood frame	2	front gable	3 bays, offset entrance	stone	wood clap	wood shingles	vinyl clap added	metal	front	altered	intact	2 bay windows on S side, gable dormer on N side, pnt roof at base of front gable	Picturesque	intact	N	garage	N	landscaped yard	intact	C
22.-2-13	200	Rockland Rd	Y	single dwelling	single dwelling		0.33	1970	wood frame	1	front gable	4 bays, offset entrance	concrete	vert. wood board	vinyl clap	intact	metal	entrance	intact	intact		Colonial Revival	intact	N		N	landscaped yard	intact	NC
22.-1-20	201	Rockland Rd	Y	single dwelling	agricultural		2.1	c. 1970	wood frame	1	gable	4 bays, offset entrance	concrete	metal		vinyl clap added	metal	entrance	intact	intact	mobile home	Colonial Revival	intact	Y	shed	Y	cleared	intact	C
22.-1-5	203	Rockland Rd	Y	single dwelling	single dwelling		0.28	1960	wood frame	1	gable	3 bays, central entrance	concrete	wood shingles	wood clap	intact	asphalt	entrance	altered	intact	gable pavilion on front, w/ multi-section bow window	Colonial Revival	intact	N	garage	N	landscaped yard	intact	C
22.-2-1	204	Rockland Rd	Y	single dwelling	single dwelling	Methodist Church Parsonage	0.3	c. 1870	wood frame	2	gable	3 bays, cent. entrance	stone	wood clap		vinyl clap added	asphalt	entrance	altered	intact	central front gable wall dormer, 2 sty rear ell	Picturesque	intact	N	garage	N	landscaped yard	intact	H
22.-1-4	207	Rockland Rd	Y	single dwelling	single dwelling		0.09	1900	wood frame	2	gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	entrance	altered	replaced	2 sty front section w/ 1.5 sty wood frame cross-gable rear wing that may be an older house moved to this location	Picturesque	intact	N		N	landscaped yard	intact	C
21.A-1-46	209	Rockland Rd	Y	single dwelling	single dwelling		0.47	1890	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap	wood shingles		asphalt	front	altered	intact	pent roof at base of gable, gable dormers on both sides	Picturesque	intact	N		N	landscaped yard	intact	C
21.A-1-40	211	Rockland Rd	Y	single dwelling	single dwelling		0.58	1930	wood frame	1	gable	3 bays, center entrance	concrete	wood clap		vinyl clap added	asphalt	entrance	intact	replaced	gable entrance pavilion, rear cross-gable ell	Classical	intact	N	shed	N	landscaped yard	intact	C
21.A-1-15	213	Rockland Rd	Y	building lot	agricultural land, floodplain		0.18																Y		N	cleared land	intact	C	
21.A-1-16	219	Rockland Rd	N	vacant	medical center	Catskill Regional Medical Center	1.39	c. 1980	wood frame	1	front gable	5 bays, center entrance	none	metal sheet		intact	asphalt	entrance	intact	intact	ramp leading up to entrance		intact	Y		N	parking lot	intact	NC
21.A-1-49	221	Rockland Rd	Y	single dwelling	single dwelling	Dr. J.G. Hurlburt House	0.46	c. 1840	wood frame	2	gable	5 bays, center entrance	stone	wood clap		vinyl clap added	asphalt	front	intact	replaced	19th-C form plan	Classical	intact	N	garage	N	landscaped yard	intact	H
21.A-1-1	225	Rockland Rd	Y	agricultural land, floodplain	agricultural land, floodplain	Morton Farm	10.8																Y		Y	active field	intact	H	
21.A-1-57	237	Rockland Rd	Y	single dwelling			0.48	c. 1880	wood frame	2	gable	3 bays, center entrance	stone	wood clap		vinyl clap added	asphalt	entrance	intact	replaced	central gable wall dormer on front, turned posts on porches, 1 sty rear ell	Picturesque	intact	N	barn	N	landscaped yard	intact	H
21.-1-19	238	Rockland Rd	Y	multiple dwelling	single dwelling		0.65	1880	wood frame	2	cross gable	2 window bays, ent in wing	stone	wood clap		vinyl clap added	asphalt	wing	altered	replaced	cross-wing plan	Picturesque	intact	N	cottage	N	landscaped yard	intact	C
21.-1-21	239	Rockland Rd	Y	single dwelling	single dwelling		0.5	c. 1880	wood frame	2	cross gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	ent & wing	enclosed	replaced	cross-wing plan	Classical	intact	N	garage	N	landscaped yard	intact	C
