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Nat. Register of Historic Places
National Park Service

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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name **BEECHER, ELI & DIADAMA, HOUSE**

other names/site number BEECHER-QUINBY-ALLEN-LATHERS HOUSE; BEECHER HOLLOW POST OFFICE

2. Location

street & number 2 MILITARY ROAD [ ] not for publication

city or town EDINBURG [ ] vicinity

state NEW YORK code NY county SARATOGA code 091 zip code 12134

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 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 at the following level(s) of significance:

___ **national** ___ **statewide** _X_ **local**

Ruth A Pierpont DSHPO 10/26/15
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

for Edson W. Beall 12.22.15
Signature of the Keeper Date of Action

ELI & DIADAMA BEECHER HOUSE
Name of Property

SARATOGA CO. NEW YORK
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

X	private
	public - Local
	public - State
	public - Federal

Category of Property
(Check only **one** box.)

X	building(s)
	district
	site
	structure
	object

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

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	**Total**

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling
AGRICULTURE/SUBISTENCE: storage
GOVERNMENT: post office

Current Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

EARLY REPUBLIC: Federal

Materials
(Enter categories from instructions.)

foundation: BRICK, STONE
walls: CLAPBOARD, WEATHERBOARD
roof: METAL
other: GLASS

Narrative Description

Summary Paragraph

The Eli & Diadama Beecher House is a keynote architectural feature of Beecher Hollow, a small crossroads hamlet located in the Town of Edinburg in northwestern Saratoga County, New York. This timber frame dwelling was erected ca. 1830 and was aggrandized subsequently to arrive at its present form and appearance. As first built the house consisted of a tall two-and-one-half-story main block with gable front orientation, single-story symmetrical flanking wings with end gables, and a story-and-a-half rear wing, these collectively constituting a roughly T-shaped plan. The dwelling was banked into its site so as to allow for accessible-at-grade habitable space at basement level on the principal, south-facing elevation. The first floor has a side hall layout with a front parlor and dining room constituting the principal rooms, while the basement contains the house's original kitchen and a second room that has served multiple purposes during the house's history, among them store and post office. The prevailing aesthetic of the house's exterior and interior treatments reflects late Federal period design trends with indicators of early Greek Revival-style influence. Most all of the original wood and plaster finishes remain intact, as does hardware and faux wood graining, along with the original plan notwithstanding additions; as such the house remains a highly interpretable period resource. Also of note, though not dating from the original period, are the postal boxes in the front room of the basement, these representing the building's sometime use as the Beecher Hollow Post Office. The Eli Beecher House as a whole retains a relatively high level of physical integrity to the cited period of significance and is an excellent specimen of local vernacular domestic design in rural Saratoga County. This nomination includes two principal resources, the house and an adjacent barn, both of which contribute to the property's significance.

Narrative Description

Location & Setting

The Eli & Diadama Beecher House and its associated property and features are located at the intersection of Military Road and North Shore Road in the Beecher Hollow hamlet of the Town of Edinburg, Saratoga County. This location places the building immediately north of the course of Beecher Creek, a tributary of the Sacandaga River, the latter which was later impounded to create present-day Great Sacandaga Lake. The house was banked into its hilly site and oriented with its principal elevation facing south so as to capitalize on solar light and heat; the nature of the site and the building's design allowed it to present as a tall, symmetrically composed edifice which is five bays wide at basement and first story level on this elevation. To the immediate northwest of the house, and the driveway which provides access from Military Road, is a small barn consisting of a timber-framed main section and an attached light-frame shed. The overall character of the property is defined by its uneven topography, with the grade dropping off somewhat sharply to the south and rising rapidly to the north, behind the house. Mature trees and vegetation partially screen the house when viewed from the south, particularly when the foliage is leafed out. A small garden is located on the house's east side. Across Military Road, to the immediate west, is the Barker Store, a frame commercial building of temple-front design that was listed on the NRHP in 2002.

Overview: Beecher House, ca. 1830 & later (contributing building)

The house is a timber-frame building of distinctive physical characteristics. The overall premise of the original house was that of the "upright and flanker" type, and it was built into the sloping grade of the site so as to allow the basement to be exposed on the principal elevation. The original rear wing was lengthened later in the house's history and small additions were also added to the east elevation, one of which provided space for a wood shed and privy. An open porch spans the three-bay central section on the principal south-facing elevation, with a corresponding staircase providing access to the main entrance from grade. This porch, the roof of which is sustained by a series of chamfered posts, also creates a shelter for the accessible-at-grade basement entrance beneath it. The porch is not original and instead dates to ca. 1891. The original sections of the house were built with heavy timber framing, the components of which were fashioned from locally sourced

softwood with joinery cut on the square rule; both hand-hewn and reciprocating sawn timbers were employed. The first floor has a side hall plan with a front parlor and dining room constituting the principal rooms, the later having a corner fireplace the masonry mass of which is partially expressed in the adjacent hallway. Vertical circulation is provided for by a staircase on the east side of the plan, in the hall, that rises from the basement through the first and second floors to the unfinished attic. The basement contains the house's original kitchen, the fireplace in this room being flanked by a brick bake oven and a set cast-iron boiling cauldron. This room is located behind the front room, which also has a fireplace. The original function of this room is not yet known; it may have functioned as a multi-purpose area where the family's domestic was quartered, and has variously served as a store and post office during the building's history.

The house's exterior and interior treatments are transitional in nature, spanning as they do the late Federal and early Greek Revival periods, and are wholly consistent with a date early in the second quarter of the nineteenth century, as is the construction technology employed to build it. Notable among these is the original Neoclassical frontispiece, consisting of distyle-in-antis columns which form a columnar screen for the recessed entrance, which features moulded architrave and corner block embellishment, a six-paneled door, and sidelights; the original open-stringer staircase, which exhibits a finely wrought wood handrail and balusters; the dining room mantel, with its five-part frieze; and extensive faux graining of woodwork. Also of note, though not dating from the original period, are the postal boxes in the front room of the basement that represent the building's sometime use as the Beecher Hollow Post Office, and shelving from when that area of the house functioned as a store. Plaster on lath wall and ceiling finish remains largely undisturbed throughout the building, as does period finish work. The interior retains a markedly high level of physical integrity to the cited period of significance.

