

HISTORIC AND NATURAL DISTRICTS INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION NEW YORK STATE PARKS AND RECREATION ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY
UNIQUE SITE NO. 027-40-0058 DOB
QUAD.
SERIES
NEG. NO.

YOUR NAME: Townley McElhiney Sharp DATE: August 10, 1980

YOUR ADDRESS: Box 274, Hurley, N.Y. TELEPHONE: 914-331-8944

ORGANIZATION (if any): Historic Architecture & Decorative Arts Consultants

\*\*\*\*\*

1. NAME OF DISTRICT: Balding Avenue Historic District (P.M.R.A.)

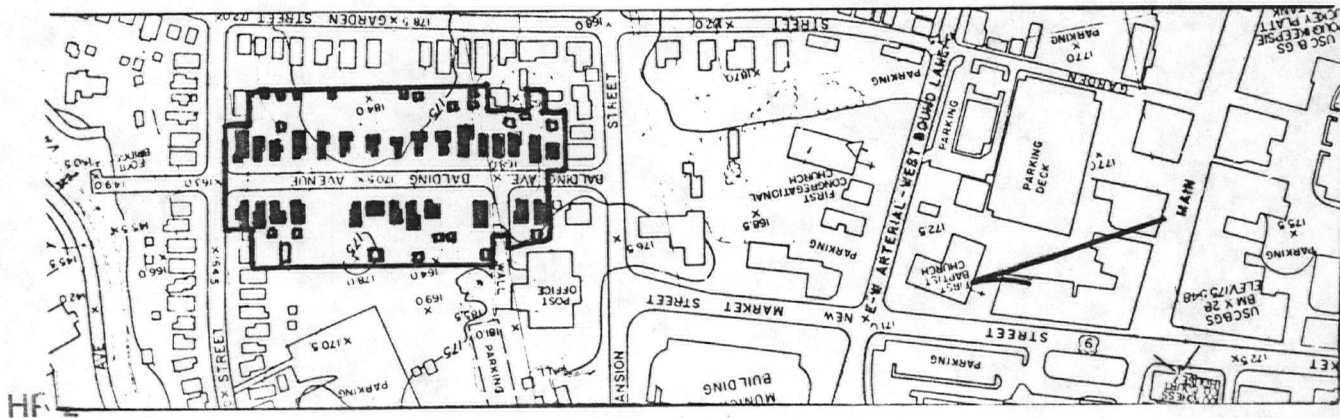
2. COUNTY: Dutchess TOWN/CITY Poughkeepsie VILLAGE: Balding Ave. between Mansion and Marshall Sts.

3. DESCRIPTION: This residential district was primarily built after the middle of the nineteenth century and is comprised of middle-class houses of smaller size and simpler elements than the Academy Street area. The dwellings vary from two-and-a-half to three-and-a-half stories and all are clapboarded. The district includes a row of four simple Bracketed-style houses, and several Second Empire, Victorian Residential, and Queen Anne houses. Details exhibited on the homes are simple, bracketed porches, slate mansard roofs, decorative paneling and shingles. These houses are contained in one tree-shaded block, just two-and-a-half blocks on the north side of Main Street.

4. SIGNIFICANCE: Along the western side of the district, the boundary runs (cont.)

Shown on the 1867 map as proposed, Balding Avenue is one of the finest Poughkeepsie streets which illustrates a solidly middle-class neighborhood of the second half of the nineteenth century. In comparing its residences to those on Academy Street, one notes a modesty and simplicity in this district. Thus in the analysis of Poughkeepsie's taste for architecture from the scores of worker dwellings in the Mill and Union Street National Register Districts to the refined residences of Academy and Garfield Place, Balding Avenue has distinctive middle-class architecture, and often goes unnoticed. In addition, its intact, tree-lined streetscape augments the period integrity, and at least one local architect, Percival M. Lloyd is known to have (cont.)