21.-1-9.61	240	Rockland Rd	Y	single dwelling	single dwelling		1.8	1970	wood frame	1.5	gable	4 bays, offset entrance	concrete	vinyl clap		intact	asphalt	entrance	intact	intact	gable pavilion at entrance	Colonial Revival Raised Ranch	intact	N	garage	N	landscaped yard, tennis court	intact	NC
21.-1-9.3	241	Rockland Rd	Y	single dwelling	single dwelling		0.17	c. 1910	wood frame	1	front gable	2 bays, offset entrance	concrete	wood clap		vinyl clap added	asphalt	front	enclosed	altered		Craftsman	altered	Y		N	landscaped yard	intact	C
21.-1-9.10	243	Rockland Rd	Y	single dwelling	single dwelling		1.76	1998	wood frame	2	gable	5 bays, center entrance	concrete	vinyl clap		intact	asphalt	entrance	intact	intact	2 sty wing	Colonial Revival Split Level	intact	N	garage	N	landscaped yard	intact	NC
21.-1-9.4	245	Rockland Rd	Y	building lot	vacant land		2.01																Y		N	landscaped yard	intact	C	

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ROCKLAND, SULLIVAN COUNTY, NEW YORK

Rockland Section

S-B-L No.	St. No.	St. Name	owner local?	present use	historic use	historic name	Area (acres)	year built	Const. Method	No. Stys	Roof type	Front Façade	Bsmt Material	Original Siding	2nd Ext. Material	Siding Cond.	Roof Material	Porch location	Porch Cond.	Window Cond.	Distinctive Characteristics	Style or Era	Overall Integrity	Endan-gered?	Outbuilding 1 type	Adjoins Beaverkill?	Distinctive Landscape Features	Landscape Conditions	Historic Status
21.-1-9.9	250	Rockland Rd	Y	single dwelling	single dwelling		1.13	1989	wood frame	1	gable	4 bays, central entrance	concrete	vinyl clap	stone veneer	intact	asphalt	entrance	intact	intact	stone veneer on front, entrance flanked by cross-gable front wings, S wing contains 2-car garage	Modern Ranch	intact	N		N	landscaped yard	intact	NC
21.-1-9.1	252	Rockland Rd	Y	single dwelling	single dwelling		1.88	1991	wood frame	1	cross gable	4 bays, offset entrance	concrete	wood clap	wood shingle	intact	asphalt	entrance	intact	intact	complex front façade	Modern Ranch	intact	N		N	landscaped yard, swimming pool	intact	NC
21.-1-9.7	253	Rockland Rd	Y	single dwelling	single dwelling		0.6	1970	wood frame	1	gable	4 bays, offset entrance	concrete	vinyl clap	stone veneer	intact	asphalt	entrance	intact	intact	entrance & large picture window tucked under roof, bedroom wing lower, stone veneer on attached 2-car garage	Colonial Revival Ranch	intact	N		N	landscaped yard	intact	NC
21.-1-9.8	257	Rockland Rd	Y	single dwelling	single dwelling		0.6	1976	wood frame	2	gable	3 bays, center entrance	concrete	vinyl clap	stone veneer	intact	metal	entrance	intact	intact	arched entrance, stone chimney, stone veneer on attached 2-car garage	Colonial Revival	intact	N		N	landscaped yard	intact	NC
21.-1-29	259	Rockland Rd	Y	vacant land	vacant land		0.15																N		N	landscaped yard	intact	C	
21.-1-9.2	260	Rockland Rd	N	private forest	vacant land		112.5																Y		N	forested hillside	intact	C	
21.-1-30	261	Rockland Rd	Y	vacant land	vacant land		0.19																N		N	landscaped yard	intact	C	
21.-1-31.1	263	Rockland Rd	Y	single dwelling	single dwelling		0.53	1865	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	metal	front	altered	replaced	1 sty rear ell	Picturesque	intact	N		N	landscaped yard	intact	C
21.-1-31.2	271	Rockland Rd	Y	single dwelling	single dwelling		1.65	2002	wood frame	1	gable	5 bays, offset entrance	concrete	vinyl clap			asphalt	entrance	intact	intact	stone stoop at entrance	Colonial Revival	intact	N	granary	N	landscaped yard	intact	NC
21.-1-7	272	Rockland Rd	Y	single dwelling	single dwelling	Dodge Homestead Dwelling	0.3	c. 1885	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	metal	front	altered	replaced	1 sty wing N side	Picturesque	altered	N		N	landscaped yard	intact	C
21.-1-10.1	274	Rockland Rd	N	vacant land	vacant land	Dodge Homestead	513.57																Y	barn	N	barnyard, meadow, hillside forest	intact	H	
21.-1-32.1	275	Rockland Rd	N	private forest	agricultural land	Dodge Homestead	10.26																Y		N	forested	altered	C	