House: Construction & Finish Overview

The original ca. 1830 portion of the house, along with the extension of the original rear wing, are timber frame constructs. The main block was built with three principal longitudinal bents, the corresponding post tops of which are visible in the attic, above tie-beam level, where they meet the top plates; the frame was studded out, the clapboard being applied directly to the exterior without rough sheathing. The top plates and posts were hewn, while the studding and rafters were sawn. Rafters support the roof without collar ties or purlin plates, and are butted and nailed at their apex. Several species of softwood are apparent, among them pine and hemlock, the latter used for studding and roof planking. The foundation is formed of both stone and brick masonry, with the latter employed for the principal elevation and the side walls of the flankers.

Plaster finish in the original sections was applied to split-board lath and remains largely in place. Woodwork on the exterior includes the Neoclassical frontispiece, the columns of which employ cast-iron capitals presumably sourced from a distant manufactory; and characteristic cornice work which includes unusual geometric pattern work where the corner pilasters and returns meet on the principal elevation of the central block. Interior woodwork includes moulded baseboards; four-paneled doors; door and window casings, which in the parlor feature bold moulding profiles and corner blocks; and three wood mantels. Flooring consists of original medium-width plank and later oak strip flooring. The remaining finishes largely portray design vocabulary which is expressive of the transitional period between the Federal and Greek Revival styles, the parlor woodwork being most fully in keeping with developing Greek Revival style influence.

House: Exterior

The south-facing elevation is the principal one, and it is five bays wide at both basement and first-story level. The central block exhibits a gable-front orientation and accounts for three of these five bays and has a side entrance corresponding with first-story level, the remaining bays—one each to other side—corresponding with the flankers. The exposed foundation of the basement level on this elevation, and the side elevations of the flankers, were laid up in brick in a common bond pattern with four stretcher courses for every header course.

The flankers are set back slightly from the plane of the main block's façade. Window and door openings are spanned at this level by wood lintels, the windows being smaller than those at first-story level. The three bays that correspond with the main block's basement are not placed in relation to the bays above, while those corresponding with the flankers are. The position of the original staircase accessing the house's principal entrance appears to have governed the arrangement of fenestration at basement level on the main block and precluded its symmetrical placement. At first-story level the main block's windows are hung with two-over-two sash—perhaps contemporary with the existing porch— while the flankers have six-over-one sash. The entrance is recessed and called to notice by a fully developed frontispiece consisting of unfluted Roman Ionic columns which sustain a paneled frieze, the center panel of which contains the painted date of "1802," the year Eli Beecher and family arrived at this locale. The columns exhibit entasis and their position relative to the frieze is occupied by rectilinear blocks. Behind this columnar screen is the entrance, consisting of a six-paneled door flanked by sidelights with muntins in a rectilinear pattern. The door and sidelights are enriched with moulded architraves with corresponding corner blocks, the center of the composition being occupied by a tripartite panel treatment. Three windows matching the positions of those at first-story level punctuate the second story, while the attic story has two quarter-round windows each of which is divided into three lights by radiating muntins. The corners of the main block are embellished with pilasters that give way to cornice returns, which have square-shaped ornamental panels with rectilinear detail. The flankers have simpler beaded corner boards.

The east and west gable elevations of the flankers are blind at first-story level but have a single small window corresponding with their respective gable fields at attic level. These windows are arched and have moulded architraves and keystones of Neoclassical derivation, an original ca. 1830 treatment. Each flanker has a plain frieze and original cornices and moulded returns.

The west elevation has a series of evenly spaced windows and doors at first-story level, which are shielded beneath a porch that exhibits Craftsman elements and which correspond with the original wing and its extension northwards. The porch now encases what was a second at-grade entrance to the basement, but which is now inaccessible, which led into the kitchen. There is additionally a single window corresponding with the second-story of the main block, and which is fitted with six-over-six sash. The east elevation has been augmented with the addition of both shed roofed and gable roofed wings, thereby obscuring much of the original fenestration pattern. The southernmost of these, the shed-roofed one, engages the flanker on this elevation, and includes an entrance with six-paneled door. Additional windows include two at second-story level corresponding with the main block, one fitted with twelve-over-six sash and the other one-over-one sash, the latter corresponding with a bathroom; a twelve-over-six window on the north wall of the shed-roofed addition; and a paired window with six-over-one sash, and a double casement window, between the shed-roofed wing and the gabled wing. The rear wall of the attic (north elevation) is lighted by two narrow windows with four-over-four wood sash, while the attic of the wing, as extended, has a central door flanked by four-over-four sidelights, this door situated above grade and corresponding with a one-time commercial function.

Siding is largely formed of wood clapboard, deteriorated in some areas, which roofing consists of stamped, standing-seam and corrugated metal. The brick chimney that services the main block's three original fireplaces rises from the roof ridge, upon which it is centered, near the north elevation.

House: Interior

The at-grade basement entrance on the south elevation leads into the front room, which has a fireplace situated against its north wall, to the right (east) of which is a door that accesses the staircase. This room is flanked by the smaller rooms contained within the foundation of the two flankers, which retain wood shelving; behind this room is the original kitchen. The fireplace retains its original wood surround and mantel shelf, but the hearth has since been floored over, though at a distant point in time given the apparent age of the flooring. Adjacent to the fireplace is a small cabinet, and next to it access to the enclosed staircase via a batten door, which is

situated above floor level and approached by a single wood step. Walls and ceilings are formed of plaster on split-board lath or otherwise rendered directly on masonry surfaces. The adjacent kitchen has its fireplace located against so the south wall, so as to abut that in the front room, and is flanked by the oven and set cauldron. The fireplace has an angled orientation in this room, a portion of which on the east side was set off as a storage or pantry area.