5. MAP:



6. SOURCES: Platt, History of Poughkeepsie, 1905; City Directories: 1874-1875 to 1924; Maps: 1834, c. 1850, 1857, 1867, 1874, 1876, c. 1880, 1887, 1895; Platt and Platt, Eagle's 50th Anniversary Edition, 1911.

7. THREATS TO AREA:

BY ZONING

BY ROADS

BY DEVELOPERS

BY DETERIORATION

OTHER None

ADDITIONAL COMMENTS:

8. LOCAL ATTITUDES TOWARD THE AREA: This district is well maintained, unlike some of the surrounding streets, and therefore, exhibits the owners' pride in their neighborhood.

9 PHOTOS: See photographs numbered B-1 through B-12 in the accompanying envelope.

DISTRICT/ROW # II. , continued Balding Avenue

3. DESCRIPTION, CONTINUED  
south from Marshall Street, one lot deep in from Balding Avenue, to the southern property line of No. 1, follows that line to Balding, and crosses to meet the southern property line of No. 2. Proceeding along that lot line, the boundary then runs north, one lot deep, along the east side of the district, and west along Marshall Street to the place of beginning. (See #5: MAP for detailed boundary lines.) UTM: 18/589280/4617710. Approximate acreage is four. *There is one non-contributing building.*

4. SIGNIFICANCE, CONTINUED  
designed a structure for the street.

BALDING AVENUE HISTORIC DISTRICT, POUGHKEEPSIE, N.Y.

<u>BLDG. #</u>	<u>STREET &amp; NUMBER</u>	<u>DATE</u>	<u>ARCHITECTURAL &amp; HISTORICAL DATA</u>	<u>OWNER &amp; ADDRESS</u>
	<u>Balding Ave.</u>			
99.	1	c.1924	Two story house with several stepped gables; 1/1 windows; modern siding; <u>non-contributing building</u> .	Mary E. Malcher 305-5 Ave., S.W. Largo, FL
100.	2	c.1890	Two and a half story house; pedimented gables; 3-sided and square bays; door has pedimented hood; 2/2 windows; modern siding.	Mary E. Malcher 305-5 Ave., S.W. Largo, FL
101.	3	c.1891	Residence with two and a half stories; 3-sided bays; scalloped shingles, paneling, half-timbering, pent eaves; 1/1 windows; modern siding.	Ignatius J. Tornator same
102.	4	c.1903	Two and a half story dwelling with cross gables having bold returns; oral and half-round windows; 1/1 windows; classical porches; modern siding.	Peter & Louise Leone same
103.	6	c.1891	Two and a half story, Bracketed-style residence; molded fascia; oriel window; bracketed porch; double doors; 2/2 windows; modern siding.	John, Mary and Barbara Kennedy 8 Balding Avenue
104.	7	c.1892	Clapboarded dwelling with hipped roof; pediment atop square and 3-sided bay; double doors; porch has turned elements and pediment; 1/1 windows.	John, Mary and Barbara Kennedy 8 Balding Avenue
105.	8	c.1887	Two and a half story, Bracketed-style house; molded fascia; 3-sided bay; bracketed porch; double doors; 2/2 windows; modern siding.	John, Mary and Barbara Kennedy same
106.	10	c.1881	Two and a half story, Bracketed-style dwelling; molded fascia; 3-sided bay; bracketed porch; double doors; 2/2 windows; clapboards; French doors.	Ida V. Filoia 11 High Street
107.	11	c.1905	Square house with hipped roof; jerkin-headed roof at dormer; second story flares out over first; arched light over first story window; classical porch with paired columns; 1/1 windows; modern siding.	Vincent A. and Catherine G. Peluse Same

