RECEIVED 2280
MAY 6 2016
Nat. Register of Historic Places
National Park Service

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 Callicoon Downtown Historic District

other names/site number

2. Location

street & number Upper & Lower Main Sts., Highview & Mitchell Aves., River & Hospital Rds., Bridge St. and NYS Rts. 97 ☐ not for publication

city or town Callicoon ☐ vicinity

state New York code NY county Sullivan code 105 zip code 12728

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 — 4/28/16
Signature of certifying official — Date

DSHPO
Title — 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 M. Beall — 6.21.16
Signature of the Keeper — Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

X	private
X	public - Local
	public - State
	public - Federal

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

	building(s)
X	district
	site
	structure
	object

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

Contributing	Noncontributing	
69	0	buildings
2	0	site
3	0	structure
0	0	object
74	0	**Total**

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

Historic & Architectural Resources of the Upper Delaware Valley, New York & Pennsylvania

Number of contributing resources previously listed in the National Register

3

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC, single dwelling
DOMESTIC, hotel
COMMERCE/TRADE, department store
COMMERCE/TRADE, specialty store
COMMERCE/TRADE, financial institution
COMMERCE/TRADE, warehouse
GOVERNMENT, fire station
EDUCATION, school
RELIGION, religious facility
RECREATION & CULTURE, theater
HEALTH CARE, hospital
TRANSPORTATION, rail-related

Current Functions
(Enter categories from instructions)

DOMESTIC, single dwelling
DOMESTIC, hotel
COMMERCE/TRADE, department store
COMMERCE/TRADE, specialty store
COMMERCE/TRADE, financial institution
COMMERCE/TRADE, warehouse
RELIGION, religious facility
RECREATION & CULTURE, theater
TRANSPORTATION, rail-related

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY, Greek Revival
LATE VICTORIAN, Italianate
LATE VICTORIAN, Second Empire
MODERN MOVEMENT, Art Deco

Materials
(Enter categories from instructions)

foundation: STONE
walls: WOOD, weatherboard
SYNTHETICS
roof: ASPHALT
other: METAL

Narrative Description

Summary Paragraph

The Callicoon Downtown Historic District is picturesquely situated on the northerly side of the Delaware River, which serves as the boundary between New York State and Pennsylvania. Set back behind a floodplain once used to stockpile logs to be rafted downstream, the hamlet is terraced on the steep hillside forming the north side of the valley. Closest to the river, Main Street is divided into upper and lower sections by the New York and Erie Railroad, which opened in 1848. Each section of Main Street contains tightly-spaced commercial buildings facing the tracks. Few of the buildings date prior to the Civil War, with most erected after 1888, when a fire virtually wiped out those on Lower Main Street. The existing buildings on that street were built immediately following the event, creating a uniform streetscape of two-story wood frame edifices with first-story stores and living space above. Most have flat-top facades decorated with bracketed cornices; some have upper-level porches. A prominent exception, located opposite the train depot, is the Delaware House, a three-story hotel with a second-story porch. More commercial buildings were added east and west of this core group during the 20th century. Upper Main Street is distinguished by commercial buildings constructed both before and after the fire; two of them are outfitted with stylish mansard roofs. The train station, erected in 1899, and other railroad-related structures are spread along the right-of-way. A school building built in 1908 anchors the west end of Upper Main Street; in between is a Quonset-hut movie theater with an Art Deco façade opened in 1948. The district extends north and up the hill to encompass an area containing a 19th-century Methodist church and parsonage, a Roman Catholic parish school and convent, a hospital and associated doctor's home, and a group of the oldest surviving dwellings in the hamlet. The district boundary was drawn to encompass the hamlet's commercial and civic core and is clearly defined by the type, setting and integrity of the included buildings. The district includes two resources (three buildings) previously listed on the National Register individually.

Narrative Description

Lower Main Street originates at the Callicoon Creek at the east end of the hamlet. From here the road continues north along the creek to where a tannery and lumber and paper mills were located upstream. The railroad is elevated on a berm on the north side of Lower Main Street. The rears of wood frame storage buildings fronting on the tracks form a monolithic wall extending up to the crossing (PHOTOS 1-3). Notable at the east end of this expanse are two concrete coal elevators erected in 1928 along with a weigh house to the east (PHOTO 1). The Delaware Hose Company #2 firehouse, now occupied by a real estate office, has anchored the west end of the warehouse row since around 1910 (PHOTOS 2&3).

