

National Register of Historic Places Registration Form

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

1. Name of Property

historic name PULTENEY SQUARE HISTORIC DISTRICT

other names/site number _____

2. Location

street & number various [] not for publication

village HAMMONDSPORT [] vicinity

state New York code NY county Steuben code 101 zip code 14840

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 as set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] see continuation sheet for additional comments.)

J.W. Allen

7 October 99

Signature of certifying official/Title : Deputy Commissioner for Historic Preservation Date

New York State Office of Parks, Recreation & Historic Preservation

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

Signature of certifying official/Title _____ Date

State or Federal agency and bureau _____

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register [] see continuation sheet
- determined eligible for the National Register [] see continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain)

Joe

Signature of the Keeper Edson A. Beall date of action

11/18/99

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	Non-contributing	
18	2	buildings
1		sites
1	1	structures
		objects
20	3	TOTAL

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

NA

Number of contributing resources previously listed in the National Register

NA

6. Function or Use

Historic Functions
(enter categories from instructions)

COMMERCIAL

RELIGIOUS

RECREATION AND CULTURE

LANDSCAPE

Current Functions
(Enter categories from instructions)

COMMERCIAL

RELIGIOUS

RECREATION AND CULTURE

LANDSCAPE

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19th CENTURY: Greek Revival

LATE VICTORIAN: Stick/Eastlake, Romanesque Revival; LATE 19th/EARLY 20th CENTURY: Commercial; Italian Renaissance

Materials
(Enter categories from instructions)

foundation various

walls various

roof various

other

Narrative Description

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

**United States Department of the Interior
National Park Service**

National Register of Historic Places

**Pulteney Square Historic District
Hammondsport, Steuben County, NY**

Continuation Sheet

Section 7 Page 1

Description

The Pulteney Square Historic District in the village of Hammondsport, Steuben County, New York, consists of Pulteney Square and the surrounding buildings on Pulteney Street to the north, Sheather Street to the south, Mechanic Street to the east, and Park Place to the west. The district is one block west of the village's Keuka Lake waterfront. It is surrounded on the east, south and west sides by primarily residential districts that have not yet been surveyed and/or evaluated for National Register integrity and/or significance. It is bounded on the north by a stream (now lined with concrete) and steep hills. Running northeast-southwest through the district and passing by Pulteney Square is state route 54A.

The approximately 5.4-acre district contains 18 properties clustered around Pulteney Square. (Primary components include 15 contributing buildings, one contributing structure [bandstand], one contributing site [village green], one non-contributing structure [commemorative pavilion], and two non-contributing buildings; there are also three contributing secondary buildings.)

Pulteney Square is a landscaped rectangle, roughly 140 feet on each side. It contains a bandstand and is the center for outdoor village activity. Contributing buildings around the square include a church from the 1840s and business establishments that range from a small hotel from the 1820s to a bank structure from the 1920s. The park and the buildings form a coherent physical whole, in which the park serves as an outdoor "room" and the surrounding buildings are the "walls." Also included is the intact southwest "portal" to the square along Sheather Street, an entry path formed by the side of the church on the north side of the street and a row of late nineteenth century commercial buildings on the south.

The village of Hammondsport, with a population of about one thousand, has retained much of its late nineteenth- and early twentieth-century physical character. Relatively little growth has occurred since the Great Depression of the 1930s. At the same time, the village has been conscious of the town's economic role as a tourist center. This has allowed for much of the historic fabric to remain intact. An important element of this fabric is the traditional commercial center focused on Pulteney Square.

Scale and materials, as well as function, separate the structures of the district from the surrounding neighborhoods. The residential neighborhoods (pending survey) that border the district on the east, south and west edges consist of small-scale homes that are generally wood frame, set back from the street and surrounded by landscaped yards. The district, however, features much larger buildings; most are of masonry construction and set flush against both the street and each other. This change is particularly evident because of the relatively small size and compact nature of Hammondsport.

The commercial district's architecture is a product of Hammondsport's historic dual role. The village provided for the daily needs of residents and local farmers, much as any village did. But Hammondsport was also a tourist center. It provided for the needs of visitors to the lake and to the nearby vineyards and wineries. Hotels and restaurants dependent upon tourists

**United States Department of the Interior
National Park Service**

National Register of Historic Places

**Pulteney Square Historic District
Hammondsport, Steuben County, NY**

Continuation Sheet

Section 7 Page 2

existed beside hardware and clothing stores providing for local needs. Entertainment facilities, from the bandstand in the square to the meeting rooms above the storefronts, were built to serve the needs of visitors as well as locals.

At the center of the district is Pulteney Square, a half-acre public park. As a space, it dates from 1828, but its current appearance is a product of the 1890s. It still retains its turn-of-the-century character. The features are relatively simple: a system of paved walks that cross the space in the pattern of the Union Jack, mature shade trees, and a Stick Style bandstand on a slight rise on the west side.

Two architectural elements strongly define the spaces around the park. The first is the Presbyterian Church, facing the square on the west across Park Place. The relationship between the square and the church is much like that of a New England meeting house and public green. The church was built in the 1840s in a combination of Greek Revival and other historic styles, and remodeled several times since. The church maintains a strong rectilinear presence set against the soft forms and natural colors of the square's landscaping. The impact is even more impressive because of the relatively small size of the square compared to the church.

The second strong defining element is the wall of commercial structures on the south side of the square along Sheather Street. This group of buildings begins southeast of the park and stretches west past the southwest edge of the park and the Presbyterian Church. Each of the ends of this block is anchored by monumental commercial structures of significant individual architectural merit. At the east end, at the southwest corner of Sheather and Mechanic Streets, is the Union Block, a three-story brick building with stone foundation from the 1890s. The building originally had storefronts on the first floor, offices on the second floor, and public meeting rooms on the third. It is designed in a sophisticated Romanesque Revival style featuring a prominent arched corbel table. At the west end, at 59-67 Sheather, is the Opera House. It is a four-story brick masonry structure built in 1905. Like the Union Block, is a Romanesque Revival structure with stores on the first floor and offices on the second. It originally had six-hundred-seat auditorium complete with stage on the top floors.

Between the Union Block and the Opera House are smaller structures that join together to create the streetwall. They range in age and scale from the Greek Revival two-story Park House Hotel that traces its origins to the 1820s, to a three-story brick commercial-style turn-of-the-century business block at 53-57 Sheather Street. Of particular interest are the Blue Eagle block, a two-story commercial-style brick building at 41-43 Sheather Street that retains original cast-iron storefront elements, and a wood frame building at 45-47 Sheather Street that originally contained a storefront in the eastern half, the village hall in western half, and a Masonic Lodge meeting hall above.