21.-1-6	278	Rockland Rd	Y	single dwelling	single dwelling	Dodge Homestead	0.84	c. 1800	wood frame	2	gable	5 bays, center entrance	stone	wood clap		asphalt shingles added	asphalt	front	altered	intact	early settler's homestead, 1st story w/ 12-over-12 windows	Federal	intact	Y		N	farm yard	intact	H
21.-1-5.2	282	Rockland Rd	Y	single dwelling		Dodge Homestead Dwelling	0.08	c. 1920	wood frame	1	gable	2 bays, offset entrance	concrete	wood shingles		intact	metal	front	altered	intact	porch tucked under front roof, shed dormer, stone chimney	Craftsman	altered	N		N	landscaped yard	intact	C
21.-1-5.1	288	Rockland Rd	Y	single dwelling		Dodge Homestead Tenant House I	0.18	c. 1850	wood frame	2	gable	3 bays, center entrance	stone	wood clap		asb-cem shingles added	asphalt	entrance	added	replaced		Classical	altered	N		N	landscaped yard	intact	C
21.-1-4	290	Rockland Rd	Y	single dwelling	single dwelling	Dodge Homestead Tenant House II	0.22	c. 1850	wood frame	2	gable	3 bays, center entrance	stone	wood clap		vinyl clap added	asphalt	entrance	added	replaced	rear ell	Classical	intact	Y		N	landscaped yard, small stream at side of lot	intact	C
21.-1-3.1	300	Rockland Rd	Y	single dwelling	single dwelling		1.29	1959	wood frame	1	gable	3 bays, ent on side	concrete	wood clap	stone veneer	intact	metal	entrance	enclosed	intact	Modern design, triple window unit, awning windows	Modern Ranch	altered	N		N	landscaped yard, small stream at rear of lot	intact	C
21.-1-32.3	305	Rockland Rd	Y	water facility	agricultural land		1.67	c. 1980	wood frame	1	gable	3 bays	concrete	concrete		intact	asphalt	none				industrial	intact	N		N	cleared	altered	NC
21.-1-2.2	306	Rockland Rd	N	single dwelling	single dwelling		0.42	c. 1890	wood frame	2	gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	entrance	altered	replaced			altered	N		N	landscaped yard, swimming pool	altered	C
21.-1-32.4	307	Rockland Rd	N	vacant land	agricultural land		1.12																Y		N	forested	altered	C	
21.-1-2.1	308	Rockland Rd	Y	building lot	vacant land		1.6																N		N	forested hillside	intact	C	
21.-1-1	310	Rockland Rd	Y	single dwelling	single dwelling		0.96	1965	wood frame	1	cross gable	3 bays, center entrance	concrete	wood clap		intact	asphalt	front	intact	intact	cross-gable wing on N side, shed roof wing on S side	Ranch	intact	N		N	landscaped yard, small stream at rear of lot	intact	NC
21.-1-34	320	Rockland Rd	N	nursing home	hotel	Roscoe Manor	7	c. 1900	wood frame	2	gable	3 bays, center entrance	stone	wood clap		intact	metal	front	altered	intact	2 sty rear ell	Classical	altered	Y		N	landscaped yard, parking lot, forested hillside	intact	C
21.-1-33	420	Rockland Rd	N	nursing home	forest	part of Roscoe Community Nursing Home	3.1	c. 2000	wood frame	2													N		N	landscaped yard, parking lots	intact	NC	
23.-1-10	105R	Rockland Rd	Y	building lot	agricultural		1																Y		N	agricultural field	intact	C	

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23.-1-9.3	113R	Rockland Rd	N	building lot	vacant land		0.38																Y		N	landscaped yard	intact	C		
23.-2-1.1	145R	Rockland Rd	Y	firemen's park	vacant land	Rockland Hose Co. #1 Memorial Park	0.5	2011														intact	N		N	open lawn w/ monument	intact	C		
22.-1-19.4	191R	Rockland Rd	Y	comm garage	barn		0.87	c. 1900	wood frame	2	gable	4 garage bays on S	concrete	wood clap		vinyl clap added	metal				altered	gable roof visible	altered	Y	garage	N	paved driveways & parking area	altered	NC	
21.-1-20	243A	Rockland Rd	Y	building lot	vacant land		0.17																N		N	landscaped yard	intact	C		
33.-1-17.3	65A	Rockland Rd	Y	building lot	agricultural facility		0.57	c. 1875															Y	barn	N	landscaped yard	intact	H		
21.-1-24		Rockland Rd	N	private forest	forest		64																Y		Y	forested hillside forming west side of valley	intact	C		
21.-1-25.1		Rockland Rd	N (OSC)	private forest	forest		58.14																N		Y	forested hillside forming west side of valley	intact	C		
21.-1-25.2		Rockland Rd	N	private forest	forest		41.74																Y		N	forested hillside forming west side of valley	intact	C		