On the river side, the east end of Lower Main Street begins with the Sullivan County Democrat Building, built after the 1888 fire (PHOTO 1). Initially, the local newspaper shared the storefront with Neumann's Meat Market; now the firm occupies the entire property. A small outbuilding behind the newspaper office at different times functioned as a blacksmith shop and an ice house. Periodic flooding of this area at the confluence of the Callicoon Creek and the Delaware River has taken its toll on properties in this section. The adjoining supermarket had been built as a car dealership in the mid-20th century, which replaced a feed mill previously on the site (PHOTO 4). The current parking lot west of the store once contained buildings erected after the 1888 fire.

Stark's Saloon, with its pedimented front gable, is an anomalous design in the streetscape of flat-topped facades (PHOTO 4). Historic views picture it with an open two-story portico, since enclosed and incorporated into the interior. The parcel was depicted as vacant in the 1892 *Callicoon Historian*, indicating that it was built or moved to the site sometime later. On the opposite side of A. Dorrer Drive, a recent road accessing the redeveloped area along the Delaware River outside of the historic district, the so-called Percival Plumbing Building begins the streetscape of eight flat-topped facades crowned with bracketed cornices interrupted by only one non-conforming store built on the stone foundations of its lost predecessor in late-20th-century (PHOTOS 5-7). All retain their distinctive and individualized cornices with brackets and paneled friezes. Five of the eight maintain wood clapboard on the front facades; two have had vinyl clapboards added and one is covered with brick-patterned asphalt sheets. All but one have vinyl or asphalt siding on the sides and rears. Porches and storefronts have been largely altered but none radically renovated. The second-story porches on the Delaware House and neighboring Eickhoff-Wenzel Store Building are distinctive with turned posts and geometric screens beneath the railings (PHOTO 7). The sloping topography resulted in basements being exposed at grade on the rears of the Lower Main Street buildings. Additions are prevalent on this end. Only one domestic barn survives in the backyard of the Orth Building, which originated as a single-family dwelling. Outbuildings at the rears of the commercial lots have been replaced by parking lots.

Three bank buildings extended the commercial district farther west in the 20th century. The Knapp brothers opened their bank in a building just west of the Delaware House in 1906. It appears to have been the first brick structure erected in Callicoon (PHOTO 8). Decorated with stone trim, the two-story façade is surmounted by a parapet consistent with its neighbors. Three years later, after the Knapp Brothers Bank failed, the Callicoon National Bank was incorporated, and the two-story stone-faced brick building was erected two doors down in 1913 (PHOTO 8). The bracketed cornice decorating

the entry and roofline and the parapet emblazoned with the construction date were fabricated out of sheet metal. Repurposed as a public library many years ago, the building received a sensitively designed rear addition to hold an elevator in 2014 (PHOTO 9). All that remains of the Curtis Nursery, which long occupied the area behind the banks, is a small office building fronting on Bridge Street (PHOTO 9) The one-story building in between the banks originated as a 19th-century two-story edifice, but it had been reduced in height by the time an A&P supermarket operated in the space in the mid-1900s. The Callicoon National Bank was sited at the intersection of Lower Main Street and Bridge Street, which leads to the Delaware River crossing created in 1899. The third bank was constructed on the opposite corner in 1966 in a modern Greek Revival style (PHOTO 10). It currently contains the offices of the Delaware County National Bank. The district includes three more parcels west of the bank that contain the firehouse built for the Reliance Hook and Ladder Company in 1900 (later altered into a single family residence), a three-story building built for a furniture store around 1880 and the current United States Post Office erected in the 1970s (PHOTO 11).

The commercial streetscape on Upper Main Street is anchored by the Western Hotel, a three-story wood-frame building with a distinctive mansard roof (PHOTO 12). The core of the hotel was built in 1852 and is reputed to be the oldest surviving commercial building in Callicoon. However, in 1885 a new owner enlarged the building, adding new private and public rooms and amenities, along with an opera house wing, and updated its outward appearance in the Second Empire style. Much later, a monumental, Mount Vernon-esque portico was erected across the front to modernize its façade once more. In the 1880s the two-story Zimmernan Building was built with a mansard roof, evidently inspired by the landmark hotel next door (PHOTO 12). The two-story porch fronting the building has been enclosed, although the cornices at both levels, with brackets and paneled friezes have been preserved. Two smaller commercial buildings with front-gable facades farther west were built before the fire. Both have been altered with additions and reconfigurations to their facades, with their original rooflines visible within (PHOTO 12). The larger and more westerly of the two was built in 1869 by Charles T. Curtis, a prominent local figure. It contained a hardware store on the first floor, Curtis's law and insurance offices on the second floor, and a harness shop in the rear. By 1872, Curtis had relocated his business to Lower Main Street and this building was repurposed as the Globe Hotel.