The other three sides of Pulteney Square are not as intact, but they all contain contributing structures. On the east, along Mechanic Street, are three two-story commercial buildings from the 1890s. The parking lot to the south of these three was the site of the Steuben House Hotel, a local landmark from the nineteenth century that burned in 1946. The west side of the square is dominated by the Presbyterian Church mentioned above. To the north of the church is a free-standing Italian Renaissance Revival brick bank building, dating from the early 1920s.

**United States Department of the Interior
National Park Service**

National Register of Historic Places

**Pulteney Square Historic District
Hammondsport, Steuben County, NY**

Continuation Sheet

Section 7 Page 3

North of the bank and isolated in a landscaped setting of its own is a commemorative structure which is non-contributing due to its recent construction date of sometime in the 1950s. Contributing buildings on the north of the square include the two-story Romanesque inspired stone commercial building at 57 Pulteney Street.

The district also includes several contributing buildings that do not face the square or Sheather Street. For the most part they are outbuildings that served the businesses on the south side of Sheather Street. They share the same lots as the buildings they serve and are accessed by an alley that actually crosses the lots and separates the outbuildings from the served buildings. Most were probably originally barns and are located behind the store at 35 Sheather, the Park Inn Hotel at 37-39 Sheather and the two-story frame structure at 49 Sheather. They are simple wood frame buildings that may actually in some cases predate the main buildings. Behind 53-57 Sheather is a contributing garage that dates from the 1920s or 1930s.

Two other contributing buildings not facing the Square or Sheather Street are included in the district; both are historically related to the central business and reflect the areas of significance identified for the nomination. The first is a two-story frame structure, now used as a garage or shop, behind the Opera House. This structure was originally a vernacular Greek Revival style residence that dates from the 1830s; it was moved back on its lot to make way for the construction of the Opera House. The second contributing building is located at 15 Mechanic Street, just south of the Union Block. It is an intact two-story frame Greek Revival building built sometime between 1830 and 1857. It was moved from its original location to make way for the Union Block. It contained a drugstore when at its original location, and the store front and canopy are intact.

The following annotated building list, arranged alpha-numerically, provides detailed descriptions of each property in the district

United States Department of the Interior
National Park Service

National Register of Historic Places

Pulteney Square Historic District
Hammondsport, Steuben County, NY

Continuation Sheet

Section 7 Page 4

MECHANIC STREET

15 Mechanic Street ca. 1830s

Photo 13 Contributing

This is a two-story, five bay wood frame structure with Greek Revival detailing at the gable ends. It features wood clapboards and two-over-two windows with working shutters. The two left bays contain a storefront and porch canopy. It has additions to the side and rear. This structure may date from the 1830s, and was shown on a map in 1857. It originally stood on the southwest corner of Sheather and Mechanic Streets, and was moved to its present location when the Union Block was constructed. The integrity of this building is intact.

26 Mechanic Street ca. 1890s

Photo 14 Contributing

This two-story commercial building contains a storefront on the first floor and a three-bay brick facade on the second. Originally a curved pediment topped the building when it was constructed in the 1890s. It was replaced with a simple brick parapet in the 1950s. The sides are stone masonry and the roof is a slightly-pitched shed sloping toward the rear. The first floor storefront has been altered and all the building's masonry painted. Its second-floor windows retain their segmentally-arched headers and trim.

28-30 Mechanic Street 1894

Photo 14 Contributing

This two-story wood frame business block features a ground floor of storefronts flanking a central entry to the upper story. The second floor has a four-bay composition with a single-paired-paired-single window pattern. It is topped by a bracketed projecting wood cornice and covered by a slightly-pitched shed roof that slopes toward the rear. The first-floor storefronts have been altered. The tall and narrow windows at the second floor are crowned by pediments.

United States Department of the Interior
National Park Service

National Register of Historic Places

Pulteney Square Historic District
Hammondsport, Steuben County, NY

Continuation Sheet

Section 7 Page 5

PARK PLACE

Roll of Honor

1950s

Park Place

Non-contributing

Photo 18

The Roll of Honor is a free-standing pavilion designed in a modified classical style. It is non-contributing because of its age.

Bank of Hammondsport Building

1921

3 Park Place

Contributing

Photo 16

This is a single-story brick Classical Revival structure on a raised dressed stone foundation. It is a five-bay composition with an arched loggia with monumental steps comprising the central three bays and rectangular windows at the basement and first floor levels in the flanking bays. Designed as a free-standing building, it features a continuous frieze with "Bank of Hammondsport" inscribed., and a hipped roof on projecting eaves with bracketed soffits. The original one-over-one windows have been replaced with single panes of glass, and a handicapped ramp has been installed in the front. Other than these changes, the facade maintains its integrity.

First Presbyterian Church

1847

1 Park Place

Contributing

Original builder: Jesse Foster

Photo 1, 3

This wood frame structure is Greek Revival in form, with feature from other historic styles. The facade features a pediment, now divided by a tower added later. The segmentally arched paired windows are Italianate in style, while the label moldings above the windows and the buttress-like corner details are Gothic Revival in origin. The projecting central pavilion was added in 1881, but contains what is probably the original window and trim above a new door. The mansard-type roof of the pavilion is Second Empire in inspiration. The architect for the pavilion was T. A. Hamilton and the contractor was John Smith. The spire was destroyed by lightning in the 1950s, but was recently replaced with a new version. The original clapboards (at sides and rear), flush shiplap siding at facade, and wood trim elements have been covered with vinyl siding.

United States Department of the Interior
National Park Service

National Register of Historic Places

Pulteney Square Historic District
Hammondsport, Steuben County, NY

Continuation Sheet
Section 7 Page 6

PULTENEY STREET

72 Pulteney Street

Photo 19

post-1980

Non-contributing

This is a recent single-story structure. It houses the village's ambulance service and is non-contributing.

74 Pulteney Street

Photo 15

ca. 1900

Contributing

This is a two-story stone building built as a bank at the turn of the century. Its two-bay-wide Romanesque Revival inspired facade features round-arched openings on the first floor, the west serving as the entrance, and square-headed windows above with stone lintels. It is crowned by an ornate bracketed cornice, most likely of pressed metal. The roof is a slightly-pitched shed sloping toward the rear. The facade maintains its integrity, except for altered windows and an aluminum entrance door.

76 Pulteney Street (Post Office)

Photo 19

1950/remodeled ca. 1990s

Non-contributing

This is a single-story structure recently remodeled. It is currently used as the village's post office and is non-contributing.

