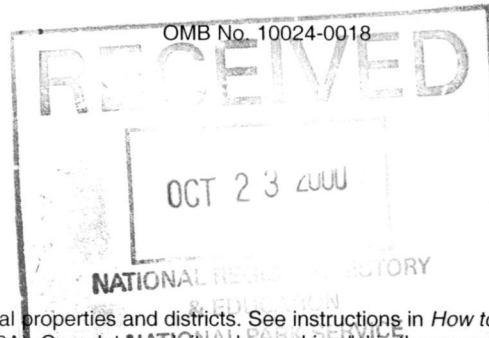


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1415

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

1. Name of Property

historic name Old Episcopal Manse

other name/site number n/a

2. Location

street & town Main Street (NYS 23) not for publication

city or town Prattsville vicinity

state New York code NY county Greene code 039 zip code 12468

3. State/Federal Agency Certification

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

J.W. Adams 20 September '00
Signature of certifying official/Title Date
Deputy Commissioner for Historic Preservation

State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

G. Beall
Signature of the Keeper
Gordon H. Beall

Date of Action
11/22/00

Old Episcopal Manse
Name of Property

Greene, New York
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

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

Category of Property
(check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
002		buildings
		sites
		structures
		objects
002	0	Total

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

n/a

Number of contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Function
(Enter categories from instructions)

RELIGION/Manse

Current Function
(Enter categories from instructions)

DOMESTIC/Single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY/Gothic Revival

Materials
(Enter categories from instructions)

foundation Stone
walls Wood
roof Asphalt shingles
other

Narrative Description

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

Old Episcopal Manse
Prattsville, Greene County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

The Old Episcopal Manse is located on the west side of New York State Route 23 in the heart of the unincorporated village of Prattsville, Greene County, New York. The boundary for the nomination has been drawn to include the less than one-acre parcel of land historically associated with this property. The boundary includes a former manse (contributing) and a carriage house (ca. 1845, contributing). The setting of the property is enhanced by its large open lawn and mature trees.

Contributing Features: 2

Built in 1845, the former Episcopal manse is a one and one-half story crossed-gable house type with Gothic Revival style features. All portions of the building rest on rubblestone foundations. Both the main block and rear wing are sheathed with board-and-batten siding and covered by steeply pitched, asphalt shingle clad crossed-gable roof. The eaves of both blocks of the dwelling are embellished with delicate, scroll-sawn vergeboards. Windows throughout the house feature paired pointed casement sash set within pointed arched surrounds at the gable levels and paired rectangular casement sash set within molded surrounds on the first floor.

The east (principal) facade features the gable end of the main block and the recessed sidewall of the lateral wings. The entrance is centered on the main block of this elevation. It is composed of a simple glazed and wood panel door set within a simple wood surround. The entrance is flanked on each side by a single set of casement sash. The east elevations of the lateral wings each feature a single pair of casement sash. A single story porch supported by square posts and highlighted by simple trim spans the central block and lateral wings on this elevation.

The north and south elevations of the house feature a single pair of casement sash on the first floor and gable levels of the house. A modern chimney now also rises along the south elevation of the house.

A large, single story wing dominates the west elevation of the house. This addition was constructed in the mid-twentieth century.

On the interior, the house retains its plan composed of a large foyer, which is the location of a finely crafted spiral stair. The foyer features two doors. One leads to the south parlor and the other to the north parlor. Both of these rooms feature fireplaces with Greek Revival style mantels. Windows and doors throughout the interior are cased with finely crafted Greek Revival style battered and shouldered architraves. The rear wing houses a kitchen and bathroom. The second floor of the house contains a number of chambers.

In addition to the dwelling a contributing carriage barn survives on the property. The one and one-half, wood frame, barn dates to ca. 1890.

*Old Episcopal Manse
Prattsville, Greene County, New York*

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

The Old Episcopal manse is architecturally significant as a distinctive example of mid-nineteenth century Carpenter Gothic style residence in the hamlet of Prattsville, Greene County, New York. Built in 1845 by the local Episcopal congregation as a home for their pastor, the residence embodies the theories associated with the Picturesque Movement of the mid-nineteenth century. This architectural vocabulary promoted an imaginative romantic approach to architecture and nature as popularized by designers and writers such as Alexander Jackson Davis, A.J. Downing and Calvert Vaux. Despite additions and minor alterations to the building, the Old Episcopal Manse retains integrity of setting, location, feeling, association, design, materials, and craftsmanship to a high degree. The residence stands as one of the Catskill's finest examples of the rural Gothic farmhouse design.