These Upper Main Street buildings faced the railroad crossing and the railroad depot. The depot that served the railroad when it was extended to Callicoon in 1848 was destroyed by fire in 1899 and replaced by the current Shingle Style station house (PHOTO 13). With its broad hipped roof and cantilevered eaves supported by decorative wood braces, the building is characteristic of the prevailing taste in railroad design at the turn-of-the-20th century, particularly in summer resort areas. The novelty of the Art Deco style front of the Callicoon Movie Theater, which opened in 1948 as "The Arden," reflected the newest form of entertainment introduced into the Delaware Valley (PHOTO 14). It is one of a number of small theaters operating in the Catskills at this time in variants of the Moderne mode. A few, such as this one, combined the utility of a Quonset hut with the artiness of an *avant garde* facade. West of the movie theater and Gregory Street, Upper Main Street had been known as School Street because of the school that had been located there since 1850. This building was possibly incorporated in the current, larger school built in 1908 (PHOTO 15). This significant educational landmark, which operated until 1951, is now in residential use. It is flanked on the east by a two-story commercial building built in the 1890s with a ground-level store and two-story porch (PHOTO 15). This end of the district also includes the remnants of a commercial grouping (portions recently destroyed by fire) opposite the school and an early 20th-century Dutch Colonial residence now used for a funeral home (PHOTO 16).

The 1875 map of Callicoon Depot depicts another hostelry on the east side of the Western Hotel, the site of which is now occupied by a large firehouse constructed in the mid-20th century. The fire company has moved to a new building and the Upper Main Street building has been renovated for commercial use (PHOTO 17). The Olympia Hotel, constructed ca. 1930 on the east side of the street as it turns to climb uphill to Rt.97, was long derelict until rehabilitated and returned to commercial use in 2015 (PHOTO 17). This uphill stretch of Upper Main Street continues north out of the hamlet and forks into two roads leading into the surrounding farming district. What is said to be Callicoon's oldest house, which is associated with one of the hamlet's founding families—the Calkins, is located at the intersection (PHOTO 18). Its neighbor, named for another settlement family, the Traynors, appears to be equally old. Both properties have been included in the historic district.

The portion of Rt.97 leading east from Upper Main Street down to the Callicoon Creek opened by 1871 when the Callicoon Methodist Episcopal Church was built (PHOTOS 19 & 20). This new road was appropriately named Church Street. The 1875 map of Callicoon Depot depicts the church in the midst of a string of building lots on the north side of the road evidently platted by John R. Calkins. The wood-frame church with a Romanesque entrance situated at the base of an engaged central tower is typical of the period. The only other building on the north side of the road at that time belonged to Captain John F. Anderson, a local attorney who obtained his title in the Civil War (PHOTO 18). This house later contained a medical office and nurses' residence for the hospital Dr. George R. Mills erected behind the house in1932 (PHOTO 18). Two short residential streets with house lots were platted on the south side of the road on a bluff overlooking the Delaware River by 1875. These appear to have been created by Elias Mitchell, whose house was sandwiched between Upper Main Street and Mitchell Avenue. The Winand and Turk houses are also pictured on the 1875 map (PHOTO 23). The second

street, Highview Avenue, was not developed until after the turn of the 20th century. The rest of the land along Church Street was owned by James C. Curtis, scion of another settlement family, and the road passed along the north side of his distinctive 1851 residence (PHOTO 22).

A parsonage was constructed just east of the Methodist church in 1889. With its broad Italianate front gable dormer, the two-story house was consistent with the design of the church (PHOTO 20). Next to the parsonage, a house built around 1890 was adapted for use as a convent when the local Roman Catholic Church of the Holy Cross built a school next door in the 1920s (PHOTO 21). The Catholic Church occupied the old Methodist Church, located on an extension of Lower Main Street east of the Callicoon Creek. This building is no longer extant, although a cemetery remains there. The old school now functions as an independent Baptist church and two other religious properties east of the school bookend the historic district on the north side of the highway (PHOTO 21). Beyond is a mixed residential area with later house types and styles.