United States Department of the Interior
National Park Service

National Register of Historic Places

Pulteney Square Historic District
Hammondsport, Steuben County, NY

Continuation Sheet

Section 7 Page 7

PULTENEY SQUARE

Pulteney Square (also known as Pulteney Park) 1828/1890 landscape design
Photos 2, 3 & 4 Contributing

The square is a slightly trapezoidal rectangle measuring roughly one hundred forty feet per side. It was created as a grant of land to the village from its founder, Lazarus Hammond. It achieved its present configuration with sugar maple landscaping and walkways by 1890. It is bounded by Sheather Street on the south, Park Place on the west, Pulteney Street on the north and Mechanic Street on the south. It retains its 1890s integrity, with the walks following the original patterns and the trees planted then now mature.

In the center of the park is a **contributing bandstand** constructed in 1892. This structure is retains a high level of integrity of design, materials, craftsmanship and setting. It is a wood frame structure designed in the Stick Style consisting of an open platform sheltered by a steeply pitched gable roof topped by roof cresting. The gable ends contain the horizontal and vertical trim pieces characteristic of the Stick Style and the panels between these pieces consist of square cut and scalloped shingles. The posts supporting the roof are separated by fretwork along the eave line, and the rails of the balustrade are cut in patterns typical of the Stick Style.

United States Department of the Interior
National Park Service

National Register of Historic Places

Pulteney Square Historic District
Hammondsport, Steuben County, NY

Continuation Sheet

Section 7 Page 8

SHEATHER STREET

Union Block 1895-1897
27-33 Sheather Street Contributing
Architect: H. G. Tuthill of Corning
Photo 12

This three-story brick Romanesque Revival business block is the most prominent commercial structure facing the square. It housed stores on the first floor; offices on the second, and meeting rooms on the third. Its front facade has a five-bay-wide composition consisting of a central entrance bay and two windows on each of the floors above, connecting bays of a store front and one window on each of the upper floors, and end bays of a store front and three windows on each upper floor. These bays are separated by continuous piers that pierce the arched corbel table and parapet. The central parapet is raised above the others and contains a panel with the building name, UNION BLOCK, in brick. The one-over-one windows on the second floor have segmental arches, while those on the third have round arches. The side facade, facing Mechanic Street, is also designed for public view, with a central bay of three windows flanked by side bays of one window each. The bays are also separated by continuous piers that pass through the parapet, and the first as well as second floor windows have segmental arched tops. The building retains a high level of integrity. The storefronts have been recently renovated in a way sympathetic to the historic building's architecture.

35 Sheather Street ca. 1905-1918
Photos 11, 12 Contributing

This single-story commercial building was built to fill a vacant single lot between the Union Block and the Park Inn Hotel sometime in the early 1900s. It is a three-bay storefront, with shop windows flanking a central entrance, and topped by a simple parapet. Of wood frame construction, it most likely had a wood frame storefront originally. This storefront was changed sometime later to brick. The building has been recently rehabilitated in a manner sympathetic to the architecture of the brick facade.

Behind this structure is a **contributing** two-story board-and-batten frame **barn** with gable roof. It currently is on a separate lot. It has been altered by the installation of a contemporary one-car overhead door.

United States Department of the Interior
National Park Service

National Register of Historic Places

Pulteney Square Historic District
Hammondsport, Steuben County, NY

Continuation Sheet

Section 7 Page 9

Park Inn Hotel (Earlier the Urbana House and the Park Hotel) 1828, 1861
37-39 Sheather Street Contributing
Photos 8, 10, 11

This is a two-story wood frame structure, the earliest portions of which are said to date from the creation of the square. (Other sources give it a later date. It may have undergone extensive changes at that time.) Its early date is evident from the gabled roof with ridge parallel to the street. Although its facade has been recently altered, its mid-nineteenth century origins are evident in its small scale and horizontal proportions in relation to its neighbors. The fenestration pattern of the second floor is original, with seven unequal bays. A second story was added to the rear in 1892, during the development of the square as a commercial center. The overall form has maintained its integrity, except for the west end of the first-story facade.

Behind this building is a **contributing** one-and-one-half story wood frame gabled **barn** with wood novelty siding. It has double swinging doors at the first floor and a loft door above, both appear to be original or a very early alteration.

Blue Eagle Block 1880s
41-43 Sheather Street Contributing
Photos 8, 9, 11

This is a two-story brick business block situated at the foot of Park Place where the square begins. It contains two storefronts separated by a center entrance to the floor above, and a seven-bay-wide second floor. It is topped by a wide corbelled cornice. The second-floor windows have segmental arched heads with a dogtooth stringcourse above and a stone panel above the central window. The west storefront and the second floor retain their integrity, with the storefront cornice intact under the sign. The east storefront has been altered.

Town and Village Hall 1883
45-47 Sheather Street Contributing
Builder: Philip Zimmer
Photos 8, 11

This is a two-story wood frame business structure similar in form to 49 Sheather but double in length, as it occupies two lots. The six-bay-wide second-story facade has tall and narrow two-over-two windows with wood crowns. Slightly off-center is a tripartite triangular arched window opening. The facade is crowned by a bracketed cornice with a pedimented section. The eastern half originally contained shops on the first floor and the Masonic lodge above, while the western half served as the Town and Village Hall. The roof is a slightly-pitched shed sloping toward the rear and the walls are clapboard. The east-side storefront and second floor maintain their historic integrity; the west end of the first-floor facade has been altered. A fire look-out and hose drying tower has been removed from the back of the building.

United States Department of the Interior
National Park Service

National Register of Historic Places

Pulteney Square Historic District
Hammondsport, Steuben County, NY

Continuation Sheet

Section 7 Page 10

49 Sheather Street

ca. 1880s

Photos 7, 11

Contributing

This is a two-story wood frame business structure at the southwest approach to the square. The building features a storefront (since altered) on the first floor and a three-bay-wide facade above with a parapet topped with a denticulated cornice and a central pediment. The 1880s vintage is evident in the vertical proportions of the one-over-one double-hung windows and the heavy dentils and other details at the parapet. The roof behind the parapet is a gabled with the ridge perpendicular to the street. The walls are painted clapboards. Except for the storefront, the architectural integrity is intact. Behind this structure is a **contributing** two-and-one-half story front-gabled wood frame barn with clapboard siding. It has been converted into a garage with a contemporary overhead door.

53-57 Sheather Street

ca. 1900

Photos 5, 11

Contributing

This is a three-story brick masonry business block that appears to date from around the turn of the century. It may have been built at about the same time as the Opera House. It echoes the Opera House to the west with its round-arched windows in the five-bay facade. The projecting cornice is most likely of pressed metal. The roof is a slightly pitched shed roof that slopes to the rear. The storefront has been altered, as have the windows on the second and third floors. Behind this structure is a **contributing** wood frame shed-roofed three-bay **garage** with novelty siding that appears to date from the 1920s or 1930s.