<u>BLDG. #</u>	<u>STREET &amp; NUMBER</u>	<u>DATE</u>	<u>ARCHITECTURAL &amp; HISTORICAL DATA</u>	<u>OWNER &amp; ADDRESS</u>
	<u>Balding Ave.</u>			
108.	12	c.1874	Two and a half story, Bracketed-style residence; molded fascia; 3-sided & square bays; bracketed porch; double doors; 2/2 windows; modern siding.	Ida V. Filoia 11 High Street
109.	13	c.1892	Two and a half story house; pediment, with half-round window, atop square and 3-sided bay; Queen Anne-style porch with pediment; 1/1 windows; modern siding.	Anna C. & Regina Bauman same
110.	14	c.1872	Second Empire-style house with two stories plus mansard roof; pedimented dormers; bracketed cornice and porch; 1/1 windows; clapboards.	Dominick C. Caputo same
111.	15	c.1876	Two and a half story, Bracketed-style house; molded fascia; 2nd story, 3-sided bay; bracketed porch; French & double doors; 2/2 windows; clapboarded.	Elwood A. Thorn, Jr. 17 Balding Ave.
112.	16	c.1887	Two and a half story clapboarded residence; Eastern Stick-style elements include diagonal clapboards, square bay, decorative projecting rafters; 1/1 windows; bracketed porch.	Alfred Dannenberg same
113.	17	c.1880	Gothic Revival-style dwelling with cross gables; bracketed cornice and porch; arched attic windows; 2/2 windows; central double doors; modern siding.	Elwood A. Thorn, Jr. same
114.	18	c.1889	Two and a half story dwelling; gable end faces street; square, two-story bay; Queen Anne-style porch; 1/1 windows; modern siding.	Adela Wojtecki same
115.	19	c.1874	Second Empire-style residence with two stories plus mansard roof; unusual mansarded gable at front; arched, 2/2 windows; bracketed cornice and porch; modern siding.	William Wroblenska, et. al. same
116.	20	c.1888	Two and a half story house; gable end faces street; square, two-story bay, Queen Anne-style porch; 1/1 windows; modern siding.	Richard J. Curran, Jr. same

<u>BLDG. #</u>	<u>STREET &amp; NUMBER</u>	<u>DATE</u>	<u>ARCHITECTURAL &amp; HISTORICAL DATA</u>	<u>OWNER &amp; ADDRESS</u>
	<u>Balding Ave.</u>			
117.	22	c.1875	Second Empire-style house with two stories plus mansard roof; bracketed & hooded dormers; decorative chimney; 2/2 windows; bracketed cornice & porch; modern siding.	Ruth M. Leach same
118.	23	c.1890	Highly decorative Queen Anne-style house; two and a half stories; clapboards and scalloped shingles; pediment atop square and 3-sided bay; round and square turrets; recessed classical porch; 1/1 and diamond-paned windows.	John B. Pearson same
119.	24	c.1889	Elaborate Queen Anne-style house; scalloped and square shingle; square bay atop 3-sided one; East-lake porch; two and a half stories; clapboarded; 1/1 windows.	Anna F. Dow same
120.	25	c.1874	Second Empire-style house with two stories plus mansard roof; arched 2/2 windows and dormers; bracketed & paneled entablature; classical porch; 3-sided bay; arched entry with double doors; clapboarded.	Theodore Pesknak same
121.	26	c.1895	Two and a half story house; double story Queen Anne porch; fan carving; 1/1 windows; two story, 3-sided bay topped by pediments; modern siding.	Anthony Chocianowski same
122.	27	c.1872	Second Empire-style residence with two stories and mansard roof; arched 2/2 windows and dormers; bracketed cornice and porch; 3-sided bay; double doors; clapboarded.	Metn Ozembo same
123.	28	c.1892	Two and a half story dwelling; cross gables; square bay atop 3-sided one; enclosed porch; modern siding and awnings.	Joseph D. Koehler same
124.	29	c.1892	Residence of clapboards and scalloped shingles; two and a half stories with two-story porch of turned elements and several two story, square bays; double and triple 1/1 windows.	Anthony J. Kepuraiti same

