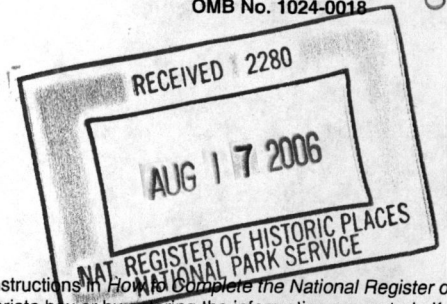


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United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Jonas M. Kilmer Residence

other names/site number _____

2. Location

street & number 9 Riverside Drive

not for publication

city or town Binghamton

vicinity

state New York

code NY

county Broome

code 007

zip code 13905

3. State/Federal Agency Certification

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

Signature of certifying official/Title _____

Date 6/28/06

State or Federal agency and bureau _____

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

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register.
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Signature of the Keeper

Date of Action

[Signature]

9-29-06

Jonas M. Kilmer Residence

Name of Property

Broome County, New York

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

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

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
0	1	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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

RELIGION/religious facility, school

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and 20th century revivals

Materials

(Enter categories from instructions)

foundation stone

walls stone, ceramic tile

roof asbestos, terra cotta

other _____

Narrative Description

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

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**Jonas M. Kilmer Residence
Binghamton, Broome County, New York**

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

The Jonas M. Kilmer Residence (9 Riverside Drive) is located on the southeast corner of Riverside Drive and Oak Street in the city of Binghamton. The residence is just west of the confluence of the Susquehanna and Chenango Rivers, the site of Binghamton's earliest settlement, and it is located in the city's premier early twentieth century residential neighborhood. Today, the neighborhood still contains many fine period buildings, and, despite several demolitions in the immediate vicinity of the nominated residence, the neighborhood has potential for historic district designation. The Kilmer residence is a short distance from the Roberson Mansion (1904, National Register listed), one of the city's largest and finest examples of early twentieth century residential architecture, which is located northeast of the nominated residence on Front Street. Immediately across from the Kilmer residence, the north side of Riverside Drive is lined with large and architecturally notable buildings; of them, the 1830s Greek Revival style Joseph Jones residence stands out as among the earliest. The two parcels immediately east of the Kilmer residence on Riverside Drive were also the locations of large and distinguished residences. Immediately to the east was the residence of Kilmer's son, Willis Sharpe Kilmer, and east of that was the Robert Rose residence, home of a prominent Binghamton lawyer, industrialist, and businessman. The Roberson, Jonas Kilmer, Willis Kilmer, and Robert Rose residences were all designed by local architect C. Edward Vosbury. The Willis Kilmer Residence (7 Riverside Drive, 1896) was demolished in the 1950s, while the Robert Rose residence (3 Riverside Drive, 1896, National Register listed) was demolished in 1980. The Willis Kilmer residence has been replaced by a multi-story contemporary apartment building, while the Rose house lot remains vacant. The land southwest of the Kilmer residences was the location of Sun Briar Court, racing stables owned by Willis Kilmer. The stables were demolished in 1952.

The Jonas Kilmer residence remained in the Kilmer family until 1950, when it was purchased by Temple Concord. The lot purchased by the temple was only a small piece of the Kilmer family's once extensive holdings. Since then, Temple Concord has subdivided and sold portions of the 1950 purchase and land surrounding the nominated residence has subsequently been redeveloped with non-historic buildings. The

See continuation sheet

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Jonas M. Kilmer Residence
Binghamton, Broome County, New York

National Register of Historic Places Continuation Sheet

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nominated property is an approximately two-acre lot that includes the Jonas Kilmer residence and a one-story stone and glass synagogue constructed west of the residence in 1964 and connected to the nominated residence by a one-story wing. The connector incorporates the Kilmer residence's original porte-cochere, which has been enclosed and now serves as the main entrance to the synagogue. A carriage house associated with the nominated residence was demolished in 1955. The nominated residence is among the largest and most elaborate buildings in the neighborhood and it retains a high level of design integrity on both the interior and exterior. The only substantial change, the enclosure of the porte-cochere and addition of the synagogue, did not substantially alter the structure of the building or compromise its style.

The Kilmer residence is a large, two and one-half story residence designed using an eclectic Victorian era stylistic vocabulary. The building is primarily constructed of stone; however, its gable ends are faced with glazed ceramic tiles. The building is irregular in form and massing with each elevation characterized by a variety of different size gables and turrets, all surmounted by a high hipped roof clad in asbestos shingles. Visually, the façade (north elevation) can be generally divided into three components: on the west, the main entrance and original porte-cochere, which are grouped under a broad gable that sweeps down almost to ground level to encompass the porte-cochere; in the center, a two-story, three-bay oriel under an engaged tripartite roof; and, on the east, a recessed bay and a tall, three-story engaged round tower with a steep conical roof. The main entrance is a relatively narrow round-arched opening with a scrolled keystone; entrance is through a single panel wood door with narrow leaded-glass sidelights and transom. The entrance is sheltered by a rounded leaded-glass hood. Above the entrance, a group of three second floor windows is unified by a center balustrade flanked by two small rounded balconies supported on elaborately detailed brackets. Above that feature is a single projecting window (which holds an interior window seat) supported on two large decorative stone brackets. The original porte-cochere, west of the entrance, is defined by a large arched opening surmounted by a sweeping

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serpentine hood. The original opening was enclosed with glass when it was converted to the main entrance for the synagogue addition; however, the original structure was not compromised.

The east elevation is defined by three-story engaged towers at each corner flanking a one-story full-width stone arcaded porch. Between the towers, which retain their original terra-cotta tile roofs with flared eaves, a single large dormer punctuates the roof. The dormer, which has three narrow openings, also incorporates a tall chimney. The rear elevation is characterized by a smaller gabled pavilion projecting from a larger one and a variety of window openings. The largest contains a triple sash unit of curved windows with large transoms that lights the first floor dining room. Other interesting features on this elevation include a wrought-iron balcony on the second floor and an oriel window in the gable. The west elevation is dominated by the long sloping gable that extends over the porte-cochere, a central, three-story projecting stair tower broken by narrow rectangular window openings under a pentagonal roof, and a double gable behind it. There is a secondary entrance in the southwest corner of the building accessed via a stone porch with hipped roof and flared eaves.

The interior of the residence is lavishly embellished throughout. The plan is organized around a central rectangular transverse hall. Entrance is into a small vestibule that provides access to the hall, around which all of the other first floor rooms are dispersed. At the west end of the hall is the main stair, which is enclosed in an arcaded frame; the vestibule and hall also provide access to the stair tower and original porte-cochere. The south wall of the hall is the location of a fireplace surmounted by a large mirror set within a paneled overmantel. At the west end of the hall are doors to the dining room (rear) and small parlor (front) and to the grand parlor, which occupies the entire eastern third of the first floor. The grand parlor, one of the largest and most dramatic rooms in the house, features a ceiling with exposed beams and ornate wooden door and window enframements. The east wall features a broad fireplace with an elaborate wooden overmantel embellished with Renaissance inspired ornament between French doors to the east porch. The south (rear) wall is dominated by four full-

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Jonas M. Kilmer Residence
Binghamton, Broome County, New York

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

height glass doors with transoms. In the northeast and southeast corners, the engaged towers accommodate rounded nooks with large curved windows. The dining room is entirely paneled in wood and features exposed ceiling beams and built-in cabinets. The small front parlor is also characterized by wooden paneling and overscaled window enframements; however, its most distinguishing feature is a decorated ceiling defined by an oval mural within a field of Renaissance-inspired plasterwork framed by an heavily molded plaster cornice. The same general plan, lavish ornamentation, and use of rich materials continues on the upper floors. On each floor the stair opens into a central space from which the other spaces can be accessed. Second floor rooms, originally bedrooms and servant's quarters, are now used for a library and other academic and administrative functions, while the majority of the third floor, originally a ballroom, has been partitioned for classrooms. Despite this change, the overall integrity of the plan remains high and almost all of the historic finishes and decorative embellishment survives.