The principal entrance at first-story level leads into a through hall, to the left (west) of which is the front parlor, and to the right of which is the room in the east flanker. The staircase is situated in this hall, which also features the expression of the rear of the dining room fireplace, which is plastered over but nevertheless discernible. The parlor and dining room woodwork is the most fully developed in the house, featuring as it does fully articulated architraves used to trim door and window openings, which have bases and corner blocks; doors are of a four-panel type with compounded rectilinear panels. This room lacks a fireplace and was instead by all indications heated by stove. The partition between the parlor and dining room is marked by a wide opening that is trimmed with a continuous architrave with corner blocks and a tripartite center panel, a treatment repeated on both sides of the wall and echoing that employed on the entrance frontispiece. As for the dining room, it has an angled fireplace in its southeast corner, above which is a small chimney cupboard. The fireplace is of brick construction, as is the hearth, the hearth brick being formed into square-shaped units. The mantel is of wood construction and has a five-part frieze with a large center panel and a moulded mantel shelf, and rectilinear blocks matching those used for architraves in the front parlor were incorporated into the design. A doorway adjacent to the fireplace leads into the hall and the stair down to the basement, and additionally communicates with the shed-roofed addition, which has walls of knotty pine. Behind what was the original dining room the wing was extended and now houses the house's kitchen; the woodshed and privy are accessed from the northeast side of this part of the house.

Second floor finished space includes a large bed chamber that spans most of the south side of the plan, in additional to a two smaller chambers, a closet, a bathroom. The staircase continues to the attic, which is unfinished, as is the half-story of the rear wing, inclusive of both the original and later sections.

Existing hardware represents both original conditions and subsequent periods. A number of rim locks, such as in the parlor and which have marbleized clay knobs, have an imprint that reads "Norwalk Lock Company." This lock was first patented in 1863 and as such these are later retrofits. Earlier hardware, such as seen upstairs, consists of Norfolk thumb latches of a characteristic type.

Barn, ca. 1830 and later (contributing building)

The early section of the barn is a timber frame construct with three bents forming a two-bay plan. It was built above a banked location with stone foundation and was characterized by square-rule construction; dropped tie beams; and a purlin plate-common rafter roof frame. Access to the main level is via doors situated on the north flank. The exterior is sheathed in vertical boards, which on the east and south elevations have battens covering the seams. A light-frame addition with shed roof and narrow clapboard siding was added to the west, roadside elevation. Double-leaf doors provide access to this addition from its north side, adjacent to which is a human door. The barn is currently undergoing stabilization and repair.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMERCE
EXPLORATION/SETTLEMENT
POLITICS/GOVERNMENT

Period of Significance

ca. 1830- ca. 1948

Significant Dates

ca. 1830; ca. 1880-1948; ca. 1891

Significant Person

(Complete only if Criterion B is marked above.)

BEECHER, ELI (1777-1865)

Cultural Affiliation

N/A

Architect/Builder

unknown

Period of Significance (justification)

The period of significance begins with the construction of the dwelling ca. 1830 and terminates at 1948, the year in which the post office function—initiated in 1880—was discontinued.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph

Abstract

The Eli & Diadama Beecher House is an architecturally and historically significant resource located in the Town of Edinburg, Saratoga County, New York, in a hamlet that bears the family's name in recognition of their contribution to its early settlement and development. The nominated dwelling was built ca. 1830 for Eli Beecher, who in N.B. Sylvester's 1878 *History of Saratoga County* was described as "one of the most prominent individuals in the affairs of this town during its earliest existence."[1] A Connecticut native, Beecher came to this locale in 1802 from nearby Fish House and quickly rose to prominence, building or otherwise purchasing a number of commercial and industrial enterprises. He was equally visible in town politics, serving in a variety of capacities in local government— including as supervisor on five separate occasions—and also served in the New York Assembly. The Beecher house is significant in an architectural context as an example of the upright-and-flanker type dwelling, and it exhibits any number of first-phase design features that relate to the transitional phase between the Federal and Greek Revival period, ca. 1825-35. It additionally enjoys significance for its sometime functions as both a store and as the Beecher Hollow Post Office, the latter use spanning the period from 1880 to 1948, and it retains physical evidence of both of these historic uses. The house is being nominated in association Criterion B for its direct association with Eli Beecher, given it served as his residence following its completion and remains the principal resource associated with his time in Edinburg; significance in the area of Exploration/Settlement has been cited, reflecting Beecher's pivotal importance in the early settlement and industrial development of this locale. Additional significance is claimed under Criterion A, in the areas of Commerce and Politics/Government, given the building's sometime use as a store and post office; and in association with Criterion C, in the area of Architecture, as the house forms a highly interpretable example of local vernacular architecture reflecting multiple themes.

Narrative Statement of Significance

Historical Context

The Town of Edinburg, within which the hamlet of Beecher Hollow is located, was settled in the years immediately following the conclusion of the American Revolution. Situated in what was the Sacandaga River Valley—an area later transformed by the creation of Great Sacandaga Lake between 1920 and 1930— in the western tier of towns that comprise Saratoga County, the area boasted qualities which made it appealing to settlers, namely abundant water power potential and impressive native stands of pine and other wood species. Some expanses of fertile farmland were also to be found, particularly in lowland areas, but as noted by Sylvester "the town is not favorable to agriculture, and general farming is only limited in extent."[2] Edinburg contains within its bounds parts of three significant land patents, those being a tract granted to John Glenn and associates; a portion of the Northampton Patent; and a 4,000 acre tract granted to Philip Livingston and others in 1760. Some details of early settlement remain unclear, as noted by Sylvester in his county history: "Of the very earliest pioneers but little can be ascertained. The distance of time obscures the memory, and the drop-curtain of death shuts down and out of view."[3] By his account the earliest known settler was Abijah Stark, a nephew of General John Stark of Revolutionary War fame; a native of Massachusetts, he arrived there in 1787 at which time "the country was an almost unbroken wilderness."[4] Stark settled on the east side of the Sacandaga River and is credited with sowing the first wheat cultivated in the town. Other early settling families in the area of the Stark homestead included members of the Bass, Anderson, Randall and Westcot families. The Partridge family came from Connecticut in 1795 and like the Starks settled in the Northampton patent, joined soon thereafter by members of the Gaylor, Ranney, Trowbridge, Sprague and Davis families. Other

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[1] N.B. Sylvester, *History of Saratoga County, New York* (Philadelphia: Everts & Ensign, 1878),
[2] Ibid, 375.
[3] Ibid, 369.
[4] Ibid.