<u>BLDG. #</u>	<u>STREET &amp; NUMBER</u>	<u>DATE</u>	<u>ARCHITECTURAL &amp; HISTORICAL DATA</u>	<u>OWNER &amp; ADDRESS</u>
	<u>Balding Ave.</u>			
125.	30	c.1891	Ornate Queen Anne-style house; two and a half stories; several 3-sided bays with shingle and timbering decoration; elaborate fascia; turned spool-frieze & posts at porch; 1/1 windows; clapboards.	Gerald C. Moerschell same
126.	32	c.1896	Two and a half story, clapboarded residence; hipped roof; pediment atop square and 3-sided bay; turret with swag and paneled decoration; classical porch; 1/1 windows; by Percival M. Lloyd.	Paul P. Holtz, et. a same

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received  
date entered

Continuation sheet

Item number

Page 4 of 6

Multiple Resource Area  
Thematic Group

Name Poughkeepsie Multiple Resource Area  
State NY

Nomination/Type of Review

Date/Signature

- 31. Ethol House Entered in the National Register *for* Keeper Melora Byers 11/26/82  
Attest \_\_\_\_\_
- 32. Poughkeepsie Trust Company Entered in the National Register *for* Keeper Melora Byers 11/26/82  
Attest \_\_\_\_\_
- 33. Luckey, Platt & Company Department Store Entered in the National Register *for* Keeper Melora Byers 11/26/82  
Attest \_\_\_\_\_
- 34. Church Building Substantive Review Keeper Not eligible 11/26/82  
DOE/OWNER OBJECTION Attest \_\_\_\_\_
- 35. Upper-Mill Street Historic District Substantive Review Keeper Not eligible 11/26/82  
Attest accept 11/23/82 Patrick Andrews
- 36. Balding Avenue Historic District Entered in the National Register *for* Keeper Melora Byers 11/26/82  
Attest \_\_\_\_\_
- 37. Booth, O. H., Hose Company Entered in the National Register *for* Keeper Melora Byers 11/26/82  
Attest \_\_\_\_\_
- 38. Clinton House Entered in the National Register *for* Keeper Melora Byers 11/26/82  
Attest \_\_\_\_\_
- 39. Glebe House Entered in the National Register *for* Keeper Melora Byers 11/26/82  
Attest \_\_\_\_\_
- 40. St. Paul's Episcopal Church Substantive Review Keeper Not eligible 11/26/82  
Attest accept 11/23/82 Patrick Andrews

United States Department of the Interior  
National Park Service

Balding Avenue Historic District (Poughkeepsie MRA)  
Dutchess County  
NEW YORK

Working No. 10/12/82-2867  
Fed. Reg. Date: 2.1.83  
Date Due: 11/11/82 — 11/26/82  
Action:  ACCEPT 11/26/82  
 RETURN  
 REJECT  
Entered in the  
National Register  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
 see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

## 8. Significance

Period \_\_\_\_\_ Area of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (in one paragraph)

- \_\_\_\_\_ summary paragraph
- \_\_\_\_\_ completeness
- \_\_\_\_\_ clarity
- \_\_\_\_\_ applicable criteria
- \_\_\_\_\_ justification of areas checked
- \_\_\_\_\_ relating significance to the resource
- \_\_\_\_\_ context
- \_\_\_\_\_ relationship of integrity to significance
- \_\_\_\_\_ justification of exception
- \_\_\_\_\_ other

## 9. Major Bibliographical References

## 10. Geographical Data

Address of nominated property \_\_\_\_\_  
Geographic name \_\_\_\_\_  
USRT References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

## 11. Form Prepared By

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:  
\_\_\_\_\_ national \_\_\_\_\_ state \_\_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

## 13. Other

- \_\_\_\_\_ Maps
- \_\_\_\_\_ Photographs
- \_\_\_\_\_ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



Multiple Resources of Poughkeepsie,  
Dutchess County, New York  
Balding Avenue Historic District  
Credit; HADAC, P.O. BOX 274 Hurley, NY  
Neg. on File: NYSDHP, Albany, NY  
Bldg. Nos. 99 & 101 #99 is an intrusion  
Looking Northwest Photo # B-1

4



Multiple Resources of Poughkeepsie,  
Dutchess County, New York

Balding Avenue Historic District

Credit: HADAC, P.O.Box 274 Hurley, N.Y.

