

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: New York	
COUNTY: Columbia	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	APR 23 1975

**1. NAME**

COMMON:  
Simons General Store

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:  
Ancram Square

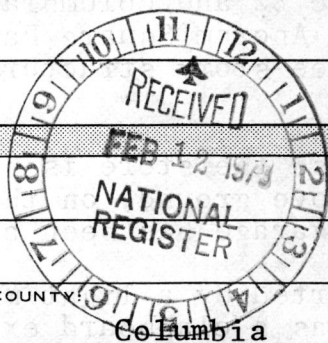
CITY OR TOWN:  
Ancram

STATE:  
New York

CODE: 36

COUNTY:  
Columbia

CODE: 021



**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)
ACCESSIBLE TO THE PUBLIC Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No			

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
Donald R. Chapin and John-Peter Hayden, Jr.

STREET AND NUMBER:  
Ancram Square

CITY OR TOWN:  
Ancram

STATE:  
New York

CODE:  
36

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Columbia County Courthouse

STREET AND NUMBER:

CITY OR TOWN:  
Hudson

STATE:  
New York

CODE:  
36

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:  
NONE

DATE OF SURVEY:  
 Federal  
 State  
 County  
 Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:  
New York

STATE:  
New York

CODE:  
36

SEE INSTRUCTIONS

STATE: New York

COUNTY: Columbia

FOR NPS USE ONLY

ENTRY NUMBER: 23 1975

DATE:

Representative: Hamilton Fish, Jr.  
Congressional District: 28

7 DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Simons General Store is at the crossroads of New York State Route 82 and Columbia County Route 7, facing the small triangular Ancram Square Park. Built in 1873-74, the rectangular shaped three story structure features a cupola and two story piazza.

Because the store is built on a slope, only two stories are visible above ground, on the south and east elevations. A small one story garage has been added in the southwest corner.

Supported by a light member wood structural system, the building has a clapboard exterior, with plaster and wainscoating covering the interior walls.

The asphalt over tin roof is flat with a slight pitch toward the back or west end. On both the east and west elevations of the cupola, there is a single semi-circular headed window, while a pair of similar windows appear on the north and south elevations.

The elaborate two story piazza is the key visual element of the east or front elevation. Supported by four square posts with ornamental brackets, the three bay wide porch has a full railing on the second story. Two doorways open to the second floor balcony. On the street level a double doorway in the central bay is flanked by a large store window on either side.

Bracketed cornices are beneath the roofline and an interior chimney is present in the center of the west elevation. Chimneys formerly in the north and south portions have been removed.

Original fixtures and furniture are found in the store, including the counters and showcases dating from 1874 to 1895. Knob and tube electricity was installed between 1911 and 1915 and the original fixtures remain. Wooden floors and ceilings and plaster and wainscoating covering are found in the store.

SEE INSTRUCTIONS



SEE INSTRUCTIONS

**8. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- Pre-Columbian
- 15th Century
- 16th Century
- 17th Century
- 18th Century
- 19th Century
- 20th Century

SPECIFIC DATE(S) (If Applicable and Known) **1873-1874**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education              | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering            | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science             | _____                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture           | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____                                    |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater             | _____                                    |
| <input checked="" type="checkbox"/> Commerce     | <input type="checkbox"/> Military               | <input type="checkbox"/> Transportation      | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music                  |  | _____                                    |
| <input type="checkbox"/> Conservation            |   |  | _____                                    |

STATEMENT OF SIGNIFICANCE

Constructed in 1873-74, the Simons General Store has continuously served as a commercial center, visual focal point and gathering place for the hamlet of Ancram.

Built by Martin Luther Hills, who previously operated a store across the street, it had three subsequent owners before being purchased by E.J. Simons in 1924. Mr. Simons owned the store until 1971 when it was acquired by Donald R. Chapin and John-Peter Hayden, Jr.

Simons General Store in its heyday was the center of commerce for the entire area with several wagon routes delivering goods to farmers and bringing back produce which was then shipped to New York City by rail. The building served as the area's "department store" and for several years housed the Ancram Post Office.

In the center of the hamlet, at a major crossroads, facing the Ancram Square Park, the store forms an important visual feature of the community. The building's two story porch provided a stage for many public events held in the park such as the dedication of the World War I monument.