Although residential in character, Mitchell and Highview avenues on the south side of the highway are included in the historic district because they link the commercial and religious properties along Rt.97 with the railroad and Lower Main Street. Like the Calkins and Traynor houses, the Curtis house also is included in the historic district as an integral landmark associated with a family instrumental in the commercial development of Callicoon. In a similar vein, the houses built on Highview Avenue in the early 20th century, with their scenic views of the valley, were built for some of the hamlet's successful businessmen, such as bank president Charles A. Thorwelle (#12), bluestone dealer John Dering (#11), coal dealer and banker Charles P. Kautz (9283 State Rt.97), and saw mill operator Charles F. Wizemann (#7). The Starck-Halliday House (#4), which operated for many years as a summer boarding house, and the Charles A Thorwelle House are among the largest and most stylish residential architecture of their time (PHOTOS 24-26).

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.
- [ ] 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
ENTERTAINMENT/RECREATION
TRANSPORTATION

Period of Significance

ca. 1840 - 1966

Significant Dates

1848
1888

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

William Kohler, architect & builder
Martin Hermann, builder

Period of Significance (justification)

The period of significance extends from ca. 1840 when the earliest-dated house, associated with the hamlet's settlement era, was constructed and 1965, the 50-year limit, to encompass the full range of Callicoon's history and architectural development.

Criteria Considerations (explanation, if necessary)

None

Statement of Significance Summary Paragraph

The Callicoon Downtown Historic District is significant under criteria A and C at a local level for its history and architecture. It epitomizes the ascendancy, decline and revitalization of rural hamlets in the Delaware Valley in New York. The region was only sparsely settled by the end of the 18th century, when small communities began to coalesce around mill sites and Delaware River landings frequented by rafters transporting timber to urban centers downstream. Callicoon enjoyed a favorable location on the Delaware at the mouth of the Callicoon Creek, which supported a number of saw and grist mills. This situation was vastly improved when the New York & Erie Railroad was routed along the Delaware River with a depot opened in Callicoon in 1848. Rows of commercial establishments were built on both sides of the tracks and along two branches of Main Street (north and south) that paralleled the tracks. The hamlet prospered as a local service center, river landing and railroad stop during the period when the population and economy of the Delaware Valley and adjoining Catskills were reaching their peak. The railroad also brought summer tourists from the city by the hundreds. In 1888 most of the buildings on Lower Main Street were destroyed by a fire, and they were immediately rebuilt in a uniform scale and design that created one of the most distinctive commercial streetscapes in the region. The tightly spaced two- and three-story wood-frame edifices were distinguished by similar parapet fronts with bracketed cornices and paneled friezes, and street-level storefronts tucked under two-story porches. Untouched by the fire, many of the buildings on Upper Main Street pre-date the disaster, although they have evolved over time; these include the Western Hotel, which was expanded under a large mansard roof and later embellished with a Colonial Revival “Mount Vernon” porch in the manner of a motor lodge. Two bank buildings erected in the early 20th century, a mid-19th-century school house enlarged in 1908, a movie theater with an Art Deco front built in 1948 and a third bank designed in a Greek Revival-inspired mode in 1966 are distinctive features that represent the continued evolution of Main Street. On the hillside above Upper Main Street are a number of early buildings, including a Methodist Episcopal Church (1871) and parsonage (1889), a parish school and convent associated with Roman Catholic Church (not extant), a compound containing the home, offices and hospital of a local physician, and the homes of two founding families. Like other commercial centers in the Delaware Valley and Catskills, changing economic, social and transportation factors in summer tourism after the Second World War led to a rapid decline of business in Callicoon. Properties were in limited use or abandoned. When the National Park Service designated the Upper Delaware a Scenic and Recreational River in 1978, important actions were taken to revitalize local economies through renewed tourism that have had a positive effect on the Callicoon Downtown Historic District. Two individual properties containing three buildings within the district were listed on the National Register in 1993 as part of a multiple property nomination for the Historic & Architectural Resources of the Upper Delaware Valley, New York & Pennsylvania: The Callicoon Methodist Church & Parsonage and the Callicoon National Bank. This nomination documents the history of Callicoon’s entire downtown in the local context.

Narrative Statement of Significance

The Callicoon Downtown Historic District is significant in four areas: Architecture, Commerce, Entertainment & Recreation, and Transportation.