The 1964 synagogue is a large stone building. It is irregular in shape and has a rectangular wing on the west (Oak Street) side. The synagogue portion of the building features a glass clerestory and wide frieze. The center is marked by a large opening containing a stained-glass window in a geometric pattern. Although the synagogue is a completely separate building, it is connected to the Kilmer residence by a one-story stone and glass wing from the Kilmer porte cochere, which now serves as the main entrance to the synagogue. Despite the insertion of the connector, the addition of the synagogue did not seriously compromise the integrity of the Kilmer house.

Jonas M. Kilmer Residence

Name of Property

Broome County, New York

County and State

8 Statement of Significance

Applicable National Register Criteria

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

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

Criteria considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

- architecture _____
- industry _____
- social history _____
- _____
- _____
- _____

Period of Significance

1898

Significant Dates

1898; 1964

Significant Person

(Complete if Criterion B is marked above)

na

Cultural Affiliation

na

Architect/Builder

Charles Edward Vosbury, architect

Primary location of additional data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

United States Department of the Interior
National Park Service

Jonas M. Kilmer Residence
Binghamton, Broome County, New York

National Register of Historic Places Continuation Sheet

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Summary

The Jonas M. Kilmer residence is significant as an outstanding example of monumental late nineteenth century residential architecture in Binghamton and for its association with one of the city's most prominent families. Jonas M. Kilmer (1843-1912), a native of Cobleskill, trained for a career in business and worked in New York City for several decades before moving to Binghamton in 1881 to run the patent medicine business established by his brother, Dr. S. Andral Kilmer, a homeopathic physician who developed and manufactured a popular line of botanical remedies to cure a wide array of ills. After Jonas Kilmer bought out his brother's share of the business in 1892 and his son, Willis Sharpe Kilmer, developed a creative and aggressive advertising strategy, the business experienced a phenomenal period of growth. A new and larger factory was constructed in 1902 after the original building was damaged by fire, and, in 1909, the Kilmers incorporated the business as Dr. Kilmer and Company, establishing branch offices in New York, Chicago, Rio De Janeiro, and Kingston, Jamaica. In addition to the economic impact of the patent medicine business on Binghamton's economy, members of the Kilmer family played important roles in the city's financial and cultural affairs. Jonas Kilmer served on the board of police commissioners, was president of the People's Bank of Binghamton, trustee of the Binghamton Savings Bank, and president of the *Binghamton Press*. The latter had been founded by Willis Kilmer, who succeeded his father as president of the newspaper and took over the patent medicine company after his father's death. Both Willis and Jonas Kilmer hired C. Edward Vosbury to design adjacent residences on Riverside Drive in the city's premier turn-of-the-century neighborhood. Vosbury, one of the city's most important architects of the period, designed homes for many of Binghamton's wealthiest families, including several others in the neighborhood. Vosbury worked in a variety of popular late nineteenth and early twentieth century styles, and his residences for the city's upper class were known for their grand scale, lavish embellishment, and fine materials. The Willis Kilmer residence, constructed in 1896, was demolished in the mid 1950s. Vosbury's eclectic design for the Jonas Kilmer residence, constructed in 1898, combines elements of the Queen Anne style with masonry construction, and classical and Renaissance inspired interior details. The

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National Register of Historic Places Continuation Sheet

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Kilmer residence is one of the Riverside neighborhood's largest and most unusual houses and it recalls the history and influence of an important local family.

Binghamton

The city of Binghamton developed in the early nineteenth century around the intersection of the Chenango and Susquehanna Rivers. Following the Revolutionary War, New York State had gained the rights to most of the lands in western New York previously occupied by Indians who had fought on the side of the British. The land that is now Binghamton was part of a tract granted to the Canaan Land Company and acquired by William Bingham in 1790. Bingham, a wealthy Philadelphia banker, turned development of the tract over to Joshua Whitney (his agent) and later to Joshua Bingham (his son). A proposed river crossing and the development of a post road in 1800 drew European-America settlers to the village, then known as Chenango Point. The first store was constructed in 1801 and the first courthouse in 1802. When Broome County was formally established in 1806, Chenango Point was chosen as the county seat. By 1812 the village had a population of three hundred and was connected by river to settlements to the east and south and by road to farms to the west.

Development of the village was sparked by transportation initiatives, including toll roads and the Chenango Canal, which opened in 1837 and linked Binghamton to the Erie Canal at Utica. Another important transportation link was provided by a network of railroad lines, which connected Binghamton to Syracuse (1854), Albany (1869), and Utica (1872). In the first half of the nineteenth century the city's economy was based on agriculture and lumbering; however, railroads proved the catalyst for Binghamton's transition from market village to industrial city, and in the decade between 1840 and 1851, the city's population doubled from 2,000 to 4,000.

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As the lumber industry declined and agriculture moved from subsistence to commercial dairy farming, manufacturing increased. The availability of rail networks for shipment of products and delivery of raw materials spurred rapid growth after the Civil War, and the area became known as a railroad hub. Civic development continued with the addition of several institutions and numerous churches and schools. By 1890, the population was primarily urban. New industries included iron works and cigar-making. In the early twentieth century, products manufactured in Binghamton included automatic time recorders (a business that later became part of International Business Machines [IBM]), carriages, furniture, weighing scales, sash and blinds, patent medicines, and, of course, boots and shoes. Shoes had been manufactured in Binghamton since G. Harry Lester founded the Lester Brothers Company here in 1854. The company grew rapidly and in 1899 George F. Johnson became a partner and dominant figure in the company, now Endicott-Johnson (EJ). The company was tremendously successful in the first decades of the twentieth century, employing thousands of local men and women in every activity related to shoemaking. Steady jobs and better living conditions drew large numbers of immigrants to Binghamton and the population grew from nearly 63,000 in 1890 to over 100,000 in 1920. Although most EJ manufacturing operations had moved to areas outside the city (later Endicott and Johnson City), the company continued to dominate the economic and social life of Binghamton and its environs.

Kilmer Family

The Kilmers were one of Binghamton's most colorful, wealthiest, and influential families. The family's association with the city began with Dr. Sylvester Andral Kilmer (1840-1924), a native of Cobleskill, Schoharie County, who studied first allopathic and then homeopathic medicine and trained at Bellevue Hospital and Medical College in New York City, the Philadelphia Lying-In-Charity Hospital, the Central Dispensary of Chicago, the Philadelphia School of Operative Surgery, and Bennett Medical College of Chicago, among others. Kilmer lectured and practiced medicine in the west before settling in Binghamton in the late 1870s. The success

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of his homeopathic practice in Binghamton and the growing demand for his homemade remedies led Kilmer to construct his own laboratory and manufacturing plant at the corner of Chenango and Virgil Streets.