G. Frey Opera House

1901

59-67 Sheather Street

Contributing

Photos 5 (center) & 6

This is a monumental four-story brick masonry commercial and public assembly building that is the most prominent building in the historic district. The first floor contains stores with their fronts intact, the second originally held offices, and the third and fourth floors housed the opera house auditorium along with offices. These spaces were later altered into apartments, and the upper floors are now unused. The Romanesque Revival inspired facade is a symmetrical composition above the storefronts, with a broad central portion of five bays, and two flanking side portions of two bays. Paneled brick piers separate the bays. Each bay on the third floor contains a one-over-one double-hung arched window, while on the second floor the second and fourth bays at the central portion contain paired arched windows with a large recessed arch and roundel above tying the pair together. The fourth floor on the street facade has no windows; instead a cornice of corbelled brick arches and a brick parapet with central panel tops the front. The roof is a truncated gable with the ridges running parallel to the street; it most likely follows the shape of the trusses that span the assembly space. Generally it maintains its architectural integrity on the exterior above the first floor. The storefronts have been renovated, but are in keeping with the structure's original architecture.

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 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
- 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 boxes that apply.)

- 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: See attached continuation sheet.

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 Building Survey

- Recorded by Historic American Engineering Record

Areas of Significance:

(Enter categories from instructions)

- Entertainment/Recreation _____
- Commerce _____
- Community Development _____
- Architecture _____
- Landscape Architecture _____

Period of Significance:

1830s-1925

Significant Dates:

NA

Significant Person:

NA

Cultural Affiliation:

NA

Architect/Builder:

various

**United States Department of the Interior
National Park Service**

National Register of Historic Places

**Pulteney Square Historic District
Hammondsport, Steuben County, NY**

Continuation Sheet

Section 8 Page 1

Significance

The Pulteney Square Historic District is an architecturally and historically significant collection of intact commercial and public architecture in Hammondsport. Grouped around Pulteney Square, a New England-inspired village green, the buildings in the district comprise the village's historic central business, civic and religious core. Together, the square and surrounding buildings—dating from ca. 1828 to the 1920s—chronicle the development of Hammondsport, a once-thriving center of vinaculture and tourism in the Finger Lakes/Southern Tier region of New York State. Physically contained by steep hills to the north and Keuka Lake one block to the east, the district is a compact and highly cohesive collection of a broad range of architectural types, periods and styles, with attached rows of Victorian commercial buildings predominating. Pulteney Square, i.e., the village green itself, is distinguished by a remarkably intact, Stick Style bandstand, paved walkways, and a variety of mature trees and shrubbery.

Historical Background and Significance

Hammondsport originated during the late eighteenth century as a crossroads trading location at the foot of Lake Keuka in Steuben County. A land office opened in nearby Bath in 1796 to draw settlers to the area. Captain John Sheather, for whom Sheather Street was named, bought land in the area that same year in what would later become Hammondsport; around 1807, Judge Lazarus Hammond began buying land in the same area. The judge had his son-in-law, James Read, soon surveying and laying out town lots. The resulting settlement soon became known as "Hammond's Port."

Pulteney Square was the site of the first center for commerce in this settlement. The square was originally a junction on the road that connected Bath to nearby Geneva and Canandaigua in Ontario County to the north, and a log tavern run by Joseph Boy was located there in 1793. William Hastings had a store at the junction by 1818. Judge Hammond was responsible for changing this crossroads into a formal public space in 1826, when he donated the land that forms the current square. The square gained its name from Pulteney Road, which ran where the square was located. Pulteney was the family name of the original English owners of the land in the area.

The early commercial life of the village centered around the square, or Pulteney Park as it was often called. Its present form began to take shape during the middle years of the nineteenth century. The square gained two important landmarks during this period that are still standing. One is the First Presbyterian Church of 1847. The other is what is now the Park Inn Hotel. This institution began as the Urbana House and has been traced back to 1828. By the 1850s the village had over five hundred inhabitants and covered about 172 acres. It was officially incorporated in 1856.

Two important economic developments aided development of the square and the surrounding village. The first was the construction of the Crooked Lake Canal that connected Keuka and Seneca Lakes and gave Hammondsport a link to the Erie Canal. The second and more important event was the introduction of grape vines to the area. Around 1850 Reverend William Bostwick brought slips from vineyards in the Hudson Valley to the area. By 1860 over 200 acres around Hammondsport were planted in vines.

**United States Department of the Interior
National Park Service**

National Register of Historic Places

**Pulteney Square Historic District
Hammondsport, Steuben County, NY**

Continuation Sheet

Section 8 Page 2

The growing wine industry led to the development of a variety of tourist facilities in Hammondsport, many of which were centered around Pulteney Square. The most historic is the old Urbana House. It was purchased by Jacob Frey in 1865, one year after he came to the village. He enlarged it in 1878 and renamed it the Park Hotel. Frey also began the Germania Wine Company, a local vineyard, and established a family that was significant in the development of the square.

Pulteney Square continued through the last decades of the nineteenth century as a center of village life. But the existence of the Keuka Lake waterfront along Water Street, a block to the east, led to competition. Commerce linked to lake traffic, including tourist facilities, tended to cluster at that point, as did several budding industries. This lake-side clustering was intensified by the coming of the railroad in 1874. The rail line from Bath, the county seat, came into the village from the south to run parallel to the lake and end with its depot at the wharves.

By the end of the century, however, the growth of business shifted from Water Street back to the Pulteney Square. The noise and soot of the railroad and the surrounding factories made Water Street aesthetically unattractive, while the inevitable rowdiness associated with the waterfront population gave it a bad reputation. Finally, a series of fires that destroyed a number of buildings in the 1880s ended the waterfront's appeal.

The growth of the tourist business, along with the growing needs of the year-round residents, led to increased development around Pulteney Square in the last two decades of the 1800s. The first act of improvement was taken by the Presbyterian Church. It increased its visual presence on the west side of the square in 1881 with the construction of a more pronounced central entrance pavilion and new spire designed by architect T. A. Hamilton and built by contractor John Smith.

One aspect of this development was improvements to the square itself. New landscaping and walkways were in place by 1890; in 1892 the village built a bandstand. It provided a visual centerpiece to the square, as well as a stage for entertainment and public events. From that date until well into the twentieth century, the bandstand was the center of outdoor life for the village. This was particularly true during summer when the Hammondsport Park Band provided music every Saturday night.

The second aspect of growth in the last years of the 1890s was increased construction activity around the square and along Sheather Street. Most of the historic structures in the district date from the years between 1885 and 1925. These structures served both the everyday needs of year-round residents and the seasonal needs of the tourist industry.

