



# HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) Former Hoffman Motors  
Address or Street Location 1154 North Avenue  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Lindley, LLC. Address 4 Cross Street, Beacon, NY 12508  
Original use Commercial Current use Commercial  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known \_\_\_\_\_

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: Former storefront on southwest corner cemented over Date: After 1979

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map  
North



Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: \_\_\_\_\_ email [jclarkeplandesign@gmail.com](mailto:jclarkeplandesign@gmail.com) Date June 2019

(See Reverse)

**DRAFT**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is built into a hillside just north of Main Street on an 0.10-acre parcel along North Avenue. It is a two-story brick building with a flat roof. The most distinctive architectural detail is a wood Italianate bracketed and dentillated cornice along the western façade.

The window openings have arched brick lintels and stone sills. The windows appear to be more modern replacements, as is the front garage door and the door in the former storefront area. The storefront display windows on the southwest corner were boarded up in 1979, and have since been covered over with cement. The second story has older wood double doors with windows and panels and an overhead projecting beam to lift goods to the second floor.

The brick façade facing North Avenue has been cleaned, but there are faded painted signs on the north and south walls.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

The 1979 Beacon Historic Survey lists the parcel as Hoffman Motors, a Ford dealer with new and used cars. It estimated the original construction date as around 1900, but a two-story brick hotel building with the same configuration existed on the site as early as 1884, according to early Sanborn maps. On the 1867 Beer's Atlas Map a building at this location appears to be part of the Eagle Hotel complex on the corner of Main Street. The building changed from a hotel to the North Avenue Garage between 1904 and 1912.

Other than the covered-over corner storefront and garage door, the building retains much of its original character, in particular its decorative cornice. This commercial structure in a prominent location, close to the Lower Main Street Historic District and the City's Historic District and Landmark Overlay Zone, is an intact example of its type, scale, and period in the City. It possesses a special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.



1154 North Avenue

Front View  
Office of Parks, Recreation and Historic Preservation  
An Equal Opportunity/Affirmative Action Agency



View from South

**DRAFT**



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P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 1158 North Avenue  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Hibernation Auto Storage, Inc. Address 1158 North Avenue, Beacon, NY 12508  
Original use Commercial Current use Commercial  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1915

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map  
North



Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email [jclarkeplandesign@gmail.com](mailto:jclarkeplandesign@gmail.com) Date June 2019

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on North Avenue, built into a hillside north of Main Street. It is a two-story brick building with a flat roof. The front yellowish brick façade has raised parapet wall with a central pediment shape.

The most distinctive architectural details are the historically compatible double glass and paneled front doors with large overhead transom windows and side lights. The central doors are flanked by two storefront windows, four period lighting fixtures, and four raised one-story brick pilasters.

The window openings have brick lintels and stone sills. The windows appear to be more modern replacements. Some of the side windows are paired.

There are faded painted signs on the north and south walls.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

There is no building along the site frontage on the 1912 Sanborn Map, but the building is evident on the 1919 version, listed as the North Avenue Garage. It was apparently built as an enlarged showroom for the earlier vehicle sales and service building under the same name at 1154 North Avenue.

The building retains its original character. This commercial storefront structure in a prominent location, close to the Lower Main Street Historic District and the City's Historic District and Landmark Overlay Zone, is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.



1158 North Avenue



View of South Side



# HISTORIC RESOURCE INVENTORY FORM

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P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 152 Main Street  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Lindley Todd, LLC. Address 4 Cross Street, Beacon, NY 12508  
Original use Warehouse Current use Apartments  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known Eastern Section c. 1880  
Western Section c. 1910

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input checked="" type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map  
North



Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email [jclarkeplandesign@gmail.com](mailto:jclarkeplandesign@gmail.com) Date June 2019

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

This building is located in the middle of the block north of Main Street on a 0.64-acre parcel that extends to West Church Street. It is a two-story, painted brick building with a gable roof. The L-shaped structure is utilitarian in character with few distinctive architectural details. Much of the surrounding lot is paved over for residential parking. There is a modern, one-story storage building on east side.

The original windows and doors had arched brick lintels, so it is apparent that the current irregular pattern of windows and doors features many newer window and doors. Several larger commercial doors have been closed-in with brick or block. The existing windows and surrounding wood trim appear to be modern replacements.