Dr. Kilmer's practice was grounded in the wide variety of medicines that he offered for the treatment of every conceivable malady. Kilmer's remedies were supposedly derived from the root of cattails and included ingredients such as Buchu leaves, oil of juniper, oil of birch, Colombo root, Swamp-Sassafras, Balsam Copaiba, Balsam Tolu, Skullcap leaves, Venice turpentine, Valerian root, rhubarb root, mandrake root, peppermint herb, aloe, cinnamon and sugar, along with a generous portion of alcohol. Kilmer developed formulas to treat a wide range of ailments, offering such popular preparations as Ocean Weed Heart Remedy, Female Remedy, Indian Cough and Consumption Cure, Autumn Extract, U&O Ointment, Prompt Parilla Liver Pills, and, perhaps the most famous, Dr. Kilmer's Swamp Root Kidney Liver and Bladder Cure.

As Kilmer's business expanded, he searched for a place to expand his treatment opportunities, and in 1892 he built a sanitarium in the hamlet of Osborne Hollow, about ten miles east of Binghamton. Renamed Sanitaria Springs, the large spa included a complex of buildings, parks, baths, and medicinal springs. His son Ulysses was the associate superintendent and his daughter Edith the librarian, while his brother Andrew G. worked in the business office and later served as assistant superintendent. In this period, Dr. Kilmer began to treat patients for cancer, both at the sanitarium and at his "cancerorium" (254 Conklin Ave.). Kilmer, who advocated a non-surgical homeopathic treatment for the disease involving diet, medicine and treatment in various springs, advertised nationally and offered to pay transportation to the sanitarium for those who would commit to a three-six month stay. Kilmer's homeopathic approach clashed with the traditional medical establishment in Binghamton and aroused a great deal of controversy. Some local doctors refused to work in the same hospital with him and his offers to share the secret of his cure were rebuffed. As a result, Kilmer, who practiced medicine until a few days prior to his death in 1924, took the information to his grave.

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Jonas M. Kilmer Residence
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Jonas M. Kilmer (1843-1912), also born in Cobleskill, had a background in business, earning a degree from the Bryant and Stratton Business College in Albany and working for nearly twenty years in various mercantile businesses in New York City before his brother Andral prevailed upon him to move to Binghamton in 1881 to run the patent medicine business. In 1892, Jonas bought Andral's share of the enterprise and subsequently placed his son, Willis Sharpe Kilmer, in charge of advertising. Under Jonas and Willis Kilmer, the company experienced tremendous growth and expansion. In 1902, a substantial new manufacturing building was constructed at 141 Chenango Street after the original burned. In 1909, the company incorporated as Dr. Kilmer and Co., and branch offices were opened in New York, Chicago, Rio de Janeiro, Brazil and Kingston, Jamaica.

Willis Kilmer, a native of Brooklyn and graduate of Cornell, was a pioneer in advertising who developed promotions using all available media, expanding from the traditional painted wooden signs, posters, and printed circulars to newspaper ads that boasted details of the medicinal benefits of the company's products. The Kilmer company also relied extensively upon packaging to help promote its products, correlating labels for specific remedies with photos of the appropriate anatomical feature (for example, using an embossed heart on the label for the heart medicine) for easy product recognition while also drawing on the authority of Dr. Kilmer's photo and suggesting that customers write personally to Dr. Kilmer for advice. Apparently, the company continued to push the connection with Dr. Kilmer long after he had sold his interest in it, prompting Andral Kilmer to sue his brother and nephew for misrepresenting his association with it. Initially successful, Dr. Kilmer subsequently lost the case when his nephew appealed to the appellate court. Willis Kilmer's creative and aggressive advertising is credited with making the company a household name and ensuring its continued popularity and profitability.

The success of the patent medicine business and the wealth of the Kilmer family increased the family's prestige and influence in local affairs. Jonas and Willis Kilmer in particular were involved in a wide range of business

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and civic activities. Between 1893-1908, Jonas Kilmer was a member of the board of police commissioners. He was elected director of the People's Bank of Binghamton in 1899 and its president in 1907. In the same year, he became a trustee of Binghamton Savings Bank. Kilmer also served as a trustee in the North Presbyterian Church and president of the *Binghamton Press* (which was founded by Willis Kilmer) from 1904 until his death in 1912.

Willis Kilmer succeeded his father as company president in 1912; he also followed his father as president of People's Bank of Binghamton. He was a vice president and director of the People's Trust Company and founder and later president of the *Binghamton Press*. Willis Kilmer's involvement with the local press is said to have included quashing stories about those lobbying against patent medicines and for passage of the Pure Food and Drug Act. The younger Kilmer was also known for his interest in and knowledge of horses, building an enormous stable and track complex on the family's riverfront land southwest of their homes on Riverside Drive. Kilmer owned many great horses, including Genie (a son of Man O'War), Sun Briar, Sun Beau, and Exterminator, who won the Kentucky Derby in 1818. Kilmer also owned a nine-hole golf course (later the Binghamton Country Club) and a game preserve in Binghamton and established the Kilmer Pathological Lab. Willis Kilmer also owned a large estate in Virginia and became involved in forest and game preservation both in New York and Virginia. After his father's death, Willis Kilmer had title to both Riverside Drive residences.

Jonas Kilmer Residence

The land on which the nominated residence stands was once part of the Lewis St. John farm, which, in 1815, encompassed 107 acres west of Front Street. Between 1875 and 1925, the Riverside Drive-Front Street neighborhood was substantially developed with large homes belonging to some of the city's wealthiest families, many of whom had prospered in the city's many thriving post-Civil War industries. Among them were Sherwood Davidge and Robert Rose, who managed natural gas firms, Alonzo Roberson, who grew rich as a

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lumber merchant, George L. Crandall, who manufactured carriages, and Jonas and Willis Kilmer, who turned their brother and uncle's homemade medicines into a goldmine. At one time, the Kilmers owned a substantial tract of land on the south side of Riverside Drive, extending perhaps one mile west of the nominated residence. The nominated residence sits near the eastern edge of this property. Jonas Kilmer purchased property on this block, which is between Front and Oak Streets, from the St. John heirs [and from another owner] in three separate purchases between 1896 and 1902. Kilmer's purchases, which included approximately one-half of this block, included four deep lots that extended from Riverside Drive to the Susquehanna River and part of a strip of land bordering Oak Street that had already been subdivided into small building lots. Kilmer was able to buy all but five of the smaller lots along Oak Street. Several large lots east of the Kilmer land, on the Front Street end of the block, were purchased by Robert Rose. Between 1896 and 1898, three large and imposing residences were constructed on this block. All three were designed by C. Edward Vosbury, architect of some of the city's largest and showiest mansions in that period. On the east (on the corner of Front Street) was the home of Robert Rose, a local industrialist (built in 1896); west of the Rose home was the residence of Willis Kilmer (also built 1896) and west of that, near the corner of Oak Street, was the Jonas Kilmer residence. Just northeast of the corner of Riverside Drive and Front Street, the Alonzo Roberson residence, also deigned by Vosbury, was constructed a few years later in 1904.

C. Edward Vosbury

Not much is known about the life of architect Charles Edward Vosbury. He is said to have been born in Windsor, New York and studied in New York, Boston, and Paris before establishing an architectural practice in Binghamton in 1887. In addition to his work in Binghamton, Vosbury is recorded as the architect of buildings in Grand Rapids, Michigan and Utica, New York, where his 1899 residence for Robert MacKinnon is an outstanding example of the Beaux Arts style (now associated with the First Presbyterian Church, National Register listed). In Binghamton, Vosbury designed residences for many of the city's wealthiest families, and

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many of his commissions were located in the prestigious Riverside Drive/Front Street neighborhood. He was also responsible for the designs of the Binghamton and Johnson City High Schools (1913 and 1914).