ARCHITECTURE. The commercial architecture in the district is significant for its uniformity and integrity. Eight buildings with parapet facades decorated with bracketed cornices and paneled friezes were constructed on Lower Main Street immediately following a fire in 1888 that destroyed their predecessors. (The earlier buildings likely had story-and-a-half and two-story front-gable front facades resembling two pre-fire examples on Upper Main Street.) Constructed by local carpenter-builders, materials for their wood frames and exterior envelopes were produced by local saw mills, representing the region’s principal natural resource, with their mass-produced decorative elements and millwork arriving by train from urban manufactories. Their subtle but conspicuous picturesque styling and collaborative design indicates the prosperous identity the hamlet businessmen wished to present to the summer tourists and transient travelers arriving at the depot, with hotels being the largest and most prominent. The peak of Callicoon’s development is reflected in the stone-faced First National Bank of Callicoon, completed in 1913. With the hamlet essentially built-out by that time, there is a general absence of new construction occurring after that date, with the exception of a Quonset-hut movie theater with an Art Deco front built in 1948. Alterations made to storefronts after this point illustrate the efforts to modernize the uses and appearances of businesses in an era of decline when the tourist economy all but collapsed. Remarkable survivors are a number of railroad-related buildings, including a railroad station, built in 1899 in the then-popular corporate Shingle Style mode with a large overhanging hipped roof mounted on sturdy braces, and, rarer still, warehousing and coal elevators. An iconographic rail-side water tower was lost only recently. A peripheral node behind Upper Main Street contains religious, health-related and residential properties. The Callicoon Methodist Church (already listed individually on the National Register) is a representative example of the classically proportioned church form common to most rural communities in the Northeast. Built in 1871, the design has been updated with Romanesque elements. Early houses in this part of the district are also classical in design, be they either bilaterally organized or asymmetrical with cross-wings. The picturesque

taste so pervasive in Hudson Valley domestic architecture in the last half of the 19th century was overshadowed by persistent classicism in the later settlements in the Catskills and Central New York. An enclave of large residences erected for successful businessmen on a bluff overlooking the valley (Highview Avenue) were the best houses in the hamlet. Still, they were designed in restrained and economical interpretations of the Queen Anne style erected by local housebuilders from published plans.

COMMERCE. Callicoon was a significant commercial center in the two-pronged economy involving harvesting and processing forest products—primarily timber—boarding and entertaining summer tourists. Most families living on small farms in the surrounding hills derived their income from lumbering; many worked on the rafts and in saw mills and tanneries; others were carpenters. The hamlet of Callicoon developed as a service center for these people and industries. Its location on the Delaware River made it a popular landing for rafters, and stores and hotels catering to them were some of the first commercial enterprises. When the railroad opened in 1848, Callicoon was linked to markets between there and New York City, making the overland exchange of goods easier and more economical. It had a modernizing effect on the previously remote region, which increased settlement and expanded the commercial offerings of the hamlet. The railroad also made it easier for tourists to access the region. First to arrive were sport fishermen and hunters, but soon hotels and boarding houses, many advertising through brochures published and distributed by the railroad, were catering to city families looking to escape the summer heat. Due to its proximity to New York City, the Catskills sustained a huge summer tourist economy and Callicoon merchants and builders capitalized on the demand for goods, services and entertainment. When the forest industries shut down and tourism dwindled after the Second World War, Callicoon experienced an economic depression. The renewal of tourism in the area has rejuvenated commerce in the hamlet.

ENTERTAINMENT & RECREATION. A significant amount of Callicoon's commerce over the years has been involved in the entertainment and recreation of summer tourists. The Delaware River and adjoining Catskill Mountains have long been sources of recreation for sportsmen and vacationers living in surrounding cities, particularly New York City. In addition to providing a locale for recreation, Callicoon businesses were sources of entertainment, be it selling souvenirs and serving ice cream and candy or containing bowling alleys, theaters and spaces musical and other performances. Most of these spaces have been lost or converted to other uses; only a movie theater built in 1948 remains as a landmark to this heritage.

TRANSPORTATION. Once the New York & Erie Railroad opened for service in Callicoon in 1848, the commercial district became an important rail transportation center. Bisecting Main Street, the railroad and its associated buildings and structures were incorporated in the midst of the hamlet's downtown. Prior to this, Callicoon was linked with established markets back east only by overland routes. While there was rafting of timber on the Delaware River, the waterway did not support freight traffic. In addition to a station built in 1899 (the original station had burned), there are a number of railroad-related storage facilities, including coal silos, that represent the historic role of the railroad in Callicoon's commercial development. Trains brought in building materials and other manufactured products that facilitated the spread of population in the region and they returned with market goods and natural resources from the area, which improved the local economy. The railroad also brought travelers and summer tourists to Callicoon during a time when the region was developing into a major American resort center.