The oldest and most distinguished reminders of this late nineteenth century period are located along the south side of Sheather Street across from the Presbyterian Church. By 1887 a two-story frame structure at 49 Sheather contained Packey Griswold's tavern on the first floor and the American Hotel on the second. By 1887 the Blue Eagle Block, a two-story brick business block had replaced a blacksmith's shop at 41-43 Sheather. In the early 1890s it housed Mason & Freidell, a hardware and agricultural implements store. About the same time, at 45-47 Sheather, Philip Zimmer built a two-story frame structure. Half of this building served as the town and village offices, while the other half housed Chaplin Dry Good store on the ground floor and the Masonic Lodge above.

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National Register of Historic Places

**Pulteney Square Historic District
Hammondsport, Steuben County, NY**

Continuation Sheet

Section 8 Page 3

By the 1890s development began on the east side of Pulteney Square, along Mechanic Street. As late as 1890, the corner of Mechanic and William Streets was the site of the house of G. W. Nichols, one of Hammondsport's most important merchants. In 1894, the house was moved to a different site and replaced with a two-story wood frame business block at 28-30 Mechanic Street. By 1900 this structure housed a variety stores, law offices and the offices of the *Hammondsport Herald*. Next to this and also on the G. W. Nichols property, at 26 Mechanic Street, is a brick and stone masonry two-story structure known originally as the Grand Central Hotel, with the M. H. McCormick Saloon on the first floor. (To the south was the historic Steuben House. Its site is now a parking lot.)

By the mid-1890s the pattern of commercial development around the square was established. Two-story structures set flush along the sidewalk and connected to each other replaced smaller, detached buildings. At this point, two structures were built that became physical monuments and centers for social life for locals and tourists alike.

The first of these was the Union Block at 27-33 Sheather Street built in 1895-1897 by John Frey. The three-story brick business block was designed by Corning architect H. G. Tuthill. (A circa 1830s frame commercial building that had housed a drugstore from 1868 onwards was moved from this site to around the corner to 15 Mechanic Street.) John Frey was the son of Jacob Frey who owned the Park Hotel and the Germania Wine Company. The Union Block housed stores on the first floor, offices on the second, and public meeting rooms on the third. Among the first-floor businesses over the years were the Park Pharmacy, M. Cohn & Sons clothing store, and the Gent's Club barber shop and pool parlor. The second floor offices held lawyers and insurance agents. The public meeting rooms on the third floor were by the 1930s known as the "Hook and Ladder Rooms" because of their use by the volunteer fire department.

The second monumental structure was the G. Frey Opera House, at the west end of Sheather Street. It was built by Gottlieb Frey in 1901 at 59-67 Sheather Street, and, at four stories in height, was even larger than the Union Block. (Gottlieb was the brother of John Frey who built the Union Block. Together with their father, Jacob, the owner of the Park Hotel and Germania Wine Company, the Frey family was perhaps the most important group behind the development of Pulteney Square at this time.) The Opera House contained an auditorium that seated 600 on the third floor, with stores on the first and offices on the second. The retail space in its early years housed Gunderman's Candy Store, Brough's Clothiers and a drug store called the Medical Hall. By the 1930s these had changed to a five-and-dime, a hardware store, and the public library. The performance space on the third floor had a relatively short life. One resident recalls that it only functioned as intended for about two decades before it was closed for inadequate fire exits.

The remaining sites in the business district begin to fill in between the turn of the twentieth century and the mid-1920s. A three-story brick business block went up just to the east of the Opera House, at 53-57 Sheather Street. It appears to date from about the same time as the Opera House. The north side of Pulteney Square saw the construction around 1900 of a two-story stone masonry bank building for Aaron G. Pratt at 74 Pulteney Street. On the south side of the square the space at 35 Sheather Street, between the Union Block and the Park Hotel, was filled with a single-story store sometime between 1905 and the first World War. Finally, the earlier bank building to the north of the Presbyterian Church, on the west side of the square, was demolished and replaced with a new brick building in 1921 for the Bank of Hammondsport.

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National Register of Historic Places

**Pulteney Square Historic District
Hammondsport, Steuben County, NY**

Continuation Sheet

Section 8 Page 4

Serving these structures that faced the square were a set of outbuildings. The intact examples of these are behind the structures on the south side of Sheather Street. The outbuildings are reached by an alley that runs between outbuildings and the buildings fronting Sheather Street. These examples include what were probably originally barns behind the Park Hotel, the store at 35 Sheather, and what was Packey Griswold's tavern at 49 Sheather. They also include a garage behind the business block next to the Opera House at 53-57 Sheather, and an historically significant structure behind the Opera House itself. This structure is larger than the other outbuildings, has intact historic windows on both of its two floors, and sits on a lot separate from the Opera House. It dates from the 1830s, originally was a residence, and was located where the Opera House is now. It was moved to make room for the Opera House.

This business district and village green park served as the center of town life through the first decades of the twentieth century. In the 1930s, according to Charles Champlin, a Hammondsport native who went on to write on entertainment and other matters for the Los Angeles Times, the district was known as "Overtown." In his memoir of growing up in Hammondsport, *Back There Where the Past Was: A Small-Town Boyhood*, he described how residents of the village would walk to the square, meet friends and drop in on the small businesses, from drugstores to barber shops and pool halls.

Champlin also described the problems faced by the business district during the second quarter of the twentieth century. Prohibition caused the local wine industry to decline during the 1920s, with many of the hotels and taverns closing; the Depression furthered this decline during the 1930s. Always in competition with nearby Watkins Glen as a tourist mecca, Hammondsport was gradually eclipsed by its competitor when the State improved and expanded the Watkins Glen State Park during the WPA era. After the second World War, according to Champlin, residents would drive to the nearby county seat of Bath to shop for larger items and for entertainment, hurting local businesses. Continued transportation improvements, including the recently completed Interstate 390, have enabled travelers to bypass Hammondsport completely on their way north to Rochester or south the Corning.

Architectural Significance

The structures in the Pulteney Square Historic District provide an intact inventory of styles popular for commercial and institutional structures from the 1820s through the 1920s. The structures are significant in and of themselves as examples of the styles, and the district is significant as an ensemble typical of small towns.

The oldest structures are the Park Inn Hotel (Originally the Urbana House and then the Park Hotel), the Presbyterian Church, and the former drugstore that originally was located on the Union Block site. The Park Inn Hotel is said to date from 1828, the former drugstore was probably constructed sometime in the 1830s and the Presbyterian Church was built in 1847. The church and the drugstore have been altered, but maintain elements of their original Greek Revival forms, mixed with other styles in the case of the Church. The former drugstore is generally intact.