Vosbury's office included several other architects during his Binghamton years. They included Walter H. Whitlock, a graduate of the Cornell University School of Architecture, who worked with Vosbury until 1902, and William Bullis, a delineator who worked with a number of the city's prominent firms, who worked with Vosbury between 1914-1920. In 1921, Lester J. Kaley joined the firm. Quite prolific in the 1890s, Vosbury's practice shrank considerably during the 1920s, and by the end of the 1930s, he was no longer in practice.

Vosbury's works are noted for their large size, eclectic design, and lavish materials. The Roberson house is a stately Italian Renaissance Revival mansion of palatial size, while the Robert Rose residence (demolished in 1980), constructed of brick with stone trim, was an eclectic building, generally Queen Anne in style and employing medieval and classical details. The Willis Kilmer residence (demolished in the 1950s), constructed of stone on the first story and wood above, was more clearly Queen Anne in style. The Jonas Kilmer residence is perhaps the most unusual, combining the irregular massing and multiple planes and rooflines characteristic of the Queen Anne with rusticated masonry construction and a profusion of classical and Renaissance inspired interior finishes and details. Among its most distinctive features are the twin round towers with conical roofs on the east elevation and the broad gable that extends over the original porte-cochere, itself marked with a sweeping serpentine hood. On the interior, most first floor rooms feature paneled walls; paneled, beamed or coffered ceilings; and fireplaces with ornate overmantels. The central hall and arcaded stair anchors and organizes the plan on each of the three floors.

After Jonas Kilmer's death, all the Kilmer property on the south side of Riverside between Front and Oak Streets was owned by Willis Kilmer. It is not known exactly when this transfer occurred, but after her

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husband's death, Jane Kilmer Ellison, Willis Kilmer's widow inherited both residences. In 1950 Ellison sold the parcel with both residences to Temple Concord. Although the parcel has since been subdivided and the Willis Kilmer residence demolished, the Jonas Kilmer residence retains an exceptionally high level of integrity both inside and out, with almost all of its historic plan, finishes, and decoration intact. The third floor ballroom has been subdivided into smaller classrooms; however, this change is reversible. The only significant change is the addition of the adjacent stone and glass synagogue and its one-story connector wing, which links the two buildings via the residence's original porte-cochere. The latter, which merely filled in the porte-cochere without changing its structure, does not seriously compromise the integrity of the Kilmer residence.

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National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Bothwell, Lawrence. *Broome County Heritage: An Illustrated History*. Woodland Hills, CA: Windsor Publications, Inc., 1983.

Breyer, Lucy A. "Roberson Mansion National Register Nomination," 1979.

Foote, Keith G. "Binghamton Architects: 1863-1916."

Grolley, John E. "The Kilmers of Binghamton, New York." 1997.
<http://www.antiquebottles.com/kilmer.html> (28 September 1999)

Johnstone, Janette. "Rose Mansion National Register Nomination," 1980.

Views of Binghamton. n.p., 1917.

Jonas M. Kilmer Residence
Name of Property

Broome County
County and State

10. Geographical Data

Acreage of property approximately 2 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	18	423761	4660228	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Kathleen LaFrank, Program Analyst
organization New York State Historic Preservation Office date January 2006
street & number Peebles Island State Park, Box 189 telephone 518-237-8643 x 3261
city or town Waterford state New York zip code 12188

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional items

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

Property Owner

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this 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.

United States Department of the Interior
National Park Service

Jonas M. Kilmer Residence
Binghamton, Broome County, New York

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Verbal Boundary Description

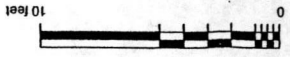
The boundary is defined by a heavy line on the enclosed map with scale.

Boundary Justification

The boundary was drawn to include the current parcel associated with the Jonas Kilmer residence. Although the Kilmers originally owned substantially more land along the south side of Riverside Drive, land outside of the nominated parcel has been sold and redeveloped and no longer reflects its association with the Kilmer family.

Jonas M. Kilmer Residence
 Binghamton, Broome Co NY

5 of 10
 Date: 03/21/2002
 Scale: 3/16"=1'-0"
 Drawn By: JB

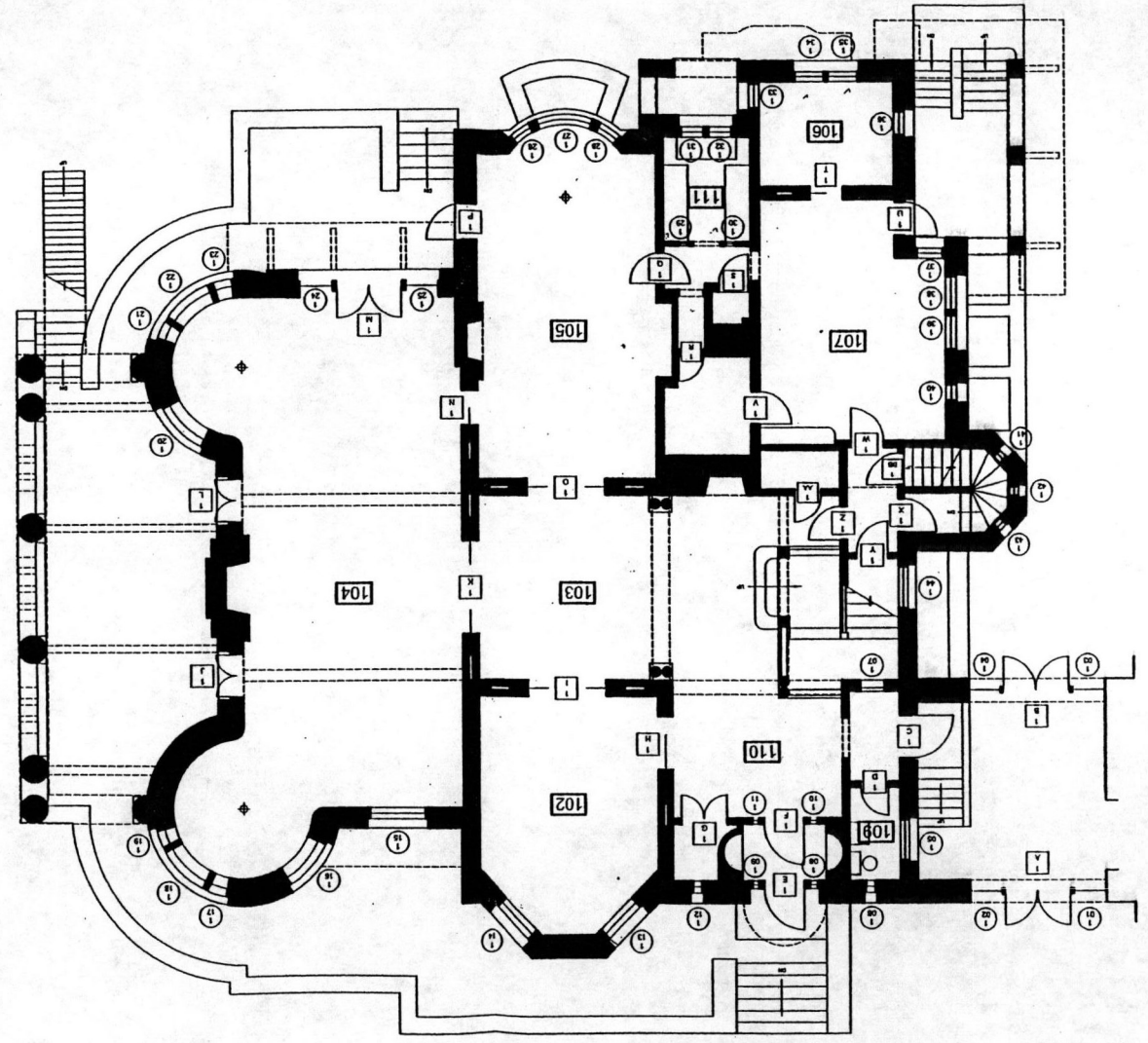


Title:
 KILMER MANSION
 FIRST
 FLOOR PLAN

Consultant:
 Preservation Architecture
 51 Round Lake Road
 Valatie, New York 12184
 (518)766-2459