The eastern wing has two brick end-wall chimneys and the western wing has a taller brick chimney on the southwest corner.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

According to early Sanborn maps, the eastern wing of the current building dates back to at least 1884. There is no evidence of this building on the 1876 Gray and Davis Illustrative Atlas maps. In 1884 it is listed as a flour and feed warehouse and, in 1904, as a general warehouse. By 1912 the western wing was constructed for a livery business and the eastern wing had been converted to a carriage repair shop with a printing business on the second floor. In 1927 the eastern wing was an auto repair business and the western section was a warehouse. In 1946 the building was listed as a leather coat factory.

Other than the brick walls and chimneys, most of the building details are modern replacements from when the building was converted to apartments after 1980. However, this early commercial warehouse structure, adjacent to the Lower Main Street Historic District and the City's Historic District and Landmark Overlay Zone, is a surviving example of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.



152 Main Street

View from South  
Office of Parks, Recreation and Historic Preservation  
*An Equal Opportunity/Affirmative Action Agency*



View from North

**DRAFT**



# HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 4 Cross Street  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Hudson Todd, LLC. Address 4 Cross Street, Beacon, NY 12508  
Original use Residential Current use Apartments, Two-Family  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1915

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map  
↑  
North



Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email [jclarkeplandesign@gmail.com](mailto:jclarkeplandesign@gmail.com) Date June 2019

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is just north of Main Street on an 0.10-acre Cross Street parcel. It is a 2½-story vernacular brick structure with a gable roof. It is raised ½-story with stone course across the façade and stone steps up to a recessed doorway, featuring wood side paneling and a paneled door. The hand railings flanking the steps are modern metal.

The window openings have arched projecting brick lintels and stone sills, although two of the windows have been bricked-in on the south side. There is an arched window opening with wood shutters under the front gable, but the rest of the window sashes appear to be more modern replacements.

The brick is in generally good condition, although some areas have been obviously repointed, especially along the lower level of the building. The brick chimney is to the rear, projecting out from the rear wall.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

According to early Sanborn maps, a 2-story feed and flour store, then a dwelling occupied the site through the late 1800s and early 1900s maps. The current 2½-story building configuration with a rear chimney shows up between the 1912 and 1919 maps.

Other than the two bricked-in windows, the building retains much of its original character, in particular its recessed, paneled doorway. This brick residential structure in a prominent location directly adjacent to the Lower Main Street Historic District and the City's Historic District and Landmark Overlay Zone is an intact example of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.



4 Cross Street

View of South Side



View of North Side



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(518) 237-8643

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 11 Diggers Phelps Court  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Jonathan Bailey/Gemma Simon Address 11 Digger Phelps Ct., Beacon, NY 12508  
Original use Residential Current use Residential  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1880

## DESCRIPTION

Materials -- please check those materials that are visible

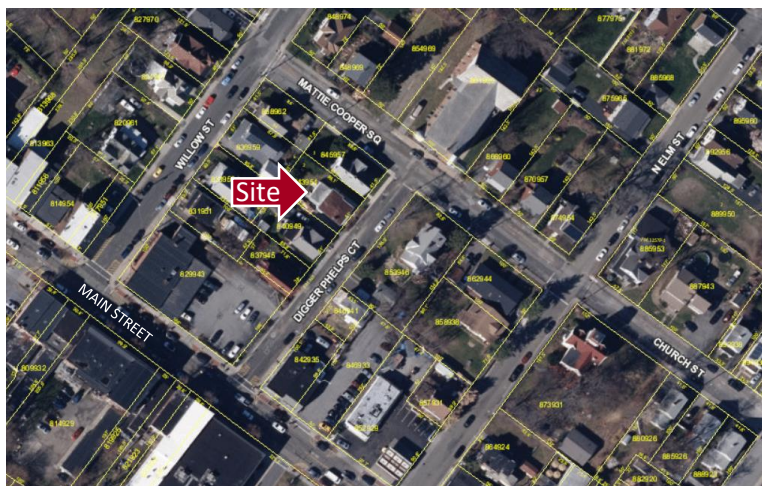
Exterior Walls:	<input checked="" type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map  
↑  
North



Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email jclarkeplandesign@gmail.com Date June 2019

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is north of Main Street on an 0.10-acre parcel along Digger Phelps Court. It is a 2-story Italianate wood structure with a flat roof. It features a broad cornice and a wide frieze with a pointed cut-out pattern, along with a narrow course of matching cut-outs at the top of the first floor.

The front porch extends around the north side of the building. The decorative corbeled porch posts, detailed railing, and paneled door all appear original, as does the bay window with dentiled cornice on the south side. There is a one-story section to the rear.