Most of the later structures are examples of the Victorian modes and early twentieth century revival tastes that characterized small-town business structures in the years between the Civil War and the Great Depression. Notable wood frame structures include the old American Hotel at 49 Sheather and the combination Masonic, Town and Village Hall at 45-47 Sheather Street. Brick examples are the Blue Eagle Block at 41-43 Sheather Street, with an intact cast-iron storefront, and the three-story brick structure at 53-57 Sheather Street.

**United States Department of the Interior
National Park Service**

National Register of Historic Places

**Pulteney Square Historic District
Hammondsport, Steuben County, NY**

Continuation Sheet

Section 8 Page 5

The characteristics of this type of small-scale urban commercial architecture as seen in the Pulteney Square historic district include storefronts on the ground floor, regularly spaced double hung windows of vertical proportions on the upper floors, and a parapet and/or cornice at the top. Structures are set flush to the sidewalk and are attached to adjacent structures; there is an overall consistency in the building stock in terms of form, massing, cornice lines, and setbacks from the street. Ornamental details differ, however, depending upon the period of construction. For instance, those from the 1880s in the Pulteney Square district have Italianate, Victorian Eclectic, Stick Style or Queen Anne trim around windows and at the parapet, while those from the first decades of the 1900s have simpler, classically inspired forms.

Particularly notable focal points of the district include the Union Block and the Opera House, both designed in the Romanesque Revival style, and the early twentieth century, Bank of Hammondsport. Located just north of the Presbyterian Church, the bank is one of the district's few free-standing buildings.

Public Landscape Significance

Pulteney Square is an intact example of nineteenth century public landscape design. The tradition of public squares can be traced back to New England. Pulteney Square is one of many in the area. Ithaca, Watkins Glen, Penn Yan and Seneca Falls all have similar village greens. The square was the center of town life. Major structures were grouped around it and outdoor village activities took place there.

Pulteney Square maintains its historical character with three intact elements. The first is square's informally arranged grove of trees. It was planted in the 1890s and is generally intact. The second is the walkway system, also from the 1890s. The third element is the bandstand. It is in the Stick Style with some Shingle Style and Queen Anne Style elements. It is one of the few surviving nineteenth-century bandstands in the region.

Conclusion

The Pulteney Square Historic District survives as a significant example of a small town commercial and institutional center built around a village square. It was the center of social life for residents and visitors alike from its creation in the late 1820s through its heyday in the 1910s and 1920s. It also is an intact collection of architectural forms typical of a village during those years.

The village experienced a variety of economic difficulties after 1930, which, at least in part, precluded the modernization of Pulteney Square and surrounding buildings. Despite occasional examples of neglect or deterioration as well as unsympathetic "improvements" to the historic fabric of the building stock, Pulteney Square remains ensured the . At the same time, it survived physically. And, by providing basic services for the town, the ground floor stores at least survived economically. Since the 1980s Pulteney Square has undergone a revival, with summer activities continuing in the park and tourist-oriented businesses again serving needs of local residents and visitors alike.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Pulteney Square Historic District
Hammondsport, Steuben Co., NY

Section number 9 Page 1

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Champlin, Charles. *Back There Where the Past Was: A Small-Town Boyhood* (Syracuse NY: Syracuse University Press, 1989)

Interviews with Dick Scherr, Steuben County Historian; Kirk House, Director-Curator of the Curtiss Museum; and Terry Bretherton, Hammondsport Village Historian

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Quick, F. I. *A Century of Hammondsport in Miniature* (Hammondsport: Hammondsport Herald, 1903; reprinted by the Crooked Lake Historical Society)

Swarthout, Laura L. *A History of Hammondsport to 1962* (N.P.: Corning-Painted Post Historical Society, n.d.; reprinted by the Crooked Lake Historical Society)

Historic maps and photographs from Terry Bretherton, Hammondsport Village Historian, and the Hammondsport Public Library

10. Geographical Data

Acreage of Property 5.4 acres

UTM References -

ZONE 14

- 1: 317129/4697516
- 2: 317164/4697486
- 3: 317145/4697348
- 4: 317018/4697313
- 5: 317004/4697366
- 6: 317031/4697444
- 7: 317062/4697490

Verbal Boundary Description: The boundary of the nominated property coincides with the legal lot lines as delineated on the attached county tax map.

Boundary Justification: The boundary coincides with the full extent of the land historically and currently associated with the nominated resources.

11. Form Prepared By: Dan Prosser, Architect; Bero Associates, Rochester, New York

contact: Nancy L. Todd, Program Analyst

organization Division for Historic Preservation date September 1999

street & number Peebles Island, Box 189 telephone (518) 237-8643 x 3262

city or town Waterford state NY 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

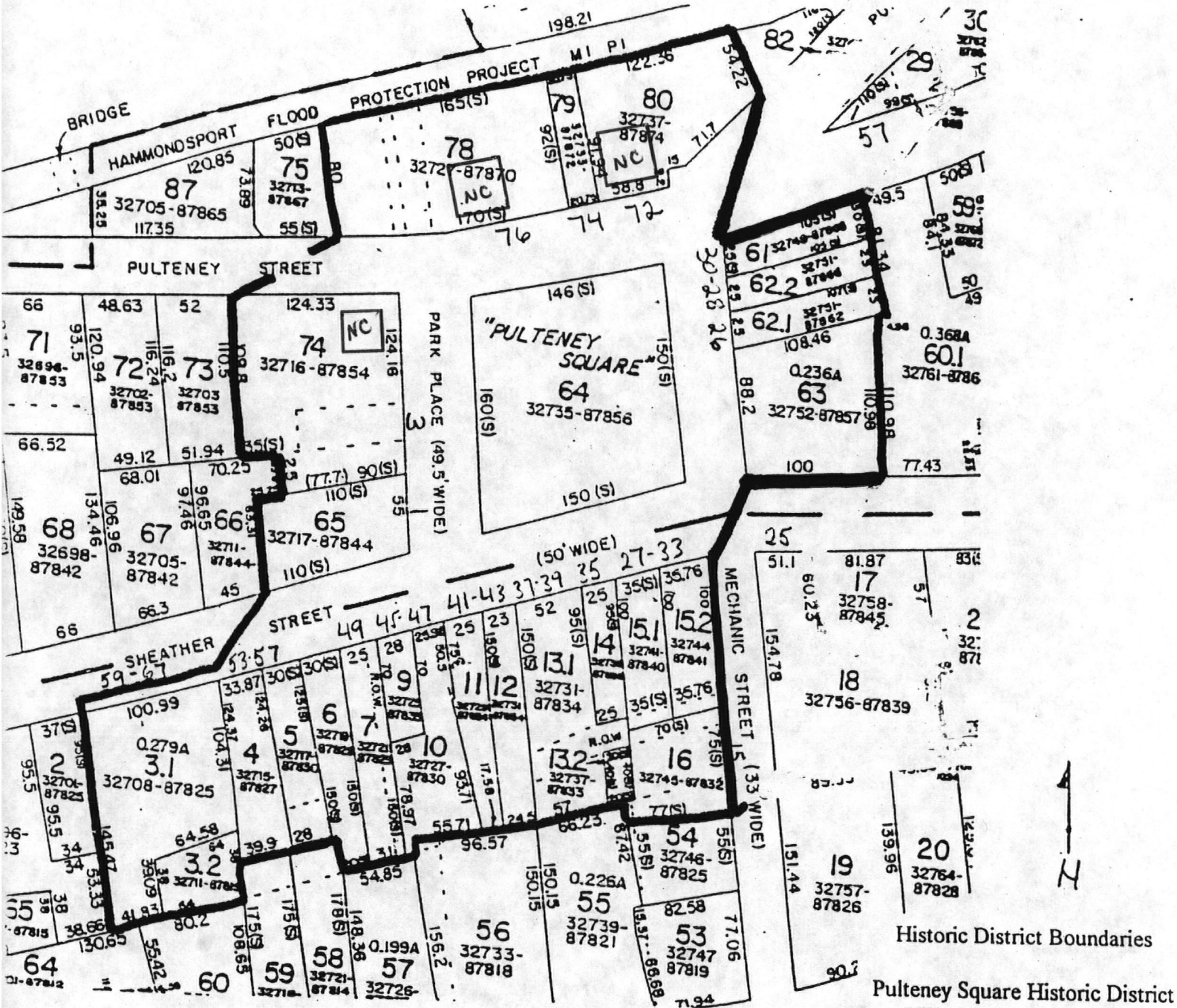
Representative **black and white photographs** of the property.