Owner and Address:
 Temple Concord
 Riverside Drive
 Binghamton, N.Y.
 01240

General Notes



← Riverside Drive →

1st Floor



Jonas M. Kilmer Residence
Binghamton, Broome Co NY

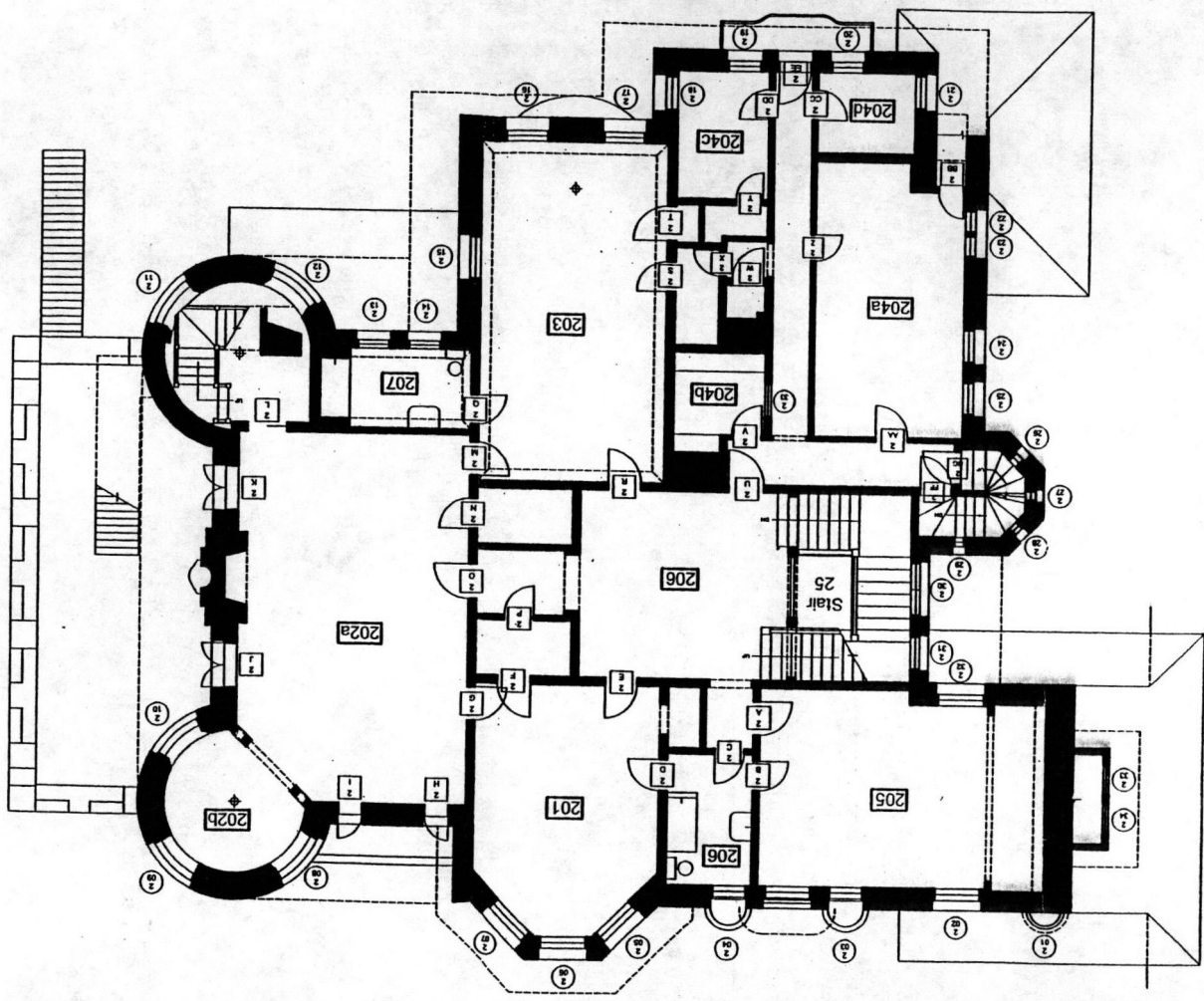
6 of 10
Date: 03/21/2002 Sheet:
Scale: 3/16"=1'-0"
Drawn By: JB

Title:
KILMER MANSION
SECOND
FLOOR PLAN

Consultant:
Preservation Architecture
51 Round Lake Road
Valatie, New York
12184
(518)766-2459