Today the store remains largely as it was in 1874 with the original furniture dating from 1874-1895. The electric fixtures installed between 1911 and 1915 also remain as do several ledgers. Simons General Store continues its long history as a center of commercial activity and visual importance for the hamlet of Ancram.



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Deeds. Office of the County Clerk. Columbia County Courthouse, Hudson, New York.

Ellis, Franklin. The History of Columbia County. (Philadelphia: 1878).

Edleman, Floyd. Interview, (Pine Plains: 1972)

Shingerland, Mrs. Henry. Interview, (Ancram: 1972).

10. GEOGRAPHICAL DATA

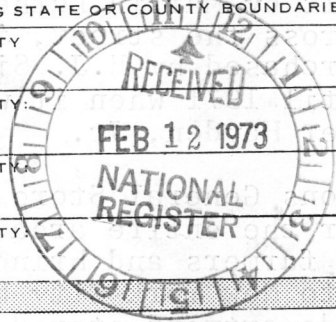
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES					
CORNER	LATITUDE	LONGITUDE	LATITUDE			LONGITUDE		
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	° ' "	° ' "	43	03	02	73	38	17
NE	° ' "	° ' "						
SE	° ' "	° ' "						
SW	° ' "	° ' "						

UTM  
18/612720  
4656060  
CD

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 3/4 acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Steven S. Levy, Research Assistant

ORGANIZATION: New York State Board for Historic Preservation DATE: January 1973

STREET AND NUMBER: South Swan Street Building, Core 1

CITY OR TOWN: Albany STATE: New York CODE: 36

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name [Signature]

Title State Liaison Officer

Date February 5, 1973

I hereby certify that this property is included in the National Register.

[Signature]  
Chief, Office of Archeology and Historic Preservation

Date 4/23/73

ATTEST: [Signature]  
Keeper of the National Register

Date 4 18 73

PROPERTY

*Simons General Store*

STATE

*NY*

*73001171*

WORKING NUMBER

*2.12.73. 2246*

TECH REVIEW

Photos *2*

Maps *1*

*5/31/73*

*Columbia*

CONTROL REVIEW

*mf  
3-28-73*

HISTORIAN

*Accept  
3-30-73  
CSH*

ARCHITECTURAL HISTORIAN

*Accept  
KH  
3/30/73*

ARCHEOLOGIST

REVIEW UNIT CHIEF

BRANCH CHIEF

*OK  
4/5/73  
WJ  
4/18*

KEEPER

National Register write-up \_\_\_\_\_

Send-back \_\_\_\_\_

Federal Register entry *6-5-73*

Re-submit \_\_\_\_\_

Entered *APR 23 1973*



SIMONS GENERAL STORE

TOWN OF ANCRAH  
NAMED IN HONOR OF THE  
ANCESTRAL HOME OF THE  
LIVINGSTONS AT TEVIOTDALE,  
ROXBURGHSHIRE, SCOTLAND

SPEED  
LIMIT  
35

NPS Number 4/23/73

Title: SIMONS GENERAL STORE

Loc. Columbia, New York

FRONT OF STORE

①

**PROPERTY OF THE NATIONAL REGISTER**

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

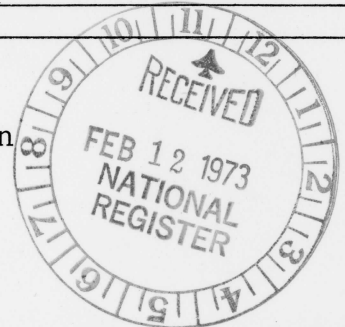
NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
<u>Simons General Store</u>		
2. LOCATION		
STATE	COUNTY	TOWN
<u>New York</u>	<u>Columbia</u>	<u>Ancram</u>
STREET AND NUMBER		
<u>Ancram Square</u>		
3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
<u>John-Peter Hayden, Jr. &amp; Donald R. Chapin</u>	<u>August 1972</u>	<u>Simons General Store, Ancram Square, Ancram</u>
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC.		