pioneers populated the western part of the town, among them members of the Cheadle, Downing and Hill families. Issac Denning erected the town's first grist mill, built with walls of hewn log, in the period ca. 1793-1800 on the north bank of Beecher's Creek; John Sumner, a native of Connecticut, built the first saw mill, in 1800 on the course of Batcheller's Creek.[5]

Eli, or Ely, Beecher (1778-1865) came to what became Beecher's Hollow in 1802. Both the hamlet and water course that traverses it came to bear his family's name. He arrived there from Fish House, where he was engaged in a commercial enterprise with John Fay, and while there he married Diadama Westcott (1787-1872), a native of Massachusetts. His parents were Abraham (1745-1823) and Desiree Tolls Beecher (1745-1812) of Connecticut; the family's forebear had emigrated from Kent, England, arriving in New Haven in the 1630s. His brother, Philemon Beecher, was a United States Congressman who removed to Ohio around the time Eli arrived in Edinburg. Sylvester portrayed him as possessed of qualities that made him successful in business endeavors, a "very stirring, energetic and clear headed business man…his ventures were generally well planned and successful."[6] Beecher capitalized on a period of development in a newly settled area that had been a veritable frontier a generation earlier, and proved a pivotal figure in establishing the hamlet's manufacturing and commercial interests, upon which the outlying areas relied. He was additionally invested in local politics, having served as town supervisor from 1805-1808; 1811-12; 1819-23; 1825-29; and 1833, and also as town clerk from 1816-18. As noted by Sylvester in 1817 it was voted to hold the next town meeting "in Ely Beecher's barn," while in 1822 they instead gathered "in Ely Beecher's wood-house."[7] His interest in politics also extended to the county and state levels, as he served in the 1820s as the chairman of the Saratoga County Board of Canvassers and in 1835 as a representative of Saratoga County in the New York Assembly.

The following overview is drawn from Sylvester and speaks in part to Beecher's preeminent position in local matters, as well as the personal tribulations he and wife Diadama faced in relation to the premature deaths of their many children:

> [Beecher] bought the Isaac Denning grist-mill, and built a store a little northwest of the present store Occupied by T.D. Yates… He also purchased the Ellithorp distillery, which stood on the site now occupied by Cameron's tannery. In 1808 he owned the first carding-mill. This was afterwards, in 1817, replaced by a larger one, but the business declined, the machinery was disposed of, and the building is now used as a cabinet-shop. In 1827 he built the present brick grist-mill on the site of the old one. In 1825 he built the present store. He was quite prominent in town politics, and was supervisor seventeen years, and served in several other offices. His family consisted of eleven children, all of whom are numbered with the dead. He has but three living descendants bearing his name… Beecher's creek and Beecher's Hollow were named after this pioneer, and perpetuate his name and fame. He died in 1865, at the age of eighty-eight, full of years, honored and respected by his fellow-townsmen.[8]

Beecher was aware of the importance of maintaining reliable communication with outlying areas in order to advance local manufacturing interests. To that end he was among those who successfully petitioned the New York Legislature in 1812 to incorporate the Sacandaga ("Sacandago" variously) Turnpike and Bridge Company, which was meant to link that part of Saratoga County with distant Schenectady.[9] The company built and maintained several roads and bridges, supported by public stock subscription, and charged tolls for use of the

[5] Ibid, 369-70.
[6] Ibid, 370.
[7] Ibid, 373.
[8] Ibid, 370.
[9] *Laws of the State of New York Passed at the 35th Session of the Legislature* (Albany: S. Southwick, 1812), 290-93.

turnpike and paid dividends to its stockholders; it remained active until at least 1819, as indicated by a surviving company ledger.[10]

It had been previously thought that the nominated house was the same occupied by the Beecher family following their arrival in Edinburg in 1802, or in some manner incorporates this earlier dwelling in the present construct; however, physical evidence seems to contradict this notion and they likely resided in a different domicile for the roughly two decades prior to the construction of the nominated dwelling, which constituted a physical expression of their success, all the more conspicuously given its prominent location at the hamlet's crossroads. The 1840 Federal census denotes the Beecher household at that time as comprised of six individuals. By the time of the 1850 Federal census, only three individuals were noted, those being Eli Beecher, age 72; his wife, Diadama, age 62; and Mary Jones, 41, a servant of African-American lineage. Beecher noted his occupation as farmer and claimed $4,000 in real estate. As for Mary Jones, she was held in high esteem by the family and was interred in the Beecher's burial plot at the time of her death.[11] At the time of the 1860 Federal census the Beecher household included one additional individual, Emma Beecher, age 13, believed to be a grandchild.[12] Eli Beecher again noted his occupation in this period as farmer, while Diadama was noted as a "Lady."

Eli Beecher died in September 1865. Land records indicate that he had previously sold the nominated property, in 1851, to Henry Eglin; however, the 1856 wall map of Saratoga County published by E.A. Balch of Philadelphia suggests the family may have continued to reside there, a discrepancy not yet fully understood. On the 1866 map of the hamlet included in the Stone & Stewart atlas of Saratoga County the dwelling is shown as under the ownership of "S. Downing," identified as Samuel C. Downing in land records.[13] There were two men of this name residing in the Town of Edinburg at the time, one of whom was the Massachusetts native and noted Revolutionary War veteran and pensioner Samuel Downing (1761-1867) who, on the occasion of his 100th birthday and by Sylvester's account, "shouldered his axe, marched to the woods, and felled a tree in honor of the occasion."[14] He was residing in the household of his son, James M. Downing, at the time of the 1865 census, and as noted on his gravestone lived to the remarkable age of 105. A second Samuel C. Downing, age 35, was identified as a "mechanic," or a building tradesman, in the 1865 census, and had lived with his family near the Beechers since at least 1855, as per census data, at which time they resided in the household of Aaron Worden. It is speculated here, given the elder Downing's advanced age and the younger Downing's circumstances, that it was the latter who resided there in 1866. This ownership interlude was but brief, as in 1867 the property was foreclosed on by Richard Simpson, leading to its acquisition by Edmond Quinby at auction. The property was subsequently owned by that family and later yet by the Allens.