Owner and Address:
Temple Concord
Riverside Drive
Binghamton, N.Y.
01240

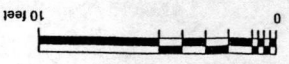
General Notes



← Riverside Drive → 2nd floor ↓^N

Jonas M. Kilmer Residence
Binghamton, Broome Co NY

Sheet 03/21/2002
Scale 3/16"=1'-0"
Drawn By JB
7 of 10

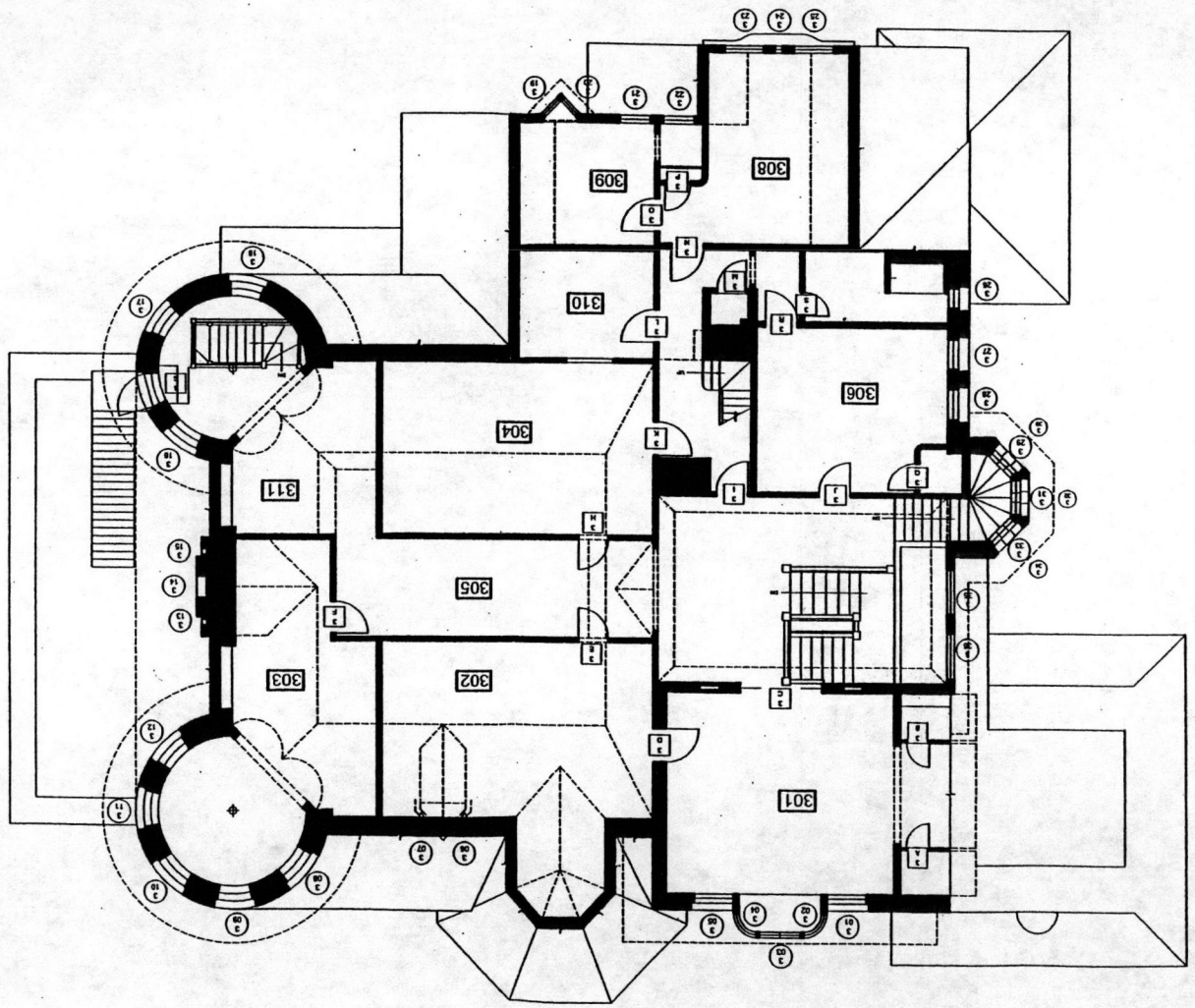


Title:
KILMER MANSION
THIRD
FLOOR PLAN

Consultant:
Preservation Architecture
51 Round Lake Road
Valatie, New York 12184
(518) 766-2459

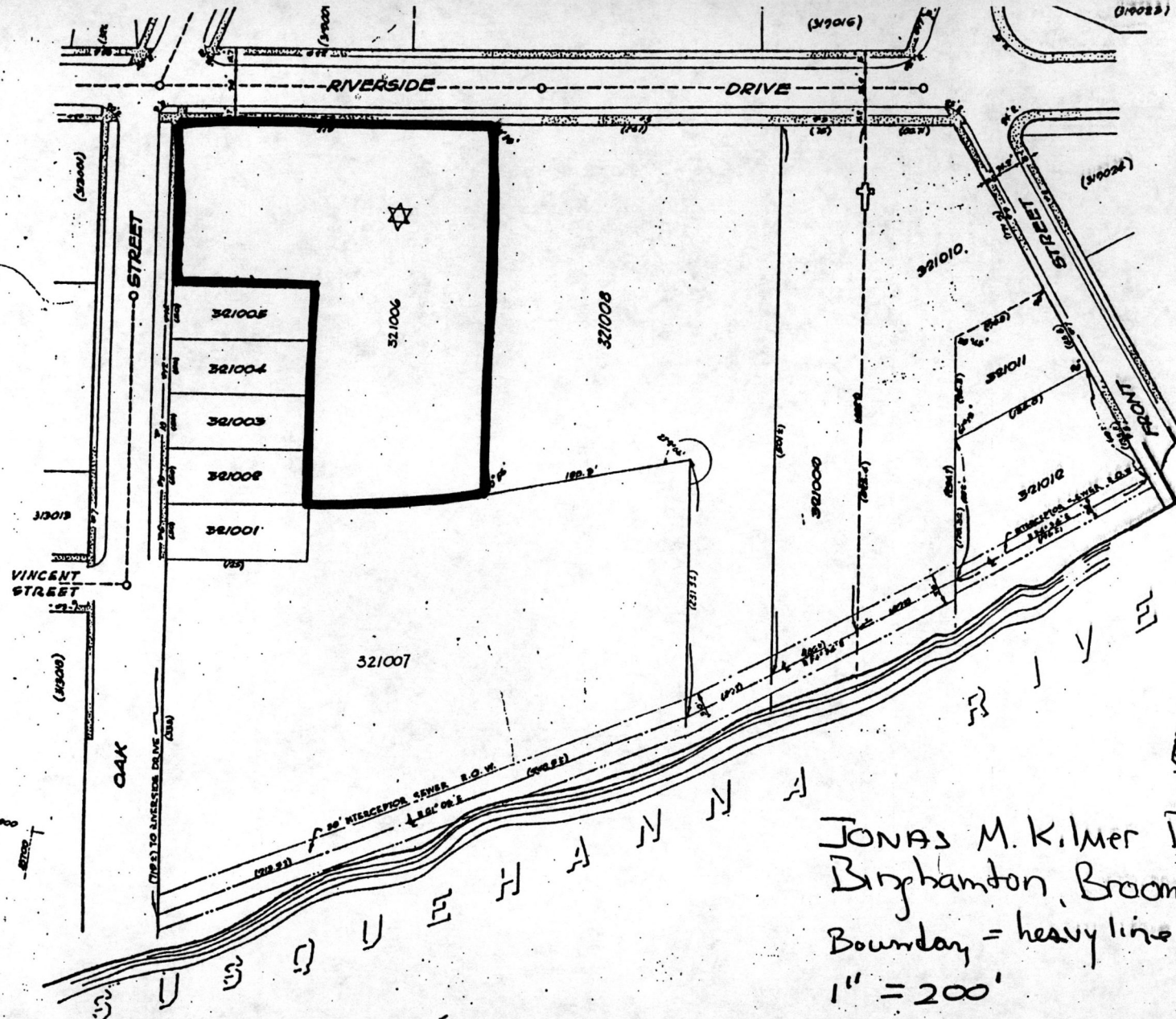
Owner and Address:
Temple Concord
Riverside Drive
Binghamton, N.Y.
01240

General Notes



← Riverside Drive →

3rd Floor ↓ N



JONAS M. Kilmer Residence
 Binghamton, Broome Co NY
 Boundary = heavy line
 1" = 200'

ACCEPTED JUL 89 LAK
 MAR 12 SEC
 R.D.

CITY OF BINGHAMTON N. Y.

PLATE 321



OUR COPY

SWAMP-ROOT

DREAM BOOK

ALMANAC

DR. KILMER & CO. BINGHAMTON, N.Y.

Certificate of Purity

THIS SWAMP-ROOT was analyzed by Dr. Kilmer's Dispensary in strictly scientific and exact manner and contains no alcohol, opium, cocaine, or any other dangerous or poisonous ingredients. It is a purely vegetable preparation, and is entirely safe for all persons to use.

The small quantity of alcohol which it contains is used for the purpose of preserving its vegetable ingredients from fermentation. It is a discovery through scientific research and known to Dr. Kilmer, who analyzed and tested it and was satisfied to recommend it to the public as his preparation. It is sold by any retailer across the land.

State of New York,
County of Seneca,
City of Binghamton.

James H. Daniels, Chemist, Dr. Kilmer & Co., City of Binghamton, County of Seneca and State of New York, being duly sworn, depose and say, that the contents of purity of composition, as recited in the foregoing certificate, are in fact warranted true.

Subscribed and sworn to before me this 25th day of January, A.D. 1922.

Robert H. Long
Notary Public

Witness my hand and seal this 25th day of January, A.D. 1922.

John H. Smith
Notary Public

Dr. Kilmer's SWAMP-ROOT ALMANAC

Weather Forecasts, Horoscopes & Dream Book.