21.-1-9.5	9	Sattler St	Y	single dwelling	single dwelling		3.3	1979	wood frame	1.5	gable	3 bays, center entrance	concrete	vinyl clap	brick veneer	intact	asphalt	none			intact	brick veneer on basement level on W side, 1 bay garage on E end	Raised Ranch	intact	N	garage	N	landscaped yard, large meadow	intact	C
21.-1-28.1	10	Sattler St	Y	multiple dwelling	single dwelling		0.55	c. 1880	wood frame	2	front gable	2 bays, offset entrance	stone	wood clap		vinyl clap added	asphalt	front	altered	replaced	1 sty cross-gable wing on E side	Picturesque	intact	N	garage	N	landscaped yard	intact	C	
21.-1-28.2	16	Sattler St	Y	single dwelling	single dwelling		0.62	c. 1970	wood frame	1	gable	5 bays, offset entrance	none	vinyl clap		intact	asphalt	entrance	intact	intact	manufactured home	Colonial Revival	intact	N	garage	N	landscaped yard	intact	NC	
21.-1-35	19	Sattler St	Y	floodplain	industrial		4.64																Y		Y	19th-C saw mill site	altered	H		
21.-1-27	20	Sattler St	N	state park	floodplain		4.7																N		Y	forest area on E side of river, parking area & trails	intact	C		
21.-1-32.2	30	Sattler St	N	floodplain	floodplain		1.03																Y		Y	forested	intact	C		
21.-1-9.63	13	St. Gerasimos Dr	Y	single dwelling			1.5	1970	wood frame	2	cross gable	4 bays, offset entrance	concrete	brick veneer	vinyl clap	intact	asphalt	wing	intact	intact	2-sty central section flanked by 1 sty wings; 3-car garage in W wing	Colonial Revival Split Level	altered	N		N	landscaped yard	intact	NC	
21.-1-9.12	15	St. Gerasimos Dr	Y	single dwelling	single dwelling		1.5	1998	wood frame	2	hipped	4 bays, offset entrance	concrete	vinyl clap	brick veneer	intact	asphalt	entrance	intact	intact	gable pavilion at entrance, gable bay window on front, 3-car garage in wing on N side	Colonial Revival	intact	N	garage	N	landscaped yard, swimming pool	intact	NC	
21.-1-9.62	21	St. Gerasimos Dr	Y	church	church		26.95	c. 1970	wood frame	1	front gable	3 bays, center entrance	concrete	vinyl clap		intact	asphalt	entrance	intact	intact	arched entrance & windows, square tower engaged to S side w/ open belfry & pyramidal roof	Classical	intact	N		N	landscaped yard, open meadow, wooded hillside	intact	C	
21.-1-9.65		St. Gerasimos Dr	Y	private road	private road		0.37	c. 1970															intact		N	paved road	intact	NC		
21.-1-9.64		St. Gerasimos Dr	Y	private road	private road		0.22	c. 1970															intact		N	paved road	intact	NC		
22.-2-14	9	Taylor St	N	single dwelling	single dwelling		0.19	c. 1900	wood frame	2	cross gable	2 bays, offset entrance	stone	wood clap		asb-cem shingles added	asphalt	front & wraps W side	intact	intact	side porch terminates at cross wing, column posts intact on porch, bay window at end of wing,	Classical	intact	N		N	landscaped yard	intact	C	
22.-2-10	10	Taylor St	Y	single dwelling	single dwelling		0.38	1903	wood frame	2	cross gable	3 bays, cent. entrance	stone	wood clap	wood shingles	vinyl clap added	asphalt	front & wraps both sides	intact	intact	cross-gable pavilions on both sides where side porches terminate, orig. porch features	Picturesque	intact	N	barn	N	landscaped yard	intact	C	
22.-2-9	13	Taylor St	N	single dwelling	single dwelling		0.22	c. 1900	wood frame	2	cross gable	2 bays, offset entrance, 2nd ent in wing	stone	wood clap	wood shingles	intact	asphalt	front & wing	intact	intact	orig. porch features, pent at base of gable	Picturesque	intact	N		N	landscaped yard	intact	C	
23.-2-3	2	Wilcox Rd	Y	single dwelling	single dwelling		0.36	1955	wood frame	1	gable	6 bays, 2 ent	concrete	wood clap	blue stone veneer	intact	asphalt	entrances	intact	intact	bluestone veneer at base of façade & bluestone chimney, bluestone stoops, corner picture & casement windows, attached 2-car garage	Modern Ranch	intact	N		N	landscaped yard	intact	C	
23.-3-2.2	3	Wilcox Rd	Y	single dwelling	single dwelling		0.48	1942	wood frame	2	gable	3 bays, central ent	concrete	wood clap		vinyl clap added	asphalt	front & wrap N side	added	replaced		Cape Cod	altered	N	garage	N	landscaped yard	intact	NC	