The Protestant Episcopal congregation in was established prior to 1843. In 1843 the Rev. Thomas S. Judd, the rector of Trinity Church in neighboring Windham, was assigned minister to the newly formed Prattsville Mission. In May 1844 members of the mission congregation met and agreed to erect a church in the Prattsville. On June 10th of that year a meeting of the congregation was held to organize a new parish at Prattsville. At that meeting of incorporation Zaddock Pratt was named as one of the new parishes vestrymen. The parish was formally incorporated on June 13, 1844. The newly formed parish took up a subscription for a new church building collecting over \$2000.00. The new church was built and consecrated on September 25, 1846.

Born in 1790, in Stephentown, Rensselaer County, Pratt and his family moved to Greene County in 1802, where his father established a tannery in Jewett. In 1824 Zaddock left the family business to establish his own tanning operation. In that same year he purchased an extensive parcel in Windham, Greene County, and established a new tannery. By 1825 Pratt's tannery was one of the region's largest. It would eventually grow to become one of the largest tanning operations in the nation. In addition to Pratt's significance in the history of commerce he is also significant for his political accomplishments. During his life Pratt held numerous local, state and national elected offices, including Justice of the Peace (Town of Windham, 1824), member of the New York State Senate (1830) and Presidential Elector (1836 and 1852). In 1836 and again in 1842 Pratt was elected to the House of Representatives. He introduced legislation that established the Bureau of Statistics in 1844 and also served as Chairman of Public Buildings and Grounds in Washington, D.C.

The manse for the newly established parish at Prattsville was most likely erected at the same time as the church. Like the church, the manse reflects the popularity of the Gothic Revival movement. While the revival of Gothic forms dates back to the mid-18th century in England, its earliest application to domestic buildings of modest scale in this country is seen in the designs of Alexander Jackson Davis in the 1830's. The ideals of the Picturesque approach were popularized in the pattern books of Andrew Jackson Downing and others in the period between 1842 and the Civil war. They are characterized by an eclectic impulse that embraces the use of architectural elements from various periods, such as the Gothic, Romanesque and Renaissance, and from a variety of countries, including England, France, Italy, and Switzerland. In this idiom, the dwelling was to provide not only physical beauty but comfort and spiritual serenity as well. Influenced by those English architects trained in late eighteenth century English Gothic architecture who popularized the Gothic Revival movement in Europe during the early and mid-nineteenth century, the American Romantic architects adopted

*Old Episcopal Manse
Prattsville, Greene County, New York*

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

the asymmetrical massing, pointed arches, projecting bays and pavilions, steeply pitched roofs, porticos and dormers of the Gothic Revival style, an idiom which they felt best expressed their ideals.

Throughout this period the theories associated with the Picturesque movement gave rise to several distinctive architectural variations, including the Carpenter Gothic style. The Carpenter Gothic style, like other Cottage architecture of the period, was a product of the proliferation of architectural pattern books, the evolution of the balloon framing system and the abundance of lumber as a building material. The Carpenter Gothic style was characterized by its box-like floor plan, steeply pitched roofs, balloon-framing, board-and-batten or flat-board siding and Gothic details. The most distinctive feature associated with this style is the prolific use of scroll-sawn wood ornamentation.

The design of the manse includes numerous characteristics associated with the style, including its two-story balloon-frame form, asymmetrical massing crossed-gables decorated with ornate vergeboards, ornate porches, Gothic-arched casement windows, projecting eaves and pointed arch window surrounds. In addition, the house is clad in the characteristic board-and-batten sheathing recommended by A.J. Downing as appropriate for Gothic architecture. This material was preferred over the traditional clapboard or shingle sheathing because of its picturesque qualities as well as its truthful external expression of both Gothic verticality and of the balloon frame structure of the house.

With its substantial integrity of design and materials, the Old Episcopal Manse is a fine example of a Carpenter Gothic cottage, a rare example of this type of residential architecture in the western Catskill Region of New York.

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(enter categories from instructions)

Architecture

Period of Significance

1845-ca.1890

Significant Dates

1845

Significant Persons

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

n/a

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

*Old Episcopal Manse
Prattsville, Greene County*

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

9. Bibliographical References

Combination Atlas Map of Greene County. Philadelphia: Everts, Ensign & Everts, 1876, reprint ed.,
Churchville, NY: Martin Wehle, 1973.

Dear Old Greene County. Catskill New York: 1915; Reprint ed. Cornwallville, N.Y., Hope Farm Press. 1986.

Beers, J.B. The History of Greene County, New York. New York: J.B. Beers & Co., 1884; reprint ed.,
Cornwallville New York: Hope Farm Press, 1969.