The window sashes and the chimney near the south roof line appear to be more modern replacements. Based on changes in wood pattern, paired brackets may have been originally under the roof cornice.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This house and the frontage street do not exist on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing. However, Cottage Place, the original name for Digger Phelps Court, shows up on the 1884 Sanborn map, as does this two-story dwelling with its rear one-story section.

Other than the replacement windows, the building retains its original character, in particular its detailed front porch. This Italianate house is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.



11 Digger Phelps Court

View of North Side



View of South Side



# HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 9 Mattie Cooper Square  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Erich and Hattie Hess Address 9 Mattie Cooper Square, Beacon, NY 12508  
Original use Residential Current use Residential  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1880

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input checked="" type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map  
↑  
North



Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email [jclarkeplandesign@gmail.com](mailto:jclarkeplandesign@gmail.com) Date June 2019

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is one block north of Main Street on an 0.27-acre corner parcel facing Mattie Cooper Square. It is a 2½-story Victorian structure with a 1½-story rear section, both with gable roofs. There is a cross-gable section on the west side and a shed dormer on the east side, which is likely a later addition.

The house features decorative vergeboards supported by corner brackets with clover leaf cut-outs at the apex of the front and rear gables and the front porch. The northern porch extension and rear porch have turned columns and original balustrade, but the railings flanking the front steps and the rear steps are replacements. The northern façade has a one-story rectangular bay window with a shed roof. There are two brick chimneys with flared tops.

The original siding has been completely covered over with newer vinyl siding and the window sashes appear to be more modern replacements. There is also a one-story, 20<sup>th</sup> century concrete block garage to the rear.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This house does not exist on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing. However, Cottage Place, the original name for Digger Phelps Court, shows up on the 1884 Sanborn map, as does this 2½-story corner dwelling with its rear 1½-story section.

Other than the vinyl siding and replacement windows, the building retains most of its original character, in particular its decorative vergeboards, detailed front porch, and bay window. This house is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.



9 Mattie Cooper Square

View of North Side



View of South Side



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(518) 237-8643

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 11 North Elm Street  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Daniel L. Aubry Address 196 Bowery, New York, NY 10012  
Original use Residential Current use Residential  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known 1922, according to 1979 Beacon Historic Survey

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input checked="" type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☒ good ☐ fair ☐ deteriorated

Map  
North



Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email jclarkeplandesign@gmail.com Date June 2019

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is a half-block north of Main Street on an 0.18-acre parcel facing North Elm Street. It is a 1½-story Arts and Crafts structure with a broad, low-pitched gable roof and a central gabled dormer.

The house features an alternative width horizontal shingle pattern. There is a shallow, one-story bay with triple windows under a gable roof on the south side. The front porch under the roof line extends across the full building frontage with four shingled piers, tapered square columns, and an original balustrade. There are triple windows under the porch on both sides of the original central door. A rear porch under the eaves extends across half of the western side.

The modern wood porch railings flanking the front steps are the only apparent changes to the original exterior of the structure. The front yard has a chain link fence next to the sidewalk.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This house does not exist on the 1919 Sanborn map, but is evident on the 1927 Sanborn version. According to the 1979 Historic Survey Form, the owner at the time gave 1922 as the construction date. The original one-story rear garage is no longer on the site.

The building retains its original Arts and Crafts character, in particular its distinctive shingle pattern and front porch details. This house is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.



11 North Elm Street

Front View



Front Porch Details



# HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 4 North Elm Street  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner 4 N. Elm Holdings, LLC. Address 15 Sycamore Lane, Suffern, NY 10901  
Original use Residential Current use Two-Family Residential/Vacant  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1880

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input checked="" type="checkbox"/> other: <u>Stucco</u>
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☐ excellent ☐ good ☒ fair ☐ deteriorated

Map  
North



Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email jclarkeplandesign@gmail.com Date June 2019

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is one parcel north of Main Street on an 0.15-acre parcel facing North Elm Street. It is a 1½-story Second Empire structure with a raised basement level and mansard roof with multiple hooded dormers.

The house features a bracketed cornice with an arrow-shaped frieze pattern. The front porch extends across the full building frontage with four turned columns, and an original balustrade across the front. The double front doors and windows appear to be original. The south elevation has a rectangular bay and a tall brick chimney.

The only apparent changes to the original exterior of the structure are reversible, including metal awnings over the front porch and sunny-side windows, a section of newer wood railing on the north side of the front porch, the concrete front steps, and metal railings flanking the steps. The one-story rear garage has a modern exterior.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This house does not exist on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing, but is evident on the 1884 Sanborn Map.