Neg. on file: NYSDHP, Albany, N.Y.

Bldg. Nos. 101 & 104

Looking Northwest                      Photo # B-2

4



Multiple Resources of Poughkeepsie,  
Dutchess County, New York

Balding Avenue Historic District  
Credit: HADAC, P.O.Box 274 Hurley, N.Y.

Neg. on file: NYSDHP, Albany, N.Y.

Bldg. Nos. 107, 109, 111

Looking Northwest      Photo # B-3

4



Multiple Resources of Poughkeepsie,

Dutchess County, New York

Balding Avenue Historic District

Credit: HADAC, P.O.Box 274 Hurley, N.Y.

Neg. on file: NYSDHP, Albany, N.Y.

Bldg. Nos. 111, 113, 115

Looking Northwest      Photo # B-4

4



Multiple Resources of Poughkeepsie,  
Dutchess County, New York  
Balding Avenue Historic District  
Credit: HADAC, P.O.Box 274 Hurley, N.Y.  
Neg. on file: NYSDHP, Albany, N.Y.  
Bldg. Nos. 118, 120, 122, 124  
Looking Northwest Photo # B-5



Multiple Resources of Poughkeepsie,

Dutchess County, New York

Balding Avenue Historid District

Credit: HADAC, P.O.Box 274 Hurley, N.Y.

Neg. on file: NYSDHP, Albany, N.Y.

Bldg. Nos. 126

Looking East

Photo # B-6



Multiple Resources of Poughkeepsie,  
Dutchess County, New York

Balding Avenue Historic District

Credit: HADAC, P.O.Box 274 Hurley, N.Y.

Neg. on file: NYSDHP, Albany, N.Y.

Bldg. Nos. 125

Looking East

Photo # B-7



Multiple Resources of Poughkeepsie,  
Dutchess County, New York

Balding Avenue Historic District

Credit: HADAC, P.O.Box 274 Hurley, N.Y.

Neg. on file: NYSDHP, Albany, N.Y.

Bldg. Nos. 119, 121, 123

Looking Northeast      Photo # B-8

4



Multiple Resources of Poughkeepsie,

Dutchess County, New York

Balding Avenue Historic District

Credit: HADAC, P.O.Box 274 Hurley, N.Y.

Neg. on file: NYSDHP, Albany, N.Y.

Bldg. Nos. 116 & 117

Looking Southeast

Photo # B-9

4



Multiple Resources of Poughkeepsie,  
Dutchess County, New York  
Balding Avenue Historic District  
Credit: HADAC, P.O.Box 274 Hurley, N.Y.  
Neg. on file: NYSDHP, Albany, N.Y.  
Bldg. Nos. 110, 112, 114  
Looking Northeast      Photo # B-10

7



Multiple Resources of Poughkeepsie,  
Dutchess County, New York  
Balding Avenue Historic District  
Credit: HADAC, P.O.Box 274 Hurley, N.Y.  
Neg. on file: NYSDHP, Albany, N.Y.  
Bldg. Nos. 105, 106, 108  
Looking Southeast      Photo # B-11