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23.-3-1	9	Wilcox Rd	Y	single dwelling	single dwelling		0.23	1950	wood frame	1	gable	3 bays, central ent	concrete	wood clap		vinyl clap added	asphalt	entrance	intact	replaced	front gable pavilion, entrance tucked under corner of pavilion, picture window	Cape Cod	intact	N	garage	N	landscaped yard	intact	C
23.-2-4	10	Wilcox Rd	N	single dwelling	single dwelling		0.2	1952	wood frame	1	gable	4 bays, offset entrance	concrete	wood clap		vinyl clap added	asphalt	entrance	intact	intact	front gable bay w/ pent, 3 awning windows vertically aligned next to entrance	Modern Ranch	intact	N	garage	N	landscaped yard	intact	C

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S-B-L No.	St. No.	Street Name	Owner Local?	Area (acres)	Adjoins River?	Year Built	Historic Function	Current Function	Status	Notes
13.-1-12	294	Back Lincoln Farm Rd	N	52.57	Y	1890	dwelling	seasonal house	H	
7.-1-29	896	Beaverkill Rd	N	0.54	N	1997	school house site	dwelling		existing house built on school foundation
7.-1-19.3	917	Beaverkill Rd	Y	2.23	N	1951	dwelling	dwelling		Miner; Wells
7.-1-28	918	Beaverkill Rd	N	103.7		1930	private forest	private forest		
7.-1-20	955	Beaverkill Rd	N	1	N	c. 1950	summer cottage	summer cottage		
7.-1-21	961	Beaverkill Rd	Y	5.07	N	1950	dwelling	dwelling		
7.-1-23	966	Beaverkill Rd	N	1.96	N	1910	summer cottage	summer cottage	H	Aaron; Schiefner; Curtis/Leo
3.-1-9	1009	Beaverkill Rd	N	0.7	Y	1965	seasonal house	seasonal house		Malloy
3.-1-8.8	1032	Beaverkill Rd	N	13.55	N	1961	seasonal house	seasonal house		Aaron Subdivision, Lot 8
3.-1-16	1049	Beaverkill Rd	Y	56.9	Y	c. 1870	riverside farm	riverside land	H	Willich; Hardenbergh
3.-1-17.2	1117	Beaverkill Rd	N	2.79	Y	c. 1910	summer cottage	summer cottage	H	Hemlock Cottage, Derby/Willich
3.-1-17.1	1133	Beaverkill Rd	N	22.84	Y	1910	summer cottage	summer cottage	H	Stone Cottage, Willich; Murray/Laird
3.-1-18	1137	Beaverkill Rd	N	9.79	Y	1999	seasonal house	seasonal house		Edwards; Levine
3.-1-2	1254	Beaverkill Rd	N	272	Y	c. 1830	riverside farm	fishing club	H	Voorhees Farm Beaverkill Trout Club Inc.
3.-1-3	1276	Beaverkill Rd	N	7	Y	c. 1850	saw mill site	summer cottage	H	Voorhees Saw Mill
7.-1-22		Beaverkill Rd	N	1.3	N		building lot	preserve		Open Space Institute
7.-1-24		Beaverkill Rd	N	2.2	N		building lot	building lot		
7.-1-27		Beaverkill Rd	Y	1	N		building lot	building lot		site of Vernooy's store & PO
3.-1-19		Beaverkill Rd	N	77.53	N		private forest	state forest		
3.-1-20		Beaverkill Rd	N	63.2	N		private forest	state forest		
3.-1-21		Beaverkill Rd	N	19.5	N		private forest	state forest		
3.-1-8.2		Beaverkill Rd	Y	24.6	Y		private forest	preserve		Aaron Subdivision, Lot 7
3.-1-1		Beaverkill Rd	N	148.9	N		private forest	private forest		
3.-1-7		Beaverkill Rd	N	100	Y		private forest	private forest		

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3.-1-11		Beaverkill Rd	N	79	Y		private forest	private forest		
3.-1-8.1		Beaverkill Rd	N	5.7	Y		riverside land	preserve		
3.-1-10		Beaverkill Rd	N	4	Y		riverside land	riverside land		
15.-1-3	2141	Beaverkill Valley Rd	N	348.9	Y	c. 1875	riverside farm	fishing club	H	Brooklyn Fly Fishers Club
15.-1-4.3	2228	Beaverkill Valley Rd	Y	1.6	Y	1900	dwelling	dwelling	H	
15.-1-4.4	2243	Beaverkill Valley Rd	N	7.59	N	2003	seasonal house	seasonal house		
15.-1-5	2260	Beaverkill Valley Rd	N	0.68	N	c. 1850	dwelling	seasonal house	H	Green House & saw mill site
13.-1-14	2355	Beaverkill Valley Rd	N	346.85	Y	1900	summer cottage	children's summer camp	NR	Craigie Clair
13.-1-15.1	2529	Beaverkill Valley Rd	N	53.4	Y	1910	summer cottage	summer cottage	H	
13.-1-2.2	2553	Beaverkill Valley Rd	N	8.53	Y	1985	seasonal house	seasonal house		contains Pelnor Hollow Brook
13.-1-2.1	2555	Beaverkill Valley Rd	Y	47.3	Y	c. 1875	dwelling, saw mill site	fishing club	H	Tripp House, Iroquios Club, Clear Lake Stream Club, Clear Lake Corp.