The building retains most of its original character, in particular its distinctive roof and cornice details. This house is one of the most intact examples of its type, scale, and period in the City and is unusual as a Second Empire house of modest size. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.



4 North Elm Street

View of North Side



View of South Side



# HISTORIC RESOURCE INVENTORY FORM

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P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 17 Church Street  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Brenda Belladone Edwards, Address 17 Church Street, Beacon, NY 12508  
Trustee \_\_\_\_\_  
Original use Residential Current use Residential, Two-Family  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1870

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input checked="" type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map  
North



Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email jclarkeplandesign@gmail.com Date June 2019

(See Reverse)

**DRAFT**

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is one block north of Main Street on an 0.46-acre corner parcel facing Church Street. It is a 2½-story Victorian structure with a 4-story central tower and a 2-story rear section. The main section of the house has multiple cross gable roofs with a central brick chimney, and the tower has a mansard roof with a bracketed cornice. The rear gable section has a flat-roofed extension on the west side, which was likely added at a later date.

The house features wide vergeboards, drip-molds over the windows and doors, and one-level bracketed bay windows on the east and west elevations. There is a three-part, Palladian-influenced window frame with a rounded central window at the first level of the tower. Two matching front porches flank the tower with cornice brackets, square columns, and diagonal cross balustrades.

The original siding has been covered over with new vinyl siding and the window sashes appear to be more modern replacements. There is also a modern raised deck with wide glass door entry to the rear of the house, a modern one-story garage in the back yard, and a newer perimeter metal picket fence.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This house is first evident on the 1876 Gray and Davis Illustrated Atlas map for Fishkill Landing, showing its current cross configuration and labeled as Mrs. Colwell. It is not on the 1867 Beers Atlas. The 1979 Historic Survey reported that this house was used as a hospital in the 19<sup>th</sup> century. The architecture contains elements of Gothic Revival, Italian Villa, and Second Empire styles.

Other than the vinyl siding and replacement windows, the building retains most of its original character, in particular its distinctive central tower, detailed front porches, and bay windows. This house is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.



17 Church Street

Front View



Rear View



# HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_

Address or Street Location 27 Church Street

County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_

Owner Christopher and Babette Brown Address 27 Church Street, Beacon, NY 12508

Original use Residential Current use Residential

Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1890

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input checked="" type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input checked="" type="checkbox"/> asphalt, shingle	<input type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map  
North



Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572

Telephone: \_\_\_\_\_ email jclarkeplandesign@gmail.com Date June 2019

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is one block north of Main Street on an 0.19-acre corner parcel facing Church Street. It is a 2-story late-Victorian structure with a cross-gable roof, a central brick chimney, and a 2-story rear section.

The house features a front porch extending around the west side with round Tuscan columns. The western cross-section of the house has a cutaway bay on the first level with a decorated overhang.

The original siding has been covered over with asbestos siding and the window sashes and porch railing appear to be more modern replacements. A former rear porch on the west side has been enclosed. There is a one-story, non-historic garage in the rear corner and a black chain link fence around the perimeter of the yard.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

This house is first evident on the 1896 Sanborn Map with its current configuration. It is not on the 1889 Sanborn Map.

Other than the asbestos siding and likely replacement windows, the building retains most of its original character, in particular its distinctive two-sided front porch. This house is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.



27 Church Street

Front View



Rear View



# HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 232 Main Street  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner Stephen and Ricann Block, Address 11540 NE Wing Point Way, Bainbridge Island, WA, 98110  
Original use Commercial Trustees \_\_\_\_\_ Current use Commercial/Mixed-Use  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1890

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map  
↑  
North



Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email [jclarkeplandesign@gmail.com](mailto:jclarkeplandesign@gmail.com) Date June 2019

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the north side of Main Street on a narrow 0.08-acre lot. It is a three-story, three-bay brick building with a flat roof. The projecting wide-board cornice has regular brackets and paired brackets at the corners.

The most distinctive architectural details are the recessed brickwork around the windows with corbelled rows above the stone lintels. There are also dog-tooth sections between the upper floor windows and a course of dog-tooth bricks above the storefront. The windows have two over two sashes and stone sills. The storefront does not appear to be original, but is historically compatible.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

There is no building at this site on the 1889 Sanborn Map, but the building is shown on the 1896 version, listed as a grocery store.