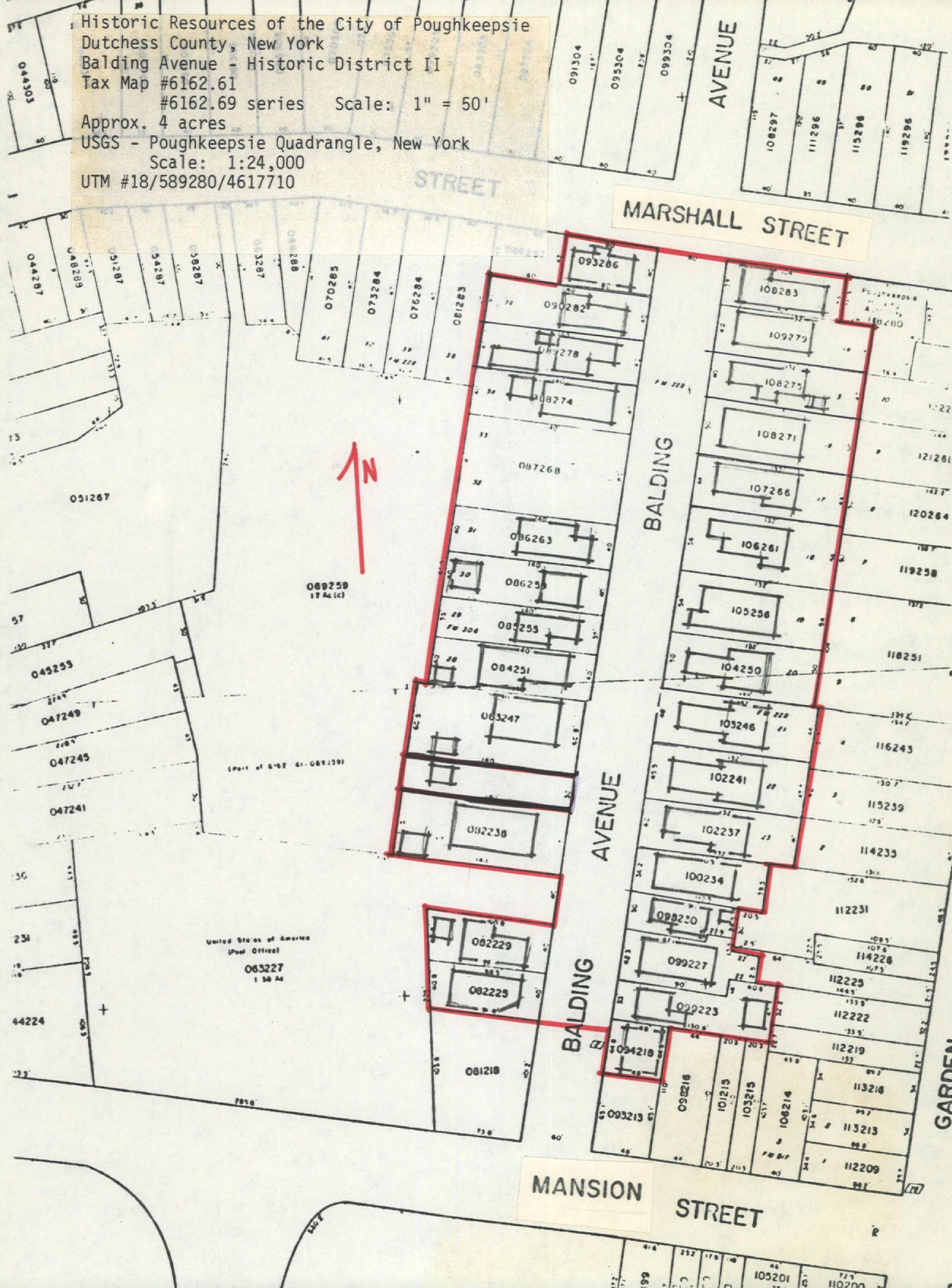
9

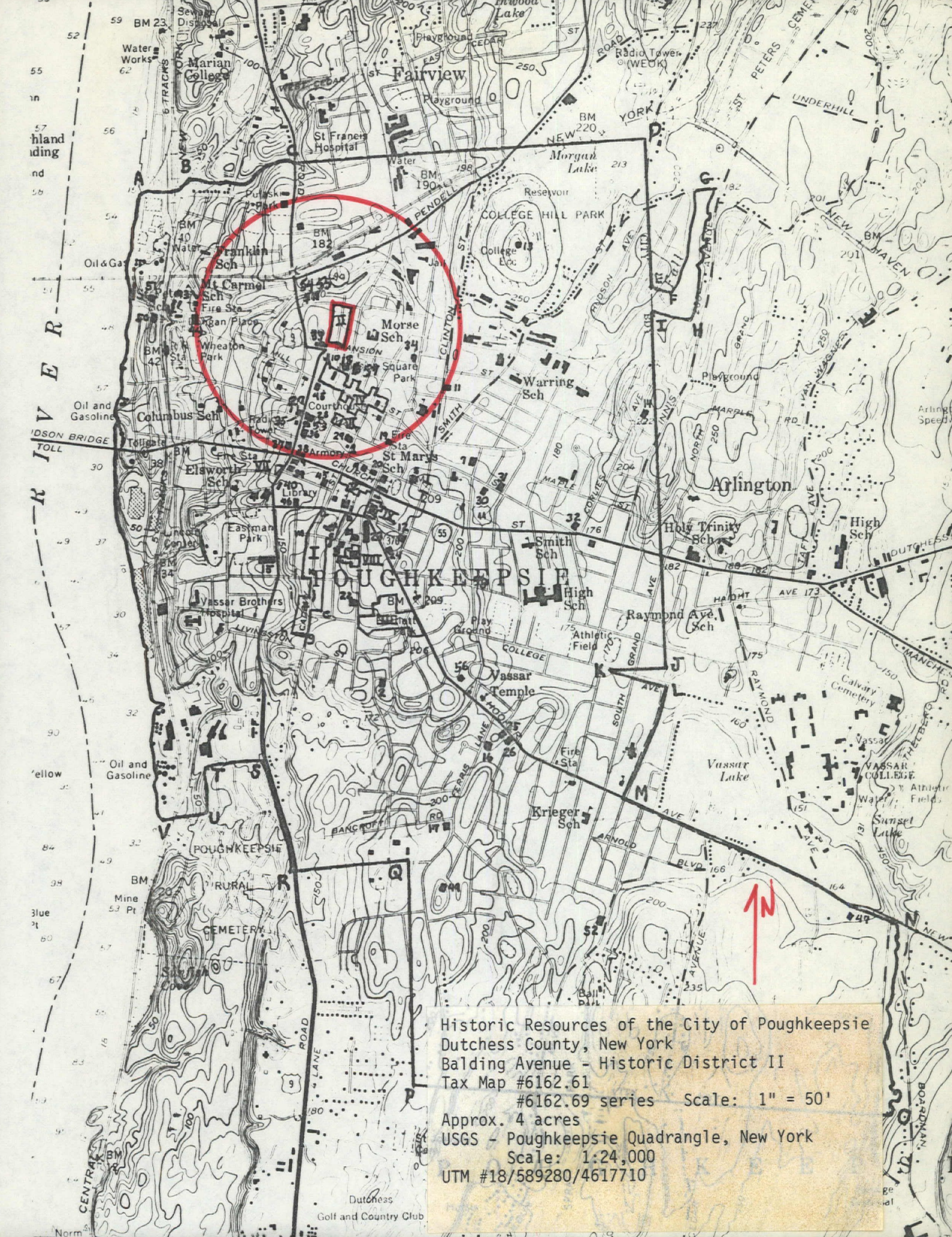


Multiple Resources of Poughkeepsie,  
Dutchess County, New York  
Balding Avenue Historic District  
Credit: HADAC, P.O.Box 274 Hurley, N.Y.  
Neg. on file: NYSDHP, Albany, N.Y.  
Bldg. Nos. 100, 102, 103  
Looking Northeast            Photo # B-12

4

Historic Resources of the City of Poughkeepsie  
Dutchess County, New York  
Balding Avenue - Historic District II  
Tax Map #6162.61  
#6162.69 series Scale: 1" = 50'  
Approx. 4 acres  
USGS - Poughkeepsie Quadrangle, New York  
Scale: 1:24,000  
UTM #18/589280/4617710





Historic Resources of the City of Poughkeepsie  
 Dutchess County, New York  
 Balding Avenue - Historic District II  
 Tax Map #6162.61  
 #6162.69 series Scale: 1" = 50'  
 Approx. 4 acres  
 USGS - Poughkeepsie Quadrangle, New York  
 Scale: 1:24,000  
 UTM #18/589280/4617710