Among the roles which the building has served over the years is that of the Beecher Hollow Post Office. Postal service was established there in 1820, with Eli Beecher serving as the hamlet's first postmaster, operating it out of his store. The post office was based, between 1849 and 1857, in Barker's Store—located immediately west of the nominated house, across the road— and for a short while after that in the residence of Leman Partridge. In 1880 it was relocated again, this time to the basement of the Beecher house, known at the time as the Quinby Store, with Edmond C. Quinby and subsequently Avery Allen serving as postmasters. The post office remained in the nominated building until 1948, at which time it was again relocated; other postmasters during the time it was based in the house were Addie Allen, 1914-1940, and her brother, George Allen, 1940-

[10]A record book of this organization is maintained in the William L. Clements Library at the University of Michigan and spans the years between 1812 and 1819.

[11]Priscilla L. Edwards, "Did You Know That—," Town of Edinburg newsletter, January 2015.

[12]Eli and Diadama Beecher's 11 children were born between 1806 and 1825.

[13]"A list of Mortgages on the old store and post office now owned by Carol F. Lathers," n.d.

[14]Sylvester, *Saratoga County*, 370.

48. In 1945 the post office was featured in an article in *Parade* magazine, which included two photographs of the house, one showing then-postmaster George Allen. In addition to its sometime role as the Beecher Hollow Post Office, the house's basement also functioned for a time as a store, and the house also served for a time as a stage coach stop.

Beecher Hollow remained a modest but active community in the decades following Eli Beecher's death. It was not unlike other small manufacturing communities that sprang up in rural New York in the early nineteenth century, established adjacent to a reliable water course, Beecher's Creek, which was impounded to provide hydraulic power for various mill enterprises. There modest industry was established and sustained, supporting a small population, before entering into decline. Local historian Priscilla Edwards noted the period from the time of Eli Beecher's death, in the mid-1860s, to 1890 as perhaps the busiest era in the hamlet's history. By Sylvester's account the hamlet at that time contained about 20 dwellings and 150 inhabitants.[15] A sense of Beecher Hollow as it existed at the beginning of the 1880s was offered in a contemporary account published in the *Saratogian*:

> …As we spoke of Beecher Hollow being a small village it is a very nice village, nevertheless, where the pretty streets are all neat and dry. The walks are as dry as they usually are in June. To give an idea of the business of this place, we will mention that we have two hotels, two blacksmith shops, a shoe shop, a clothing store, a grocery, a dry goods store, a grist mill, a wagon shop, which turns out 15 wagons per day, and a saw mill which has the largest stock of logs to be found in the Sacandaga valley. There is also a large furniture store.[16]

The hamlet's industry at that time included Edwin Butler's brush handle factory; George Comeson's tannery; and a skin mill operated by Lemon Frost and an associate. However, all was not well, as the same account noted that "small pox and diphtheria are raging here just now," with "several at the point of death… their recovery is doubtful."[17] As with most other rural manufacturing centers, its industry eventually fell away, leading to a significant loss of population, and in the 1920s the area was radically transformed by the creation of Great Sacandaga Lake.

Architectural Context

The Eli & Diadama Beecher House is an architecturally significant example of vernacular domestic architecture in rural Saratoga County. In form the house was of the so-called upright-and-flanker type, comprised of a gable front main block with lower flanking end-gabled wings, and in detail it exhibits features consistent with late Federal-early Greek Revival period and a date in the late 1820s or early 1830s. The symmetrical façade composition reinforced the building's neoclassical traits, which were furthered by it being situated on an elevated site, adjacent to the creek, which served to heighten the effect of its architecture when viewed from the south. While added to since the time it was built, the original portions of the dwelling remain highly interpretable and have not been altered in any substantial way. On the principal elevation only the two-tiered porch, added ca. 1891, represents a significant deviation from the original scheme and one which post-dates Eli Beecher's occupancy.

Form-wise the Beecher house is an example of the upright-and-flanker type dwelling which, while popular during the Greek Revival period, was nevertheless not without earlier precedents. This type is characterized by a higher central main block with lower flanking wings that, when considered together, form a tripartite and symmetrical façade composition. This manner of massing, which found expression during the Greek Revival

[15]Ibid, 374.
[16]"Beecher Hollow," *The Saratogian*, 31 March 1881.
[17]Ibid

period, was by no means exclusive to that era and had been used previously, the ca. 1812 Anson Pratt house in New Concord, Columbia County being but one prominent example, and one of a number that remain in that region. The overall massing of the Beecher house follows a similar precedent, being symmetrical and consisting of a taller three-bay-wide main block flanked by lower one-bay wings, the main section having a gable front orientation, the wings being gable ended. This concept was brought to its fullest development in the Greek Revival period with the introduction of a freestanding order to the main block; the combination of freestanding Greek order with lower flanking wings and its subsequent proliferation is often credited to the architect Ithiel Town, whose design for the Bowers House in Northampton, Massachusetts, utilized this formula. The Beecher house offers a more modest take on this symmetrical configuration but nevertheless employs the recognizable combination of elements.

The house's original ca. 1830 woodwork is in keeping with the later Federal period, during which time ancient Greek architectural forms, particularly moulding profiles, were supplanting those of Roman derivation favored earlier. Nevertheless, the newer and more austere forms of the Greek Revival or "Grecian" fashion were only then emerging and at the beginning of the 1830s the style was leaving its first imprint on the rural architecture of New York State. This period is perhaps best represented, from an aesthetic standpoint, in the designs offered by Minard Lafever in his 1829 book *The Young Builder's General Instructor*, the definitive American architectural pattern book from this transitional period of design. While the entrance frontispiece retains elements of the earlier Roman taste, particularly in the execution of the columns and capitals—the latter fashioned from cast iron presumably sourced from a distant point of manufacture, possibly Troy— the early influence of the newer style is apparent, particularly in the parlor and dining room woodwork. The bold architraves with rectilinear corner blocks employed there are characteristic of this era; examples of this treatment were published in Asher Benjamin's *Practical House Carpenter* (1830) and Richard Shaw's *Civil Architecture* (1831) and formed a marked contrast to the moulded architraves employed during the early years of the popularity of the Federal style, which featured more delicate and complex profiles. This rectilinear treatment is also repeated on the door panels. The dining room mantel is also characteristic of the era; while it retains the five-part frieze common in the Federal period, apparent nevertheless is a bolder sense of composition and broader treatment. Notable, too, is the unusual execution of this feature, whereby pilasters were omitted. Second floor moulding profiles, while much simpler in treatment, also exhibit the broader profiles that became increasingly common during the 1830s.