Developmental history/additional historic context information

Before the New York & Erie Railroad began service in Callicoon in 1848, the community at the mouth of the Callicoon Creek contained no more than a saw mill and a handful of dwellings. At that time it was part of the Town of Cochecton; the Town of Delaware, in which Callicoon is located today, was separated off in 1869. The Delaware Valley in Sullivan County remained a wilderness until after the Revolutionary War. The area was not unknown, though, as it was a borderland between the New York and Pennsylvania colonies and an important fur-trading region to be protected from its neighbor, as well as from the French, who also were trading with the Indians. It was an Indian territory, and there are stories of European pioneers being attacked and driven away, or worse. Local historians have identified an Indian village site near Cochecton just south of Callicoon.[1] Hunters and trappers were the first to venture into the area, beginning as early as the 17th century, followed by homesteaders in the mid 18th century venturing from New York settlements bordering on the east, up the river from New Jersey and westward from Connecticut. They cultivated small farms on the fertile flats along the Delaware and augmented their limited production with the abundant wildlife in the forest and the river. However, lumbering was the principal attraction ever since Daniel Skinner reputedly floated the first raft of logs down the Delaware from

[1] James E. Quinlan, *History of Sullivan County* (1879), 183. The author relates that the Lenepe sachem from this village became the symbol of Tammany Hall in New York City. Callicoon was part of the Town of Cochecton until the Town of Delaware was divided from it in 1869. The hamlets of Callicoon and Cochecton were separate centers within the towns.

Cochecton to Philadelphia "soon after the French and Indian War."[2] Small centers developed at river landings at Cochecton, taking the name of the Indian village, and Callicoon, by the creek that it is believed Dutch traders named for the wild turkeys there: *kalkoen.*

The modern land history of Callicoon begins with the creation of the Hardenbergh Patent, which was granted to Johannes Hardenbergh and other proprietors in 1708 by New York's English government. This enormous grant comprised more than one-million acres covering most of Catskill Mountains in present-day Ulster, Delaware, Sullivan and Greene counties. It was partitioned into Great Lots in 1749 that were gradually subdivided into parcels to be either leased or sold by their owners, mostly well-connected New York merchants. Callicoon is situated at the western end of Division Nos. 59 and 60 of Great Lot No. 18, which, according to the historian James E. Quinlan, belonged to Joseph Griswold, a New York rum distiller.[3] As in most of the Catskills region, the majority of settlers to arrive after the Revolution came from New England, Connecticut in particular. Earlier in the 18th century, the Connecticut Colony laid claim to lands in northern Pennsylvania west of the Delaware River, as it pushed its western boundary infinitely across the interior of the continent. Connecticut's excessive population caused the first significant westward migration in American history.

Daniel Skinner, the legendary raftsman, was one of the first Connecticut settlers in Cochecton, buying land there before the Revolution along with heads of the Calkins, Tyler, Mitchell and Bush families. Oliver Calkins, a physician, came to the Delaware Valley before the Revolution, but he was driven by the Indians back east of the Shawangunk Mountains to Orange County. After the war, his son, Bezaleel Calkins (1780-1849), purchased 3,000 acres in the Hardenbergh Patent, which included the site of Callicoon. In 1801 he married Mary E. (Polly) Ross, the daughter of John Ross and Sophia Tyler, who had also settled in the neighborhood. Their son, John Ross Calkin (1813-1891), resided in what now is considered Callicoon's oldest surviving dwelling (13 Hospital Rd.). He married Mary Jane Tyler from across the river in Pennsylvania in 1839. Her ancestors had come from Connecticut before the Revolution and had also been driven away by the Indians, only to return to the area when the war was over. The Ross family came from New Jersey in the 1760s. John Ross was Joseph Griswold's land agent and is considered to have been the first householder in the area that became Callicoon. Elias Mitchell, who subdivided house lots on the bluff overlooking the river in Callicoon in the mid-19th century, was the great-grandson of Nathan Mitchell, who came to the area from Litchfield, Connecticut, before his grandfather, also named Nathan, was born in 1775.