APR 23 1973

Front of store--east elevation





NPS Number 4/23/73

Title: SIMONS GENERAL STORE

Loc. COLUMBIA, New York

interior

②

**PROPERTY OF THE NATIONAL REGISTER**

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM**

*(Type all entries - attach to or enclose with photograph)*

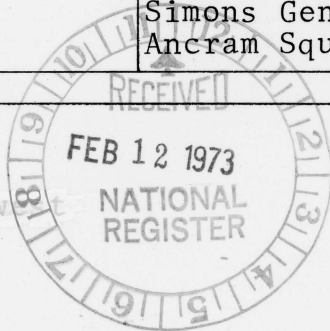
1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE <i>(Assigned by NPS)</i>
<u>Simons General Store</u>		APR 23 1973

2. LOCATION		
STATE	COUNTY	TOWN
<u>New York</u>	<u>Columbia</u>	<u>Ancram</u>
STREET AND NUMBER		
<u>Ancram Square</u>		

3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
<u>John-Peter Hayden, Jr. &amp; Donald R. Chapin</u>	<u>August 1972</u>	<u>Simons General Store, Ancram Square, Ancram</u>

4. IDENTIFICATION
DESCRIBE VIEW, DIRECTION, ETC.

Interior looking west



**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

*(Type all entries - attach to or enclose with map)*

**1. NAME**

COMMON

AND/OR HISTORIC

NUMERIC CODE *(Assigned by NPS)*

Simons General Store

APR 23 1973

**2. LOCATION**

STATE

COUNTY

TOWN

New York

Columbia

Ancram

STREET AND NUMBER

Ancram Square

**3. MAP REFERENCE**

SOURCE

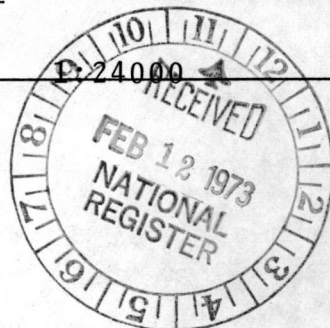
DATE

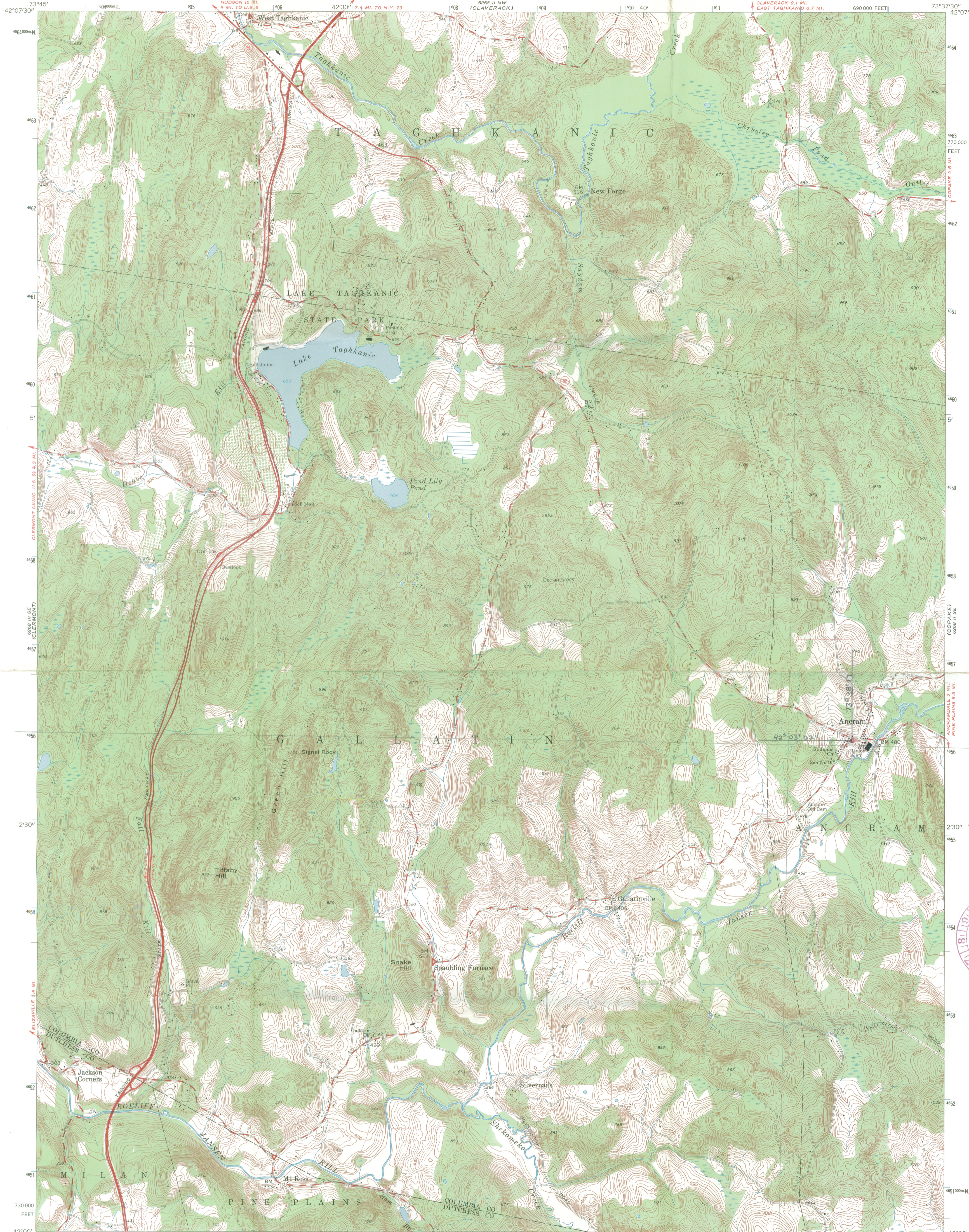
SCALE

U.S.G.S.

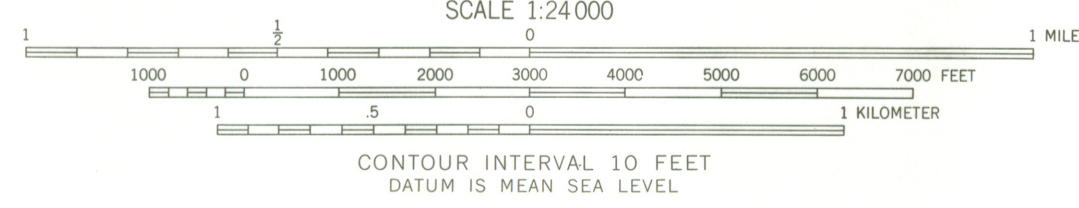
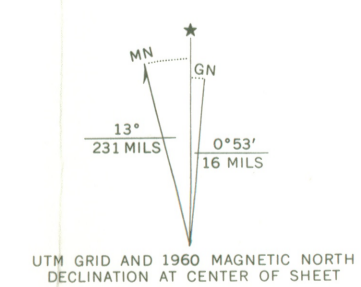
1960

REQUIREMENTS: PROPERTY BOUNDARIES, WHERE REQUIRED, AND NORTH ARROW:





Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Culture and drainage in part compiled from aerial photographs  
taken 1942. Topography by planetable surveys 1945. Revised 1960  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on New York coordinate system, east 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



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
○ State Route	

ANCRAM, N. Y.  
SW/4 COPAKE 15' QUADRANGLE  
N 4200-W 7337.5/7.5

1960  
AMS 6288 II SW-SERIES V821

Simons General Store  
Ancram  
Columbia County

VTM  
12/6/72 720  
4656060  
CD



(WILLETTON)  
6287, N.E.



NEW YORK STATE PARKS & RECREATION

Alexander Aldrich  
Commissioner



South Swan Street Building, South Mall, Albany, N.Y. 12223

February 5, 1973

Dr. William Murtagh  
Keeper of the National Register  
Room 3209  
1100 L Street, N.W.  
Washington, D.C. 20005

Dear Dr. Murtagh:

As the State Liaison Officer, I am forwarding the enclosed nomination to the National Register of Historic Places:

Simons General Store, Ancram, New York, Columbia County

The above nomination has been reviewed and approved by the Committee on the Registers in accordance with the criteria outlined in Section 2.2 of the Grants Guide.

The staff of the New York State Board for Historic Preservation, the officially designated Preservation Agency, would welcome the opportunity to discuss this submission with your office.