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____



Historic District Boundaries

Pulteney Square Historic District
 Village of Hammondspport
 Steuben County, NY

Scale: 1 in = 100 ft

2-18-99

Source: Steuben Co. Tax Map

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Pulteney Square Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, Steuben

DATE RECEIVED: 10/14/99 DATE OF PENDING LIST: 10/27/99
DATE OF 16TH DAY: 11/12/99 DATE OF 45TH DAY: 11/28/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99001364

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11/18/99 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in the
National Register**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



1 First Presbyterian Church
Park Place

KODAK
PREMIUM
Processing
JAN 1000 FRK

Photo & Neg: D. Prosser, 1999
Bero Assoc.

#28
Pultehey Square Historic District
Hammondsport, Steuben Co. NY



#2 Pulteney Square
viewed from northwest

photo & neg: D. Prosser, 1999
Bero Assoc.

~~#1~~
Pulteney Square Historic District
Hammondsport, Steuben Co. NY



#3 Putteney Square
viewed from southeast

Photo & Neg: D. Prosser, 1999
Bero Assoc.

Kodak
PREMIUM
Processing
JAN 1999 FRK

#3
Putteney Square Historic District
Hammondsport, Steuben Co NY



#4 Bandstand in
Pulteney Square

Photo & neg: D. Prosser, 1999
Bero Assoc.

Kodak
PREMIUM
Processing
JAN. 1999 FRK

#4

Pulteney Square Historic District
Hammondsport, Steuben Co NY



HARDWARE
HARDWARE

54A

#5

53-57 and

OPERA HOUSE
59-67

Sheather St.

Photo: D. Prosser, 1999

§ Neg: Bero Assoc.

Kodak
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Processing
JAN. 1999 FRK

~~NY~~
Palteney Square Historic District
Hammondsport, Steaben Co NY



#6 Opera House

59-67 Sheather St

Photo: D. Prosser, 1999

§ Neg: Bero Assoc.

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NOV. 1998 FRK

~~#6~~

Pulteney Square Historic District
Hammondsport, Steuben Co NY



7

49 Sheather St

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JAN. 1999 FRK

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JAN 10

Photo & neg: D. Prosser, 1999
Bero Assoc.

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Pultney Square Historic District
Hammondsport, Steuben Co. NY



#8 Sheather St, South side

Photo & Neg: D. Prosser, 1999
Bero Assoc.

Kodak
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JAN 1 000 ERK

~~11/11~~

Paltenev Square Historic District
Hammondsport, Steuben Co. NY



NAPA AUTO PARTS

GRAPE

#9 41-43 Sheather St

photo & neg: D. Prosser, 1999

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PREMIUM
Processing
JAN 1999 ERK

KODAK
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JAN 1999 ERK

~~XXXXXXXXXX~~
Pulteney Square Historic District
Hammondsport, Steuben Co NY



RESTAURANT



NAPA

#10 Sheather st, south side
(37-39 in center)

Photo & Neg: D. Prosser, 1999
Bero Assoc.

~~#~~
Pulteney Square Historic District
Hammondsport, Steuben Co. NY



CROWNED LIPS
ICE CREAM CONFECTIONERY

Browsers

OHIO

#11

Sheather St, south side

Photo & Neg: D. Prosser, 1999

Bero Assoc.

~~#11~~

Paltenev Square Historic District
Hammondsport, Steuben Co. NY



BRICKWORK

Park Pharmacy Briar Patch

cinamon st

Outfitters

Brewers

DO NOT ENTER

STOP

STOP

BRICKWORK

BRICKWORK

#12 27-33 Sheather St
Union Block

Photo & Neg: ~~XXXXXX~~
D. Prosser, 1999
Baro Assoc.

~~###~~
Pulteney Square Historic District
Hammondsport, Steuben Co. NY



#13

15 mechanic St

Photo & neg: D. Prosser
Bero Assoc, 1999

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Pulteney Square Historic District
Hammondsport, Steuben Co. NY

14

26, 28 & 30 Mechanic

Photo & Neg: D. Prosser, 1999
Bero Assoc.

Kodak
PREMIUM
PRO
JAN. 1999

Kodak
PREMIUM
Processing
JAN. 1999 FRK

~~# 14~~

Pulteney Square Historic District
Hammondsport, Steuben Co. NY



1875
1885

1875
1885

Park Spirit

GROCERIES & WINE

#15 74 Putteney St
Photo & Neg: D. Prosser, 1999

Kodak
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JAN. 1999 FRK

Bero Assoc.

~~1009~~

Putteney Square Historic District
Hammondsport, Steuben Co NY

BANK OF HAMMONDSPORT

COMMUNITY
BANK, N.A.

GET CASH FAST AT OUR
24-HOUR ATM



16

3 Park St

Photo & Neg: D. Prosser, 1999

Belo Assoc.

~~_____~~
Pulteney Square Historic District
Hammondsport, Steuben Co NY



Alley behind Sheather St
Representative out building
#17

Photo & Neg: D. Prosser, 1999
Bero Assoc.