1929

ALMANAC-GUIDE-LAYERS FOR 1929

The first and greatest of the signs of the Zodiac is the Sun. It is the source of life and light, and is the center of our system. It is the source of all our energy and is the source of all our life. It is the source of all our power and is the source of all our strength. It is the source of all our wisdom and is the source of all our knowledge. It is the source of all our love and is the source of all our compassion. It is the source of all our mercy and is the source of all our grace. It is the source of all our peace and is the source of all our joy. It is the source of all our happiness and is the source of all our bliss. It is the source of all our glory and is the source of all our honor. It is the source of all our praise and is the source of all our worship. It is the source of all our adoration and is the source of all our devotion. It is the source of all our love and is the source of all our affection. It is the source of all our kindness and is the source of all our gentleness. It is the source of all our meekness and is the source of all our mildness. It is the source of all our patience and is the source of all our forbearance. It is the source of all our gentleness and is the source of all our kindness. It is the source of all our meekness and is the source of all our mildness. It is the source of all our patience and is the source of all our forbearance.

PERSONAL AND DOMESTIC REMEDIES LIST

The first and greatest of the signs of the Zodiac is the Sun. It is the source of life and light, and is the center of our system. It is the source of all our energy and is the source of all our life. It is the source of all our power and is the source of all our strength. It is the source of all our wisdom and is the source of all our knowledge. It is the source of all our love and is the source of all our compassion. It is the source of all our mercy and is the source of all our grace. It is the source of all our peace and is the source of all our joy. It is the source of all our happiness and is the source of all our bliss. It is the source of all our glory and is the source of all our honor. It is the source of all our praise and is the source of all our worship. It is the source of all our adoration and is the source of all our devotion. It is the source of all our love and is the source of all our affection. It is the source of all our kindness and is the source of all our gentleness. It is the source of all our meekness and is the source of all our mildness. It is the source of all our patience and is the source of all our forbearance. It is the source of all our gentleness and is the source of all our kindness. It is the source of all our meekness and is the source of all our mildness. It is the source of all our patience and is the source of all our forbearance.

EMERGENCY REMEDIES

The first and greatest of the signs of the Zodiac is the Sun. It is the source of life and light, and is the center of our system. It is the source of all our energy and is the source of all our life. It is the source of all our power and is the source of all our strength. It is the source of all our wisdom and is the source of all our knowledge. It is the source of all our love and is the source of all our compassion. It is the source of all our mercy and is the source of all our grace. It is the source of all our peace and is the source of all our joy. It is the source of all our happiness and is the source of all our bliss. It is the source of all our glory and is the source of all our honor. It is the source of all our praise and is the source of all our worship. It is the source of all our adoration and is the source of all our devotion. It is the source of all our love and is the source of all our affection. It is the source of all our kindness and is the source of all our gentleness. It is the source of all our meekness and is the source of all our mildness. It is the source of all our patience and is the source of all our forbearance. It is the source of all our gentleness and is the source of all our kindness. It is the source of all our meekness and is the source of all our mildness. It is the source of all our patience and is the source of all our forbearance.

DR. KILMER'S SWAMP-ROOT

The first and greatest of the signs of the Zodiac is the Sun. It is the source of life and light, and is the center of our system. It is the source of all our energy and is the source of all our life. It is the source of all our power and is the source of all our strength. It is the source of all our wisdom and is the source of all our knowledge. It is the source of all our love and is the source of all our compassion. It is the source of all our mercy and is the source of all our grace. It is the source of all our peace and is the source of all our joy. It is the source of all our happiness and is the source of all our bliss. It is the source of all our glory and is the source of all our honor. It is the source of all our praise and is the source of all our worship. It is the source of all our adoration and is the source of all our devotion. It is the source of all our love and is the source of all our affection. It is the source of all our kindness and is the source of all our gentleness. It is the source of all our meekness and is the source of all our mildness. It is the source of all our patience and is the source of all our forbearance. It is the source of all our gentleness and is the source of all our kindness. It is the source of all our meekness and is the source of all our mildness. It is the source of all our patience and is the source of all our forbearance.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 06000885

Date Listed: 9/29/06

Kilmer, Jonas M., House
Property Name

Broome
County

NY
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for [Signature]
Signature of the Keeper

9-29-06
Date of Action

Amended Items in Nomination:

8. Statement of Significance: Period of Significance, Significant Date(s)

The period of architectural significance for this property under criterion C is 1898, thus the date of the 1964 addition has been deleted as a significant date as it is outside the period of significance.

This information has been confirmed with Kathleen LaFrank, NYSHPO, by telephone.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Kilmer, Jonas M., House

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Broome

DATE RECEIVED: 8/17/06 DATE OF PENDING LIST: 9/05/06
DATE OF 16TH DAY: 9/20/06 DATE OF 45TH DAY: 9/30/06
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 06000885

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: Y NATIONAL: N

COMMENT WAIVER: N

 ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

*Designed by prominent late 19th century
Binghamton architect C. Edward Vasbury
for the influential Kilmer family, the eclectic
Queen Anne style residence rendered in masonry
stands as a monumental example of exuberant
expression of their wealth and
Vasbury's talent.*