Beers, F.W. Atlas of Greene County. New York: F.W.Beers, A.D. Ellis & G.G. Soule, 1867.

Old Episcopal Manse
Name of Property

Greene, New York
County and State

10. Geographical Data

Acreege of Property Less than one acre

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 18 546728 4684597
Zone Easting Northing

2
Zone Easting Northing

3
Zone Easting Northing

4
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title John A. Bonafide, Historic Preservation Program Analyst
organization NYSOPRHP date July, 2000
street & number PO Box 189 telephone (518) 237-8643
city or town Waterford state NY zip code 12388-0189

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and **white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name/title Reformed Dutch Church of Prattsville
street & number Main Street telephone _____
city or town Prattsville state NY zip code 12468

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

*Old Episcopal Manse
Prattsville, Greene County*

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

10. Geographical Data

Verbal Boundary Description

The boundary for the nominated property is shown as the heavy black outline on the accompanying map entitled "Old Episcopal Manse, Prattsville, Greene County, New York."

Boundary Justification

The boundary for the nomination has been drawn to coincide with the current legal lot for the property.

*Old Episcopal Manse
Prattsville, Greene County*

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number PHOTOGRAPHS

Old Episcopal Manse

Prattsville, Greene County

Photo by: John A. Bonafide, 2000

NYSOPRHP, PO Box 189

Waterford, NY 12188-0189

Neg. at: NYSOPRHP, PO Box 189

Waterford, NY 12188-0189

Photographs

1. East facade
2. East facade and south elevation
3. South elevation
4. North elevation
5. Foyer and stair hall
6. North parlor
7. South parlor
8. South parlor
9. Window detail
10. Second floor window detail

Old Episcopal Manse
Prattville, Greene County

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number MAP

Old Episcopal Manse
Prattville, Greene County



NORTH



Scale 1 inch equals 200 feet

Boundary



photo key



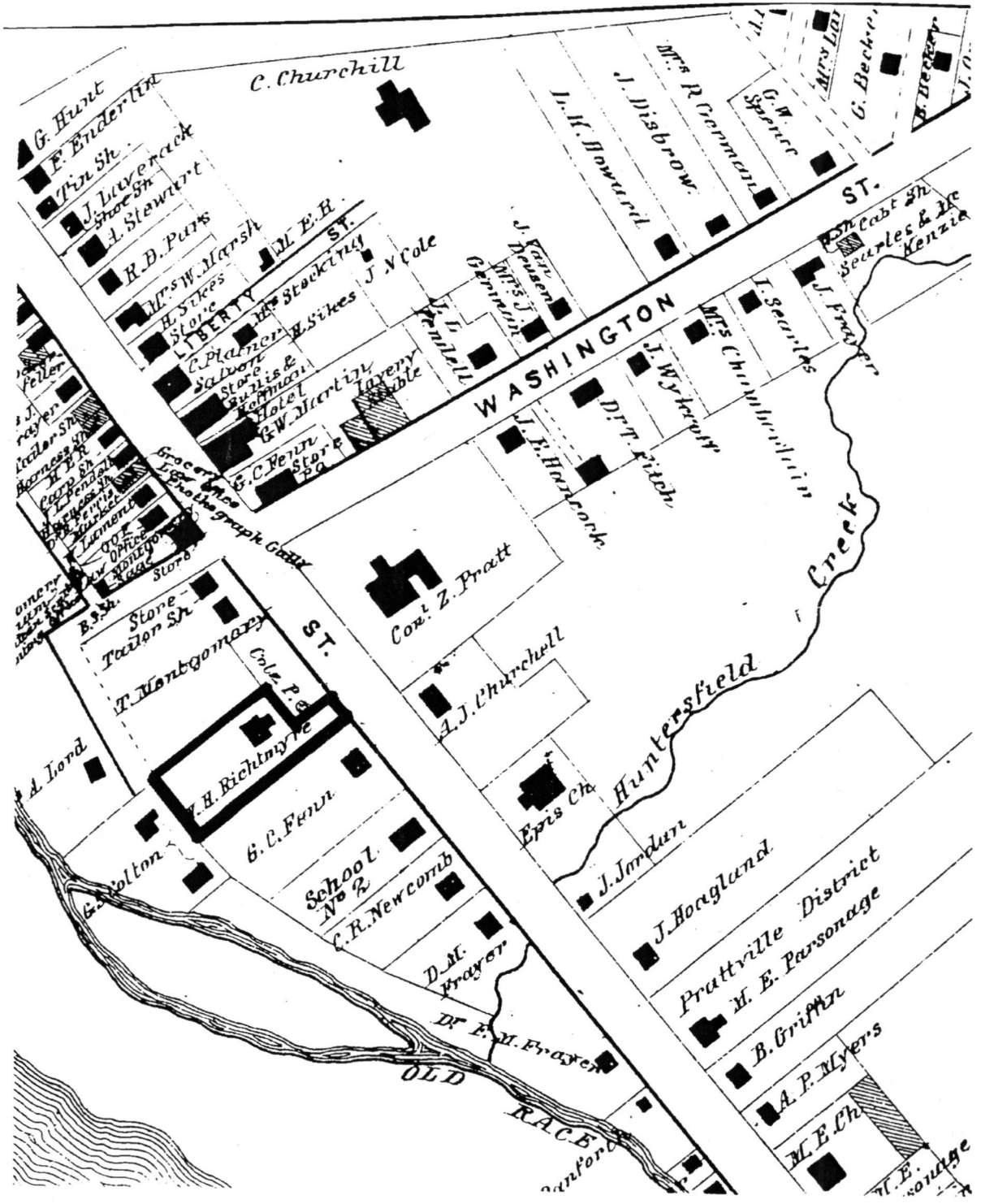
Old Episcopal Manse
Prattsville, Greene County