~~_____~~
Paltenev Square Historic District
Hammondsport, Steuben Co. NY



#18 Non-Contributing:

Park Place Roll of Honor
(foreground)

Photo & neg: D. Prosser, 1999
Bero Assoc.

~~#~~

Paltenev Square Historic District
Hammondsport, Steuben Co NY



#19 Non-contributing:

72 & 76 Pulteney St

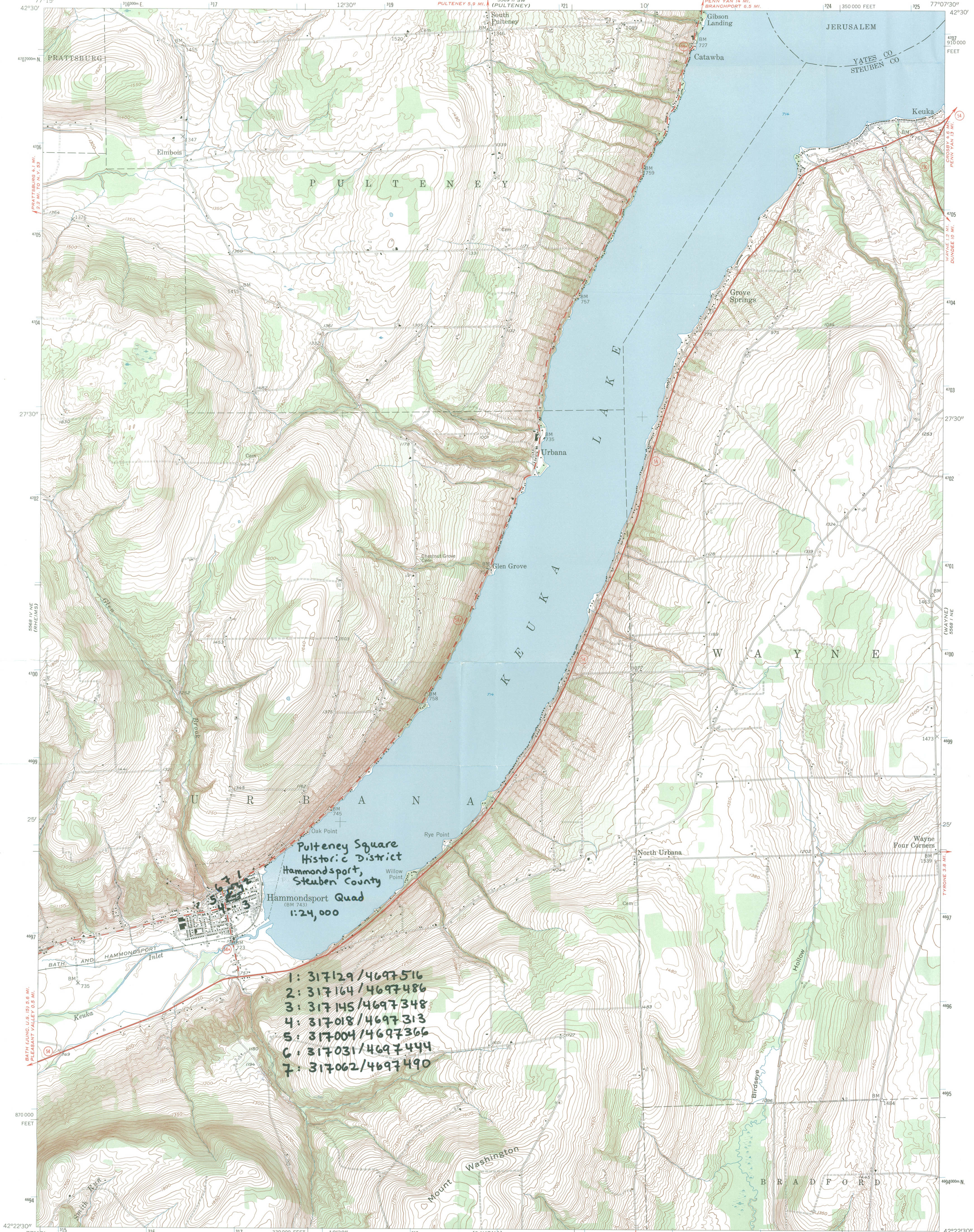
Photo & Neg: D. Prosser, 1999
Bero Assoc.

#25

Pulteney Square Historic District
Hammondsport, Steuben Co. NY

5569 1/2 SW
(PULTENEY)

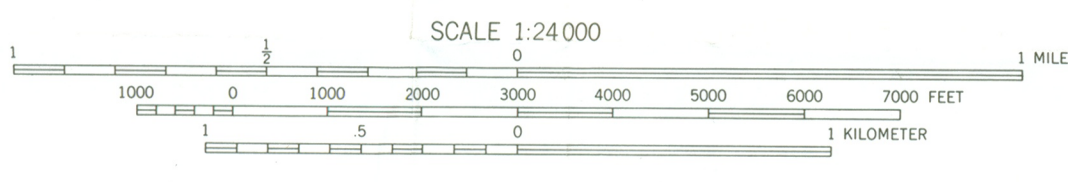
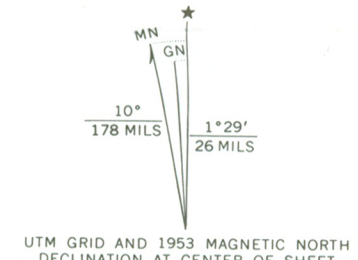
5569 1/2 SW
(KEUKA PARK)



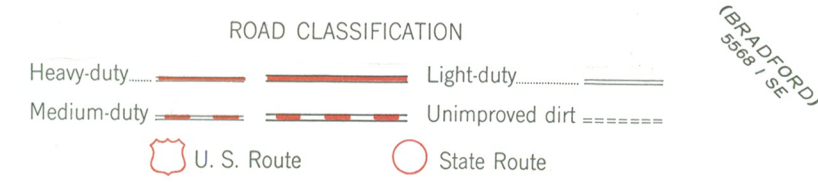
**Pulteney Square
Historic District
Hammondsport,
Steuben County
Hammondsport Quad
1:24,000**

1: 317129/4697516
2: 317164/4697486
3: 317145/4697348
4: 317018/4697313
5: 317004/4697366
6: 317031/4697444
7: 317062/4697490

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography from aerial photographs by multiplex methods
Aerial photographs taken 1944. Field check 1953
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
Map photoinspected 1976
No major culture or drainage changes observed



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL



HAMMONDSPORT, N. Y.
NW/4 HAMMONDSPORT 15' QUADRANGLE
N4222.5-W7707.5/7.5
1953
PHOTOINSPECTED 1976
AMS 5568 1 NW-SERIES 1821

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