The floor plan also relates to period trends in design, during which time the side entrance plan, a staple of urban row house design in the first quarter of the century, became relatively commonplace. In instances where a dwelling was oriented with its gable facing the road—a common orientation for Greek Revival-style houses that allowed the gable to be fully pedimented, so as to invoke the form of a temple— its use was seemingly ubiquitous. In the case of the Beecher house, a parlor and dining room were situated astride the hall, thereby constituting the house's two principal rooms, while the two small rooms in the flankers may have functioned as small bed chambers. A stair to the basement provided communication between the dining room and basement kitchen, by way of the front room, until that time the kitchen was relocated to the principal floor in the rear wing. The front room, the parlor, was heated by stove, while the dining room had a small fireplace, as did two of the basement rooms.

The front room in the basement has functioned in many capacities during the nominated building's history, among them as a store and post office. It is not clear how this room was originally conceived to function and whether it served as a commercial space for Beecher in its first manifestation. Given the family had a servant, Mary Jones, the room may have served as a keeping room, adjacent to the kitchen, or otherwise as an informal dining area for the family, an arrangement not uncommon in period row houses.

Conclusion

The Eli & Diadama Beecher House remains a salient legacy of this family's role in the settlement and development of the Town of Edinburg, Saratoga County, and the hamlet that bears their name. Built ca. 1830, it formed a visible outward expression of the Beecher's prominent place in local affairs, and remains to recall Eli Beecher's contribution to its development in the antebellum period. Additional significance is gained from its later use as the Beecher Hollow Post Office and as a rural store and stage coach stop, in addition to its importance as an expression of vernacular domestic architecture. It is a building of preeminent importance to Beecher Hollow and an important resource chronicling the history of the Town of Edinburg and one of its seminal early figures.

Developmental history/additional historic context information (if appropriate)

ELI & DIADAMA BEECHER HOUSE — Name of Property

SARATOGA CO. NEW YORK — County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property **1.19 acres**
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	**18**	**572861**	**4785796**	3			
2				4			

Verbal Boundary Description (Describe the boundaries of the property.)
The boundary is shown on the four maps enclosed with this documentation, which were drawn at a scale of 1:24,000, 1:12,000, and 1:6,000 (2). These maps are all entitled "Beecher, Eli & Diadama, House, Edinburg, Saratoga Co., NY."

Boundary Justification (Explain why the boundaries were selected.)
The boundary reflects the existing tax parcel for the property; all of this land is historically associated with the property during the cited period of significance.

11. Form Prepared By

name/title William E. Krattinger
organization NYS Division for Historic Preservation date July 2015
street & number PO Box 189 telephone (518) 268-2167
city or town Waterford State NY zip code 12188
e-mail William.Krattinger@parks.ny.gov

ELI & DIADAMA BEECHER HOUSE **SARATOGA CO. NEW YORK**
Name of Property County and State

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

-

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Photographs, TIFF file format, by William E. Krattinger, June 2015
Original digital files at NYS Division for Historic Preservation, Waterford, NY, 12188.

001 EXTERIOR Historic view, ca. 1870, before porch addition (at the time of nomination, the façade was concealed by scaffolding).
002 EXTERIOR, façade, view showing entrance frontispiece, raised porch and construction scaffolding
003 EXTERIOR, perspective view looking south showing rear wing in foreground, main block and west flanker beyond
004 EXTERIOR, perspective view looking to southwest showing east elevation
005 EXTERIOR, view looking east towards west elevation
006 INTERIOR, basement, view showing post office boxes
007 INTERIOR, entrance frontispiece showing architrave, sidelight configuration and faux graining
008 INTERIOR, staircase, view showing landing between first and second floor
009 INTERIOR, front parlor first floor, view looking west into west flanker
010 INTERIOR, dining room mantel
011 INTERIOR, newel post and balusters, second floor level
012 EXTERIOR, barn, view looking to west showing east gable elevation

Property Owner:

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

name Claire Lathers

street & number _____ telephone _____

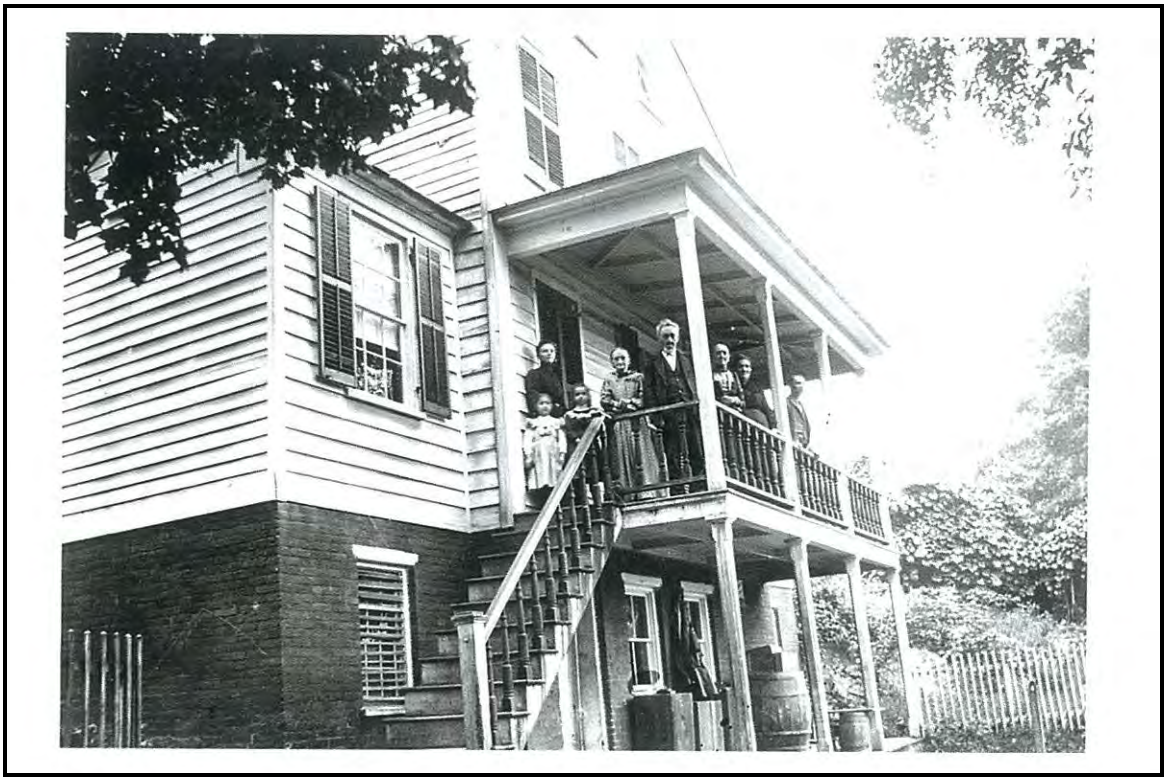
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