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number MAP

Old Episcopal Manse
Prattsville, Greene County
Historic Map

Combination Atlas Map of Greene County.
Philadelphia: Everts, Ensign & Everts, 1876



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Old Episcopal Manse
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, Greene

DATE RECEIVED: 10/23/00 DATE OF PENDING LIST: 11/06/00
DATE OF 16TH DAY: 11/22/00 DATE OF 45TH DAY: 12/07/00
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 00001415

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11/22/00 DATE

ABSTRACT/SUMMARY COMMENTS:

*Entered in the
National Register*

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



Old Episcopai Manse
Pratts ville, Green Co

Photo 1

P 012 NNNN ---BAGLEY COPYRIGHT



Old Eposcopa MAWSE
PRATTSVILLE, GREEN CO

Photo 2

P 012 NNNN ---BAGLEY COPYRIGHT



Old EpiscopAl MⁿSE
PRATTSVILLE, GREEN CO.

Photos

P 012 NNNN ---BAGLEY COPYRIGHT



Old EpiscopAl MAWSc
PRAttS ville , Green Co
Photo 4

P 012 NNNN ---BAGLEY COPYRIGHT



Old Episcopal MANSE
Prattsville, Green Co.

Photo 5

051 022 NNNN --- 12.09.00 ELITE PHOTO



Old Episcopala! Manse.
Pratts ville, GREENC.

Photo 6



Old EpiscopAL MAWSE
PRATTSVILLE, GREEN Co
photo 7



Old Episcopala! MANSE
PRATTSVILLE. GREEN CO.

Photo 8



Old Episcopala! MAWSE
PRATTSVILLE . GREEN CO
Phob 9



Old Episcopalian MANSE
Pratts ville GREEN Co
photo

P 012 NNNN ---BAGLEY COPYRIGHT



Old Episcopal Manse
Prattsville Green Co.

Photo 11

P 012 NNNN ---BAGLEY COPYRIGHT



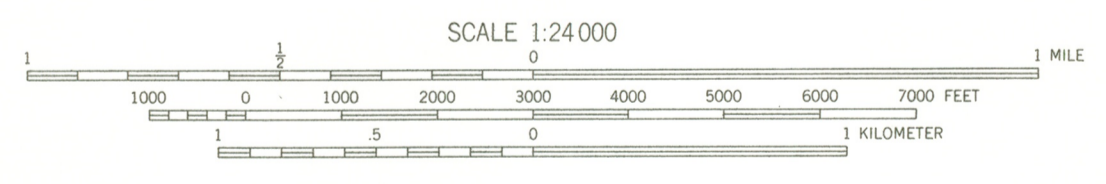
STAMFORD

LIVINGSTONVILLE



OLD EPISCOPAL MANSE PRATTSVILLE, GREENE CO. Zone 18 SCALE 1:24,000 PRATTSVILLE QUAD 54728 / 4684597

Prepared and published in 1976 by the New York State Department of Transportation... Map base from 1945 U.S. Geological Survey 7.5-minute quadrangle.



Polyconic projection. 1927 North American datum. 1000-meter ticks based on the New York Transverse Mercator grid.

Table with 2 columns: ROAD type and its corresponding symbol. Includes categories like State, County, and Interchange roads.

1976 revisions by R. W. Pawkett & H. I. Smith SPECIAL TOPOGRAPHIC EDITION Contours, at 20-foot intervals, shown unrevised from 1945 U.S. Geological Survey map.