15.-1-1		Beaverkill Valley Rd	N	27.3	Y		riverside land	riverside land		part in Delaware Co.
15.-1-2		Beaverkill Valley Rd	N	55	Y		riverside land	fishing ground		Brooklyn Fly Fishers Club
15.-1-4.6		Beaverkill Valley Rd	N	14.25	Y		riverside land	riverside land		Green saw mill site
15.-1-4.7		Beaverkill Valley Rd	N	6.75	Y		riverside land	riverside land		
15.-1-4.5		Beaverkill Valley Rd	Y	1	N		vacant lot	vacant lot		part of 2228 Beaverkill Valley Rd
7.-1-9.2	713	Berry Brook Rd	N	67.8	N	1870	upland farm	farm house & meadow	H	Hammerstrom
7.-1-5.3	821	Berry Brook Rd	N	150	N	1989	seasonal house	seasonal house		
7.-1-47		Berry Brook Rd	N	4.2	N		private forest	private forest		part in delaware Co.
7.-1-9.1		Berry Brook Rd	Y	17.7	N		private forest	private forest		part of lot in Delaware Co.
7.-1-10		Berry Brook Rd	Y	17.5	N		private forest	private forest		part of lot in Delaware Co.
7.-1-44		Berry Brook Rd	Y	2	N		private forest	private forest		part in Delaware Co.

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S-B-L No.	St. No.	Street Name	Owner Local?	Area (acres)	Adjoins River?	Year Built	Historic Function	Current Function	Status	Notes
7.-1-11		Berry Brook Rd	N	44.6	Y	1936	tannery site	NYS campground	H	
7.-1-12		Berry Brook Rd	N	29.8	Y	1936	tannery site	NYS campground	H	site of Babcock & Ellsworth tannery
7.-1-31	34	Campsite Rd	Y		N		blacksmith shop & dwelling site	meadow		Moffatt (1856)
7.-1-45	34	Campsite Rd	Y	1.3	N		meadow	meadow		Babcock-Murdoch Farm
7.-1-30	34	Campsite Rd	Y	55.1	N	1845	upland farm	seasonal house	H	Babcock-Murdoch Farm
7.-1-32	74	Campsite Rd	Y	3.9	N	c. 1850	dwelling	dwelling	H	B. Rockwell (1856), W.J. Rowe (1875)
7.-1-33	80	Campsite Rd	N	8.61	N	1900	summer cottage & barn	summer cottage & conv. Barn	H	
7.-1-39	99	Campsite Rd	N	1.14	N	c. 1875	boarding house	seasonal house	H	Babcock & Ellsworth
7.-1-19.1		Campsite Rd	N	76.25	Y		private forest	private forest		Miner; Wells
7.-1-19.2		Campsite Rd	N	3.1	Y		riverside land	preserve		Beaverkill Trout Club
7.-1-34		Campsite Rd	N	1	Y	c. 2000	seasonal house	seasonal house		Babcock & Ellsworth
7.-1-37.1		Campsite Rd	N	1	N		vacant land	building lot		Babcock & Ellsworth
13.-1-10.1	4	Clear Lake Rd	Y	176	Y	1940	summer resort	summer resort		Clear Lake Corp.
13.-1-6.2	31	Clear Lake Rd	Y	7	N	2008	seasonal house	seasonal house		
13.-1-6.1	92	Clear Lake Rd	Y	1.4	N	1987	seasonal house	seasonal house		Clear Lake Corp
7.-1-13	1	Craigie Clair Rd	N	17.04	Y	1936	tannery site	NYS campground	H	site of Babcock & Ellsworth tannery
7.-1-38.2	25	Craigie Clair Rd	N	0.82	N	1970	seasonal house	seasonal house		Babcock & Ellsworth
7.-1-38.1	29	Craigie Clair Rd	N	1.5	N	1951	seasonal house	seasonal house		Babcock & Ellsworth
7.-1-38.3	33	Craigie Clair Rd	N	2.6	N	c. 1850	dwelling & barn	seasonal house	H	Babcock & Ellsworth
7.-1-40	75	Craigie Clair Rd	N	169.64	Y		site of boarding house & golf course	NYS forest land		site of Trout Valley Farm

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7.-1-41.1	101	Craigie Clair Rd	Y	0.11	N	1883	church	church	H	Beaverkill Methodist Church
7.-1-42.1	125	Craigie Clair Rd	Y	0.92	N	1909	dwelling	dwelling	H	Sharpless/Gordon; Shea
7.-1-42.2	131	Craigie Clair Rd	Y	0.16	N	1910	dwelling	dwelling	H	school house site?