An undocumented enumeration of the inhabitants in the Town of Cochecton in 1814 identified 65 heads of households, 18 of them unmarried. More than half of them bore the names of Mitchell, Conklin, Tyler and Ross; three were listed as residing in Callicoon: John Ross, Joseph Ross and Charles Layton.[4] This census coincides with the year the transfer of title to the Hardenbergh lots from Joseph Griswold to his son, Edward, was made. It also was the same year that James Clark Curtis (1797-1881) of St. Albans, Vermont, arrived in Cochecton as Edward Griswold's agent in overseeing the sale and probably leasing of parcels from his father's estate. Curtis's mother was Sarah Griswold, which evidently related him to the patentee; his brother was named for him. Settling in the hamlet of Cochecton, James C. Curtis also engaged in farming, lumbering and trading in the hamlet of Cochecton. When the Town of Cochecton was formed in 1828, James C. Curtis was elected its first supervisor, a post he held for 17 years. He would later serve as chairman of the Sullivan Board of Supervisors, justice of the peace, member of the New York State Assembly and Senate, and judge of the Court of Common Pleas. Curtis married Pamelia C. Taylor (1798-1881) of Cochecton. Of their six children, three sons, William H., James I., and Charles, were active in the development of Callicoon.

William H. Curtis (1826-1882) built a two-story house in a modest Italianate villa mode on a bluff overlooking the saw mill he managed (reputedly owned by Edward Griswold, for whom Curtis named his first child) and the confluence of Callicoon Creek and the Delaware River (9275 State Rt. 97). It would have stood out among the small traditional rural dwellings that otherwise characterized the area. It has remained in family hands and expanded in stages over the years. Curtis is said to have opened the first store in Callicoon to provision the workers building the railroad. When speculating in land and lumber got him into financial trouble, his father came to his rescue, taking title to the house and moving in with William's mother in 1869. Shortly after, William H. Curtis relocated with his family to South Dakota, where he lived out his years. John C. Curtis's other sons, John Israel Curtis (1832-1913) and Charles Taylor Curtis (1835-1923), were both attorneys. Charles T. Curtis erected a building at what is now 28 Upper Main Street in 1869 where he maintained a second-floor law office and

[2] Ibid., 192.
[3] Quinlan, 203. According to Quinlan, it was Joseph Griswold's son, Edward Griswold, who sold the land on which Callicoon developed to the Ross, Tyler and Mitchell families after he obtained title it in 1814. Edward Griswold still owned most of the tract, which included the upland Beech Woods, at the time of his death in 1834.
[4] Quinlan, 210. Charles Layton (1770-1845) had come from Basking Ridge, New Jersey. He settled up the Callicoon Creek where Charles Horton would later open a tannery and lend his name to the hamlet of Hortonville.

rented the lower floor to Edward D. Howell for a hardware store and a rear section to Edward Knox for a harness shop. A few years later, Charles Curtis moved his office to Lower Main Street, perhaps to his brother William's old stand, and deeded the Upper Main Street building to William E. Batsford, who had sold his Callicoon Hotel—perhaps the earliest in the hamlet—at the east end of Upper Main Street in 1872 (16 Upper Main St., not extant). Batsford renovated the Curtis building and reopened it as the Globe Hotel by 1875; it would function as such for the next 50 years. James I. Curtis owned property in Callicoon, but it is not known where he and his family resided.

Callicoon and the Erie Railroad

The true Genesis of Callicoon was the creation of a stop of the New York & Erie Railroad, which connected the hamlet with New York City in 1848. Typical of most major transportation engineering projects in the period, the construction of the Erie Railroad from Piermont on the Hudson River (where passengers and freight were ferried to the Hudson River Railroad on the east side and thence conveyed to New York City) to Dunkirk on Lake Erie was fraught with financial problems that delayed its completion. Construction began in 1836, with a section running from Piermont to Goshen opening on September 23, 1841. The lack of funds caused work to be suspended until August 1846, after which the next section, to Port Jervis, opened on January 7, 1848. The completion of further sections extended the line to Binghamton by December 27, 1848, Owego by January 1, 1849, and the full length to Dunkirk by May 19, 1851. At Dunkirk, steamboats continued across Lake Erie to Detroit, Michigan. When completed, the New York & Erie Railroad was the longest railway in the United States.[5]