RECOM./CRITERIA

Accept A+C

REVIEWER

Savage

DISCIPLINE

Architectural History

TELEPHONE

DATE

9-29-06

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Jonas M. Kilmer Residence

Binghamton, Broome Co NY

photo: Gail Domin 2006

neg: NYSHPO

view: Kilmer hse facade,
today south

#1



Janas M. Kilmer Residence
Binghamton, Broome Co NY

photo: Gail Domin, 2006

neg: NYSHPD

view: hse south + west
elevations

2



NO
PARKING
SEEK TO
PUNISH

Jonas M. Kilmer Residence

Binghamton, Broome Co NY

photo: Gail Domin, 2006

neg: NYSHPD

view: hse + synagogue
looking southeast

#3



Jonas M. Kilmer Residence
Binghamton, Broome Co NY

photo: Gail Iermin, 2006

neg: NYSHPD

view: detail, tower

on NE corner

#4



Jonas M. Kilmer Residence
Binghamton Broome Co. NY

photo: Gail Domin, 2006

neg: NYSHPD

view: exterior detail

#5



Jonas M. Kilmer Residence

Binghamton, Broome Co NY

photo: Jaiil Domin, 2006

neg: NYSHPD

View: interior, entrance
hall

#6



Jonas M. Kilmer Residence

Binghamton, Broome Co NY

photo: Gail Domin, 2006

neg: NYSHP

View: interior, main stair

#17



Jonas M. Kilmer Residence

Binghamton, Broome Co. NY

photo: gail Domin 2006

neg: NYSHPD

view: main living room,
1st floor

#8



Jonas M. Kilmer Residence

Binghamton, Broome Co NY

photo: Gail Domin, 2006

neg: NYSHPD

View: dining room

#9



Jonas M. Kilmer Residence
Binghamton, Broome Co NY

photo: gail Domin, 2006

neg: NYSHPO

View: 1st floor, front room

#10



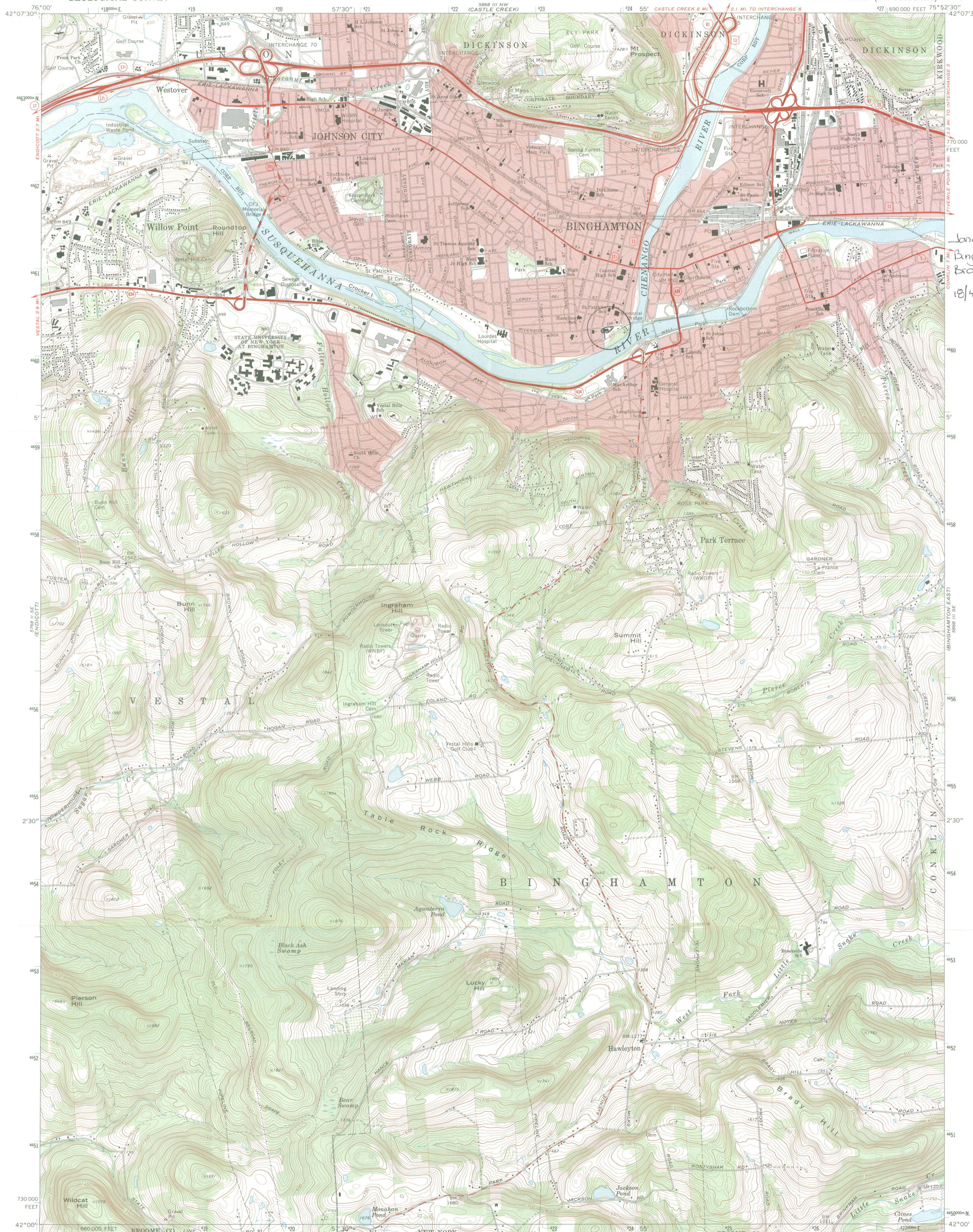
Jonas M. Kilmer Residence
Binghamton Broome Co NY

photo: Gail Domin 2006

org: NYSHPD

view: 2nd floor
library

11



Jonas M. Kilmer Residence
Binghamton
Broome Co. NY
18/42.3761/460228

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and New York Department of Public Works
Topography by photogrammetric methods from aerial photographs
taken 1967. Field checked 1968. Supersedes map dated 1961
Polyconic projection. 1927 North American datum
10,000-foot grid based on New York coordinate system, central zone
1000-meter Universal Transverse Mercator grid ticks, zone 18,
shown in blue
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown
Map photoinspected 1976
No major culture or drainage changes observed

UTM GRID AND 1968 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET
109° 18' 18" W
0° 38' 11" N
187 MILS
11 MILS
1
0
1000
2000
3000
4000
5000
6000
7000
8000
9000
10000
1 KILOMETER
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route
BINGHAMTON WEST, N. Y.
42075-A8-TF-024
1968
PHOTOINSPECTED 1976
DMA 8668 III SW-SERIES V821

Broome County Department of Planning & Economic Development

Barbara J. Fiala, Broome County Executive • Rita M. Petkash, Commissioner



Broome County Office Building • 44 Hawley Street • P.O. Box 1766 • Binghamton, New York 13902
(607) 778-2114 • Fax (607) 778-6051 • www.gobroomecounty.com

March 6, 2006

Kathleen LaFrank
Historic Preservation Field Services Bureau
NYS OPRHP – Peebles Island State Park
PO Box 189
Waterford, NY 12188-0189

Re: Jonas M. Kilmer Residence
Binghamton, Broome County

Dear Ms. LaFrank:

It is our pleasure to write in support of the nomination of the above mentioned property to the State and National Register of Historic Places. This exquisite mansion epitomizes Edward Vosbury residential designed architecture during Binghamton's "Parlor City" era. It showcases intricate and varied architectural details, use of expensive and/or rare materials, and is a large-in-scale structure. In addition, the Kilmer family had a profound impact on the commercial development of downtown and the subsequent prosperity of the community during the early 20th century.

The Kilmer Mansion is in close proximity to the Roberson Museum and Binghamton Visitor Center. Several exhibitions in the recent past have highlighted the contributions of Jonas and Willis Kilmer to the development of the area. Specifically, the creation of the Binghamton Press newspaper, patented medicine development and their proclivity to breed and train race horses (including a Kentucky Derby winner). Each subject contains a fascinating glimpse into our local cultural and industrial history.

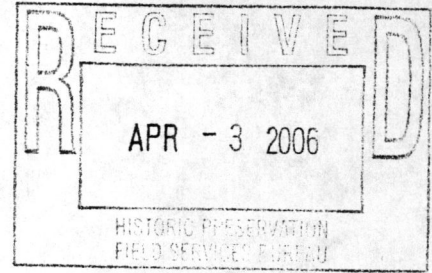
The residence is in good condition and most of the interior changes to the structure appear to be reversible in nature. The addition of the synagogue is sensitive in design and incorporates the original porte-cochere as the main front entry and "connector" to the later addition. This landmark is included as a primary resource in the state and locally recognized Susquehanna Heritage Area historic district. It is hoped that inclusion on the registers will assist the synagogue in their efforts to restore and maintain this exceptional structure. If we can be of further assistance with this nomination, please do not hesitate to contact us.

Respectfully,

A handwritten signature in black ink that reads "Gail L. Domin".

Gail L. Domin, Planner

Cc: Rita Petkash



Date: March 22, 2006
To: Kathleen LaFrank, OPRHP
From: Carol Herz, President, Temple Concord
Subject: Kilmer Mansion National Register Nomination Process

I am pleased to write in support of the nomination of the Kilmer Mansion to the State and National Register of Historic Places. The mansion is an integral part of our congregation. The entire Temple Concord community is committed to the preservation of a building that enriches both the Jewish and general Binghamton communities. It is our hope that this process will help us to restore and maintain the unique character of the Kilmer Mansion.

I would like to thank you for all your assistance and efforts throughout this process. If we can be of any further assistance with the nomination, please feel free to contact the Mansion Committee through Sara Grills. Thank you again.

Respectfully,

Carol Herz

Carol Herz

Temple Concord President

Temple Concord
9 Riverside Drive
Binghamton, NY 13905