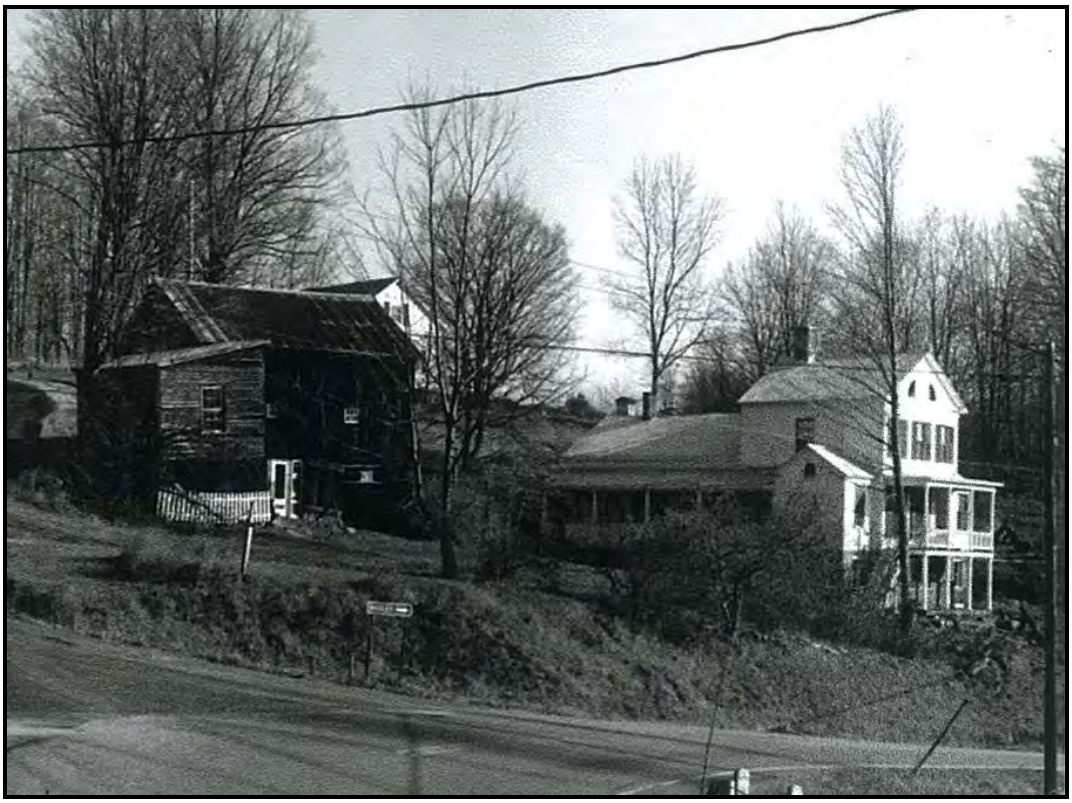
APPENDIX: Historic Images

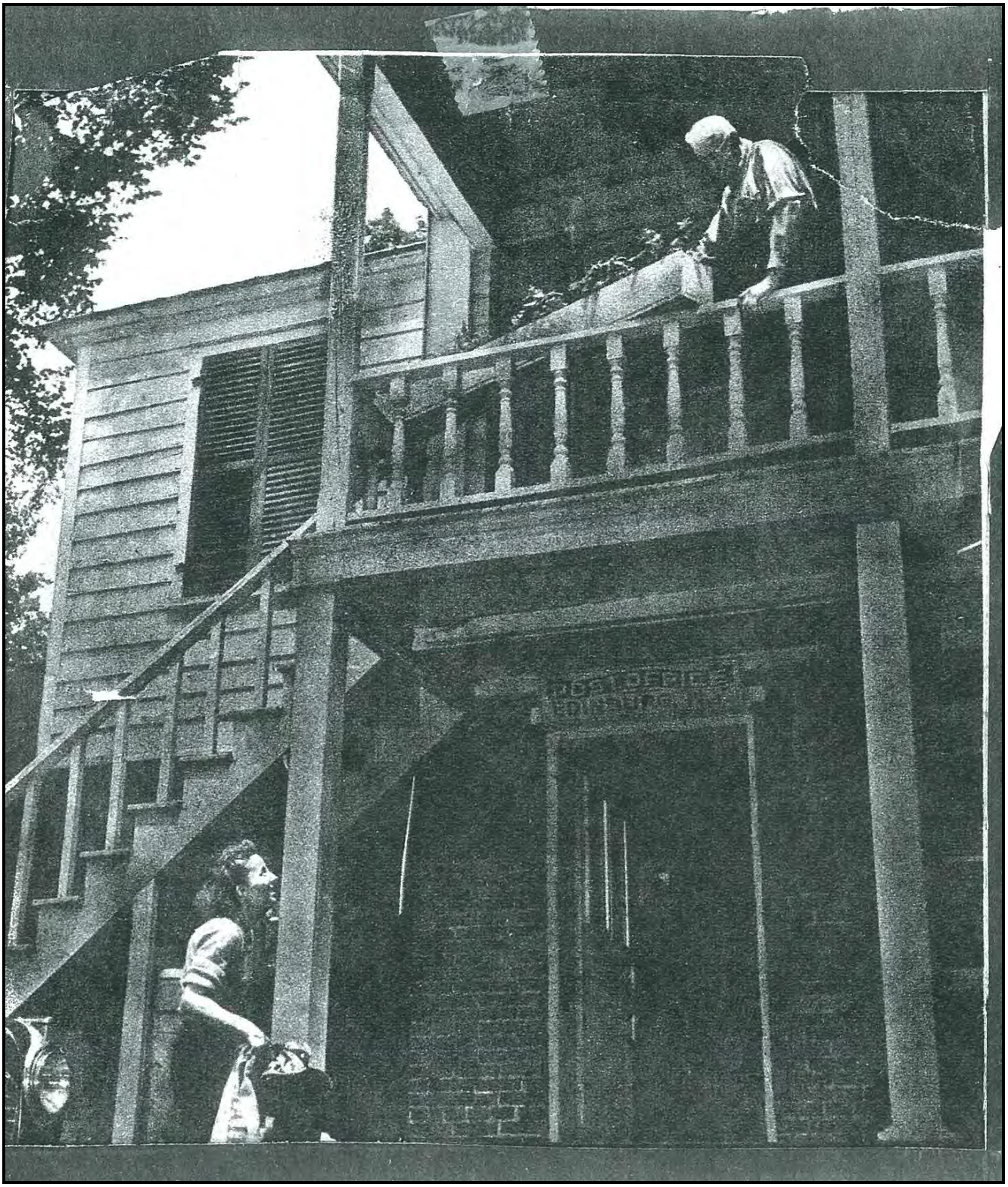
BELOW, undated historic view (after ca. 1891)