The building retains its original character, in particular its decorative brickwork. This commercial storefront structure is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.



232 Main Street

Front View



Storefront Details



# HISTORIC RESOURCE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
P.O. BOX 189, WATERFORD, NY 12188  
(518) 237-8643

OFFICE USE ONLY

USN:

## IDENTIFICATION

Property name(if any) \_\_\_\_\_  
Address or Street Location 246 Main Street  
County Dutchess Town/City Beacon Village/Hamlet: \_\_\_\_\_  
Owner J & J 246, LLC Address P.O. Box 548, Beacon, NY 12508  
Original use Commercial Current use Commercial/Mixed-Use  
Architect/Builder, if known \_\_\_\_\_ Date of construction, if known c. 1885

## DESCRIPTION

Materials -- please check those materials that are visible

Exterior Walls:	<input type="checkbox"/> wood clapboard	<input type="checkbox"/> wood shingle	<input type="checkbox"/> vertical boards	<input type="checkbox"/> plywood
	<input type="checkbox"/> stone	<input checked="" type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block
	<input type="checkbox"/> vinyl siding	<input type="checkbox"/> aluminum siding	<input type="checkbox"/> cement-asbestos	<input type="checkbox"/> other: _____
Roof:	<input type="checkbox"/> asphalt, shingle	<input checked="" type="checkbox"/> asphalt, roll	<input type="checkbox"/> wood shingle	<input type="checkbox"/> metal <input type="checkbox"/> slate
Foundation:	<input type="checkbox"/> stone	<input type="checkbox"/> brick	<input type="checkbox"/> poured concrete	<input type="checkbox"/> concrete block

Other materials and their location: \_\_\_\_\_

Alterations, if known: \_\_\_\_\_ Date: \_\_\_\_\_

Condition: ☒ excellent ☐ good ☐ fair ☐ deteriorated

Map  
↑  
North



Prepared by: John Clarke address 25 Beech Street, Rhinebeck, NY 12572  
Telephone: \_\_\_\_\_ email [jclarkeplandesign@gmail.com](mailto:jclarkeplandesign@gmail.com) Date June 2019

**Narrative Description of Property:** Briefly describe the property and its setting. Include a verbal description of the location (e.g., north side of NY 17, west of Jones Road); a general description of the building, structure or feature including such items as architectural style (if known), number of stories, type and shape of roof (flat, gabled, mansard, shed or other), materials and landscape features. Identify and describe any associated buildings, structures or features on the property, such as garages, silos, privies, pools, gravesites. Identify any known exterior and interior alterations such as additions, replacement windows, aluminum or vinyl siding or changes in plan. Include dates of construction and alteration, if known. Attach additional sheets as needed.

The building is located on the north side of Main Street on a 0.08-acre lot. It is a three-story, five-bay brick building with a flat roof. The large and decorative projecting cornice has paired brackets and small diamond-shaped cut-outs. The side bays on the front façade are slightly recessed with corbeled brick under the cornice.

The windows have arched brick lintels and stone sills with paired windows in the central bay. The sashes appear to be modern replacements. There is a simple secondary cornice over the storefronts and a central doorway for upper floor access. The two storefronts have double doors, but the windows and surrounds do not look original.

There are rounded modern awnings over the Main Street storefronts and central entrance, as well as the east side door. An exterior steel fire escape hangs off the north side of the structure.

**Narrative Description of Significance:** Briefly describe those characteristics by which this property may be considered historically significant. Significance may include, but is not limited to, a structure being an intact representative of an architectural or engineering type or style (e.g., Gothic Revival style cottage, Pratt through-truss bridge); association with historic events or broad patterns of local, state or national history (e.g., a cotton mill from a period of growth in local industry, a seaside cottage representing a locale's history as a resort community, a structure associated with activities of the "underground railroad."); or by association with persons or organizations significant at a local, state or national level. Simply put, why is this property important to you and the community. Attach additional sheets as needed.

There is no building at this site on the 1884 Sanborn Map, but the building is shown on the 1889 version, listed as a candy manufacturer on the west side and saloon on the east side. On the 1919 and 1927 Sanborn maps it was labeled Bennett Hotel. The existing one-story addition to the rear was constructed between 1912 and 1919.

The building retains its original character, particularly its elaborate overhanging cornice. This commercial structure is one of the most intact examples of its type, scale, and period in the City. It possesses special historic and aesthetic value as part of the cultural history of the City and embodies distinguishing characteristics of an architectural period and style.



246 Main Street

Front View



Rear View