A map of the county published just eight years after the railroad reached Callicoon (1856) shows "Callicoon Depot" already organizing around the station, which was located on the east side of the crossing. Assuming that there were little more than a saw mill and a few dwellings located at the mouth of the Callicoon Creek at the time the railroad was planned, it is likely that John C. Curtis and his sons played a role in having the railroad company create a stop there. A short ways up stream, Hortonville was more developed around a tannery there, in which Curtis owned a share, so a depot in Callicoon would have been valuable for that hamlet, as well. Two hotels are depicted on the north side of the tracks and opposite the depot: the Callicoon Hotel is said to have been completed in time for the railroad's opening (not extant), but its proprietor, William Batsford had lived in the town since only 1852. Batsford was born in England but had lived in Connecticut in the 20 years prior to his coming to Callicoon. In 1855 the state census enumerated the large Batsford family and six male boarders in the hotel, including merchants H.C. Gordon and W.H. Curtis [!], a railroad agent, a telegraph operator, a carpenter and a laborer. The Western Hotel was completed in 1852 (22 Upper Main St.).Henry Balkie owned the Western Hotel; an innkeeper from New York City, he and wife were German immigrants. The 1855 census lists them and their four young children, all born in New York, along with a domestic servant and two laborers, all natives of Germany.

Large numbers of German immigrants had been arriving in New York since the 1840s leaving civil unrest and economic crises behind. Many remained in the city, but more spread out into rural areas stretching from New York to the Mississippi River and Texas. German refugees first arrived in the Hudson Valley in the early 1700s, but this mid-19th-century migration was not associated with that at all. The Catskills were one destination for them as there was still inexpensive land available in the Hardenbergh Patent. A number of German families settled on farms in the upland Beech Woods section of the Town of Delaware. Those who came with technical skills or trade experience looked for employment in those areas in the new towns popping up in western New York and beyond. In addition to Henry Balkie, German families living in Callicoon Depot in 1855 included one headed by the William Bock (Buck) who lived across the street from the Callicoon Hotel. He was listed as a laborer in the 1855 census, probably employed in the saw mill, with a household consisting of his wife, Appolona, two young daughters, two male boarders: a carpenter and a watchmaker, and a domestic servant. With the exception of the children, everyone had been born in Germany; the Bocks had lived in the town for just three years. In 1860 Bock's occupation was listed as a butcher. Their house was replaced by the Olympia Hotel (15 Upper Main St.) in 1905. John Leonard, a German immigrant new to the town, was living with his family in a two-family house yet to be identified. Same with the laborer Andrew Harder, whose family had lived in the town for two years. Three other families of German laborers living in the town for only one or two years were enumerated among other households within the nascent hamlet. Their houses were built of either boards (plank construction) or slabs, indicating their positions at the lower end of the economic and social scale and the impermanent nature of their dwellings. John Lahr, a shoemaker, had brought his family from Dutchess County two years earlier. John Wolf Jr.'s brewery is depicted on the river side of Lower Main Street on the 1856 map. The 1855 census indicates that he had been living in the town for 14 years; his wife, Elizabeth, also a German, had lived there for only four years; they were recorded without children.

[5] Hamilton Child, *Gazetteer and Business Directory of Sullivan County, N.Y. for 1872-3* (1872), 68. http://www.erierailroad.org/erie-history/.

Included in the seven Lower Main Street buildings labeled on the 1856 map were the home of track master John Best and the home and business of merchant Nathaniel C. Best. Both men had come from Orange County and probably were brothers. Two buildings are associated with J. Johnson and W. Smith, whose identities were not determined. The census identifies Arum Smith, a gunsmith, amid the names of other Main Street residents. It also notes William Ross, a blacksmith, although no such business is represented on the map. William H. Curtis's store, containing the post office, was located near the crossing. His house is also pictured in the location it exists today (9275 St. Rt. 97). The remaining building on Lower Main Street belonged to Joseph Traynor (Trainer), an Irish-born railroad laborer. The 19th-century Irish migration to America equaled that of the Germans and eventually half of the population of Ireland had abandoned that country due to poverty and famine. Many Irish laborers were employed in the construction of the hamlet (canals and railroads in New York and other states, and the Erie Railroad project brought many of them into Sullivan County). The 1855 state census reported that Joseph Trainer, age 30 years, had been living in the town for six years, suggesting that he settled there following the completion of the railroad, and he remained employed by the railroad. His wife, Sarah, and their two eldest children followed him from Ireland a year later. His younger brother, Thomas, also immigrated at that time and was a laborer employed by the railroad. The 1855 census enumerates other Irish families in the vicinity. The Traynors moved from Lower Main Street to the northern edge