Sincerely,

ALEXANDER ALDRICH  
State Liaison Officer

by

Frederick L. Rath, Jr.  
Deputy Commissioner for  
Historic Preservation

ENTRIES IN THE NATIONAL REGISTER

STATE **NEW YORK**

Date Entered **APR 23 1973**

<u>Name</u>	<u>Location</u>
<b>Ternour-Hutton House</b>	<b>West Nyack Rockland County</b>
<b>Simons General Store</b>	<b>Ancram Columbia County</b>
<b>Camp (Elisha) House</b>	<b>Sackets Harbor Jefferson County</b>

Also Notified

Hon. Jacob K. Javits  
 Hon. James L. Buckley  
 Hon. Howard Robison  
 Hon. Hamilton Fish, Jr.  
 Hon. Robert C. McEwen

Mr. Alexander Aldrich, Commissioner  
 Parks and Recreation  
 Room 303, South Swan Street Building  
 Albany, New York 12223

Director, Northeast Region

PHR NRowland: pcl 4/30/73

C. Burzyk  
2/9/82

FEB 10 1982

Mr. Erol and Joyce Kulahlioglu  
40 West 74th Street  
New York City, New York 10023

Dear Mr. and Mrs. Kulahlioglu:

Thank you for your letter requesting grants-in-aid information with regard to Simon's general store in Columbia County, New York, which was listed in the National Register on April 23, 1973.

In the past, listing in the National Register has made private property owners eligible to be considered for Federal grants-in-aid for historic preservation. However, it has been determined that balancing the budget is a major and necessary step toward restoring confidence in our economy and controlling inflation; therefore, no funding for Federal historic preservation grants-in-aid was proposed for fiscal year 1982. Enclosed is information on the National Register program and on other sources of preservation funding.

Preservation tax incentives are available, however, for any project which the Secretary of the Interior designates as a certified rehabilitation of a certified historic structure, which includes structures individually listed in the National Register or certified by the Secretary as contributing to the significance of a National Register district.

If you need further information or assistance, please let us know. We appreciate your interest in the historic preservation programs of the Department of the Interior.

Sincerely,

Carol D. Shull (Sgd.)

Carol D. Shull  
Acting Keeper of the National  
Register

Enclosures

bcc: Mr. Orin Lehman, SHPO, New York

cc: North Atlantic Regional Office  
710

FNP:C Burzyk:lw:272-3504:2-9-82

BASIC FILE RETAINED IN NR

d-34-0706

40 W 7454  
NYC, NY 10023

Jan 26 1982

To Whom it may concern:

LETTER  
(Susan for  
language)  
SEANTS  
TRA

I'm writing to you for information in conjunction with a building in Columbia County, New York - Simon's General Store - which is on the National Historic Register. My husband and I would like to purchase it this spring - but we need to know some very important financial information first.

The building is in immediate and serious need of structural repair - estimated to cost from \$10,000 to \$15,000. Columbia County Rt 82 - which borders the building on one side - has - throughout the years - put pressure on the foundation of Simon's; where the footage of the Highway and the foundation of the building join for a length of

about 30'. This pressure has caused the body of the building to shift off its foundation. We hope to restore the lovely victorian general store, and to reopen it as a general store. The interior of the building is intact, as well as the Italianate facade.

My husband and I are also restoring our victorian home and an old church in this same town of Ancram, New York. Our personal funds are almost non-existent but we desperately want to save these buildings for posterity. There are also 2 other very small old homes vacant, right across the street from Simon's general store - we would love to see them fixed up and possibly

utilized as antique shops or something.

Is there a way that we - as owners of Simon's General Store - could apply for a federal or state loan for restoration; at a reduced interest rate? Also - could we possibly apply for a Grant-in-Aid to restore this national historic landmark? I would appreciate any information and application forms you could furnish us with for either the reduced interest rate loan or the grants-in-aid. Please hurry!   
 Joyce & Carl Kuhlberg

THE NATIONAL REGISTER OF HISTORIC PLACES  
 JAN 29 1982

DATE REC'D \_\_\_\_\_

INDIVIDUAL RESPONSE (ATTACHED) \_\_\_\_\_

INFORMATIVE MATERIAL SENT \_\_\_\_\_

TELEPHONE CALL (ATTACHED) \_\_\_\_\_

DATE ACTION TAKEN \_\_\_\_\_

INITIALS \_\_\_\_\_