ABOVE & BELOW, undated historic views (after ca. 1891)



ABOVE & BELOW, undated historic views





ABOVE, 1945 image from *Parade* showing mail delivery; George Allen, postmaster

Beecher, Eli & Diadama, House
Edinburg, Saratoga Co., NY

2 Military Road
Edinburgh, NY 12134

Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

Feet
0 650 1,300 2,600

Beecher House

NEW YORK STATE OF OPPORTUNITY.

Parks, Recreation and Historic Preservation

Beecher, Eli & Diadama, House
Edinburg, Saratoga Co., NY

2 Military Road
Edinburgh, NY 12134

Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

0 330 660 1,320 Feet

Beecher House

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Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

0 165 330 660 Feet

Beecher House

NEW YORK STATE OF OPPORTUNITY.

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Beecher, Eli & Diadama, House
Edinburg, Saratoga Co., NY

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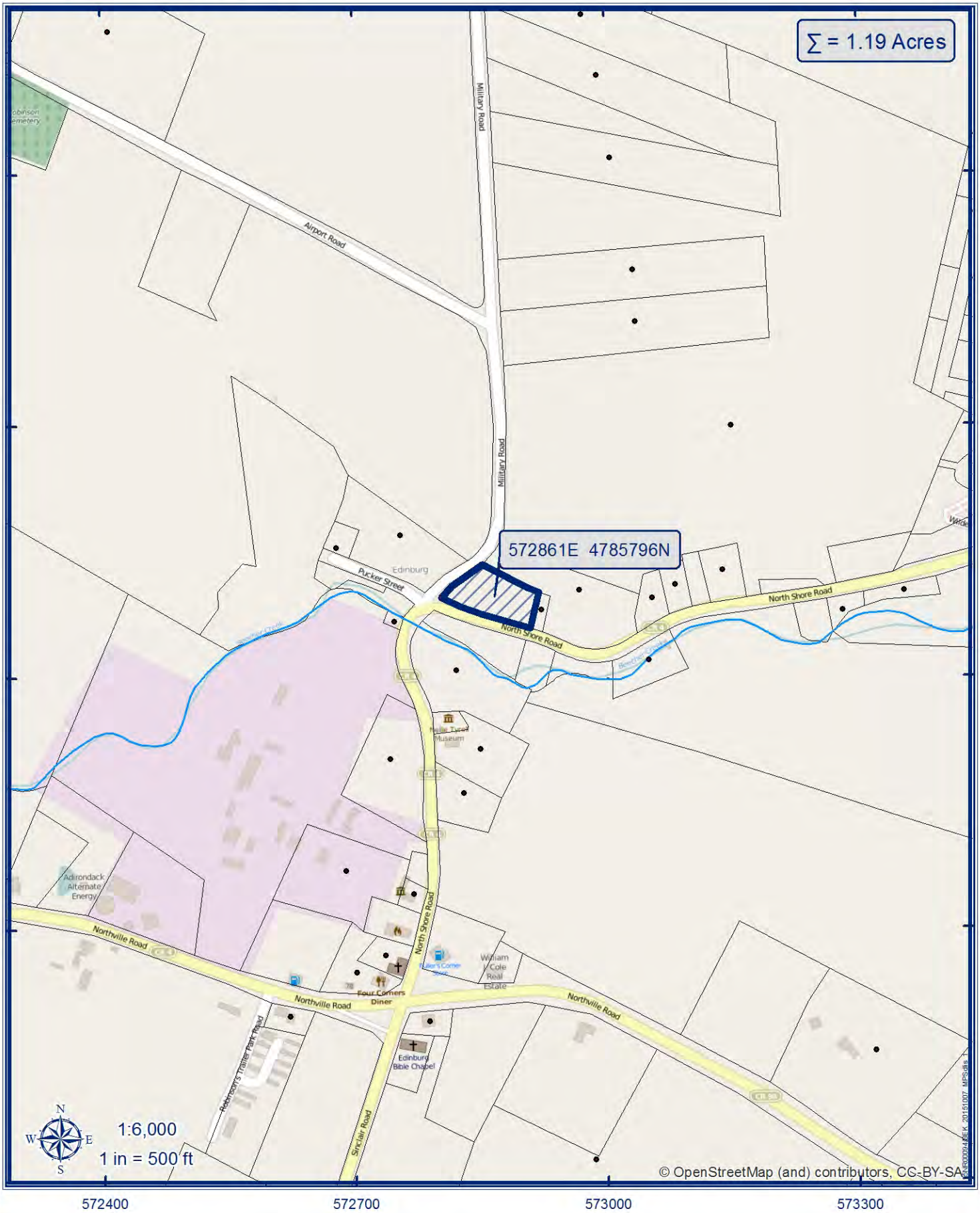
Edinburgh, NY 12134



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Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

Feet
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Beecher House

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