7.-1-43.2	149	Craigie Clair Rd	N	12.6	N	1975	seasonal house	seasonal house		
7.-1-43.1	157	Craigie Clair Rd	N	29.2	N	1924	summer cottage	summer cottage	H	Foote cottage, built from remains of Catholic chapel built 1905
7.-1-43.3	158	Craigie Clair Rd	Y	4.3	Y	1979	dwelling	dwelling		
13.-1-3.4	308	Craigie Clair Rd	Y	5.3	Y	1987	seasonal house	seasonal house		
13.-1-3.5	320	Craigie Clair Rd	N	4.8	Y	1970	seasonal house	seasonal house		
13.-1-10.2	383	Craigie Clair Rd	N	5.26	N	c. 1850	dwelling	seasonal house	H	Munson House, Marble House, Clear Lake Stream Club
13.-1-11.1	513	Craigie Clair Rd	N	11.1	N		private forest	private forest		
13.-1-11.4	513	Craigie Clair Rd	Y	9	Y		riverside land	riverside land		Clear Lake Corp
13.-1-11.2	513	Craigie Clair Rd	N	56.3	N	1968	seasonal house	seasonal house		
13.-1-11.3	513	Craigie Clair Rd	N	3.61	N		vacant land	building lot		
15.-1-6	609	Craigie Clair Rd	Y	13.5	Y	1970	dwelling	dwelling		
15.-1-7.5	634	Craigie Clair Rd	N	3.73	Y	c. 1850	dwelling	multiple dwelling	H	Joscelyn House & saw mill site, contains Burnt Creek
15.-1-7.4	650	Craigie Clair Rd	N	20.7	N	1981	seasonal house	seasonal house		
7.-1-35		Craigie Clair Rd	N	0.51	Y	1936	camp ground cottage	vacant	H	Babcock & Ellsworth, State Campground
7.-1-41.2		Craigie Clair Rd	Y		N	1883	cemetery	cemetery	H	Beaverkill Cemetery
7.-1-43.4		Craigie Clair Rd	N	4.3	N		private forest	building lot		
7.-1-37.2		Craigie Clair Rd	N	3.5	N		meadow	meadow		Babcock & Ellsworth
13.-1-7.1		Craigie Clair Rd	N	27.4	N		private forest	private forest		
15.-1-11.1		Craigie Clair Rd	N	17.5	N		private forest	private forest		

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15.-1-11.2		Craigie Clair Rd	N	53.5	N		private forest	private forest		
15.-1-8		Craigie Clair Rd	Y	86.2	N		private forest	private forest		
7.-1-36		Craigie Clair Rd	N	0.5	N	1936	right-of-way	right-of-way		Babcock & Ellsworth, State Campground
7.-1-18		Craigie Clair Rd	N	8	Y		riverside land	preserve		Beaverkill Trout Club
7.-1-48		Craigie Clair Rd	N	6	Y		riverside land	public fishing ground		NYS campground
13.-1-3.2		Craigie Clair Rd	N	3.93	Y		riverside land	vacant land		
15.-1-7.1		Craigie Clair Rd	N	94.1	Y		riverside land	riverside land		
13.-1-3.1		Craigie Clair Rd	Y	17.1	Y		riverside land	vacant land		Clear Lake Corp
15.-1-12		Craigie Clair Rd	N	22.5	N	1985	seasonal house	seasonal house		part in Delaware Co.
13.-1-7.3		Craigie Clair Rd	N	73.34	N		state forest	state forest		
13.-1-9		Craigie Clair Rd	N	161.68	N		state forest	state forest		
3.-1-8.6	844	Elm Hollow Rd	N	5.15	N	1997	seasonal house	seasonal house		Aaron Subdivision, Lot 3
7.-1-25		Elm Hollow Rd	N	2	N		building lot	preserve		Open Space Institute
3.-1-8.3		Elm Hollow Rd	N	14.83	N		private forest	building lot		
3.-1-8.4		Elm Hollow Rd	N	5.01	N		private forest	building lot		Aaron Subdivision, Lot 1
3.-1-8.5		Elm Hollow Rd	N	5.36	N		private forest	building lot		Aaron Subdivision, Lot 2
3.-1-8.7		Elm Hollow Rd	N	5.3	N		private forest	building lot		Aaron Subdivision, Lot 4
3.-1-8.9		Elm Hollow Rd	N	7.7	N		private forest	building lot		Aaron Subdivision, Lot 5
3.-1-8.10		Elm Hollow Rd	Y	7.73	N		private forest	building lot		Aaron Subdivision, Lot 6
16.-1-2	52	Hodge Rd	N	137	N	1990	seasonal house	seasonal house		contains Burnt Creek
16.-1-1		Lincoln Farm Rd	N	10.4	N		private forest	building lot		
13.-1-16.1	77	Pelnor Hollow Rd	N	5.2	N	1990	seasonal house	seasonal house		
13.-1-17	80	Pelnor Hollow Rd	N	1	N		private forest	building lot		
13.-1-1	206	Pelnor Hollow Rd	N	47.39	N	1900	summer cottage	seasonal house		part in Delaware Co.
7.-1-7	3	Ragin Rd	N	0.57	N	1930	summer cottage	summer cottage	H	McDermott/Rittendale
7.-1-5.2	19	Ragin Rd	N	4.5	N	c. 2000	seasonal house	seasonal house		

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7.-1-6	25	Ragin Rd	N	1.3	N		summer cottage	summer cottage site		
7.-1-26	46	Ragin Rd	N	1	N	1940	summer cottage	summer cottage	H	Woelfle; (Lawrence); J. & M. Obecny
7.-1-5.1	53	Ragin Rd	N	25.1	N	1865	upland farm	seasonal house	H	Tannery Tenant Farm
7.-1-8.2	61	Ragin Rd	N	6.15	N	1865 c. 2000	upland farm	summer cottage & barn	H	part of tannery tenant farm Woelfle; (Lawrence); Passaro; Sharpless
7.-1-8.1	67	Ragin Rd	Y	2.12	N	2003	dwelling	dwelling		Bonin
7.-1-15	74	Ragin Rd	N	4.2	Y	1920	summer cottage	summer cottage	H	
7.-1-14.1	92	Ragin Rd	Y	6	Y	c. 1920	summer cottage	summer cottage	H	Whitehill Cottage
7.-1-4	99	Ragin Rd	N	6.91	N	1975	summer cottage	summer cottage		Den Hollander; Sori
7.-1-17	106	Ragin Rd	Y	1.55	N	c. 1950	dwelling	dwelling		Vita; Greenberg; Mattis/R. Brown
7.-1-1	129	Ragin Rd	N	32.2	N	2008	seasonal house	seasonal house		Fielder; C. & J. Obecny
3.-1-12.1	137	Ragin Rd	N	42.08	N	c. 1870	upland farm	cottage	H	Mack, Derby, Van Naults
3.-1-13	148	Ragin Rd	N	4	N	c. 1960	seasonal house	seasonal house		
7.-1-5.4		Ragin Rd	N	25.1	Y	1865	flood plain, impoundment site	flood plain, impoundment site		part of tannery tenant farm
7.-1-2		Ragin Rd	N	1.56	N		private forest	building lot		
3.-1-12.2		Ragin Rd	N	137.64	Y		private forest	private forest		
3.-1-14		Ragin Rd	N	66.93	N		private forest	private forest		Willich
3.-1-22		Ragin Rd	N	4.16	N		private forest	private forest		
7.-1-14.2		Ragin Rd	N	11.8	Y		private forest	private forest		

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Burnt Hill Farms

S-B-L No.	Street Number	Street Name	local owner?	Area (acres)	Year Built	Property Type
24.-1-9.3	194	Burnt Hill Rd		51.9	1876	farmhouse, fields
24.-1-9.2	195	Burnt Hill Rd		50.29		barn, fields, forest
24.-1-9.1	204	Burnt Hill Rd		1	1970	dwelling
24.-1-43	221	Burnt Hill Rd		113	1863	farmstead
24.-1-7.2	270	Burnt Hill Rd	N	51.82		barns (2), fields, forest
24.-1-7.4	278	Burnt Hill Rd	N	39.52	1993	dwelling, forest
24.-1-1.2	337	Burnt Hill Rd	N	134.05		upland farmstead
24.-1-5	345	Burnt Hill Rd		2.06	1965	dwelling
24.-1-1.7	350	Burnt Hill Rd		17.74	2005	dwelling
24.-1-1.5	365	Burnt Hill Rd		8.11		forested lot
24.-1-1.6	370	Burnt Hill Rd		16.62		forested lot
24.-1-1.4	375	Burnt Hill Rd		6.79		forested lot
24.-1-1.1	385	Burnt Hill Rd		14.42		forested lot
24.-1-1.3	392	Burnt Hill Rd	N	10.24	2002	dwelling
24.-1-42	6	Hoffer Rd		0.57	1957	dwelling
21.-1-12.1	46	Hoffer Rd		16.32	1988	dwelling, forest
21.-1-12.3	111	Hoffer Rd		96.08	1997	dwelling, field, forest
21.-1-12.2	119	Hoffer Rd		35	1920	farmstead, fields
21.-1-10.2	234	Hoffer Rd	N	10	1988	farmstead, fields
21.-1-10.1		Hoffer Rd	N	513.57		forest, hilltop farm (Hoffer Rd) & creekside farm (278 Rockland Rd)
21.-1-11		Hoffer Rd	N	45.6		private forest
24.-1-7.5	10	Killian Rd		20.06		fields, forest
24.-1-8	19	Killian Rd	N	1.5	1980	dwelling
24.-1-6	26	Killian Rd	N	1.08	1950	cottage
24.-1-7.3	100	Killian Rd		3.24		field
24.-1-37.1	110	Killian Rd		84.83	1920	farmstead
24.-1-10	150	Killian Rd		119.22		fields forest
21.-1-13		Rockland Rd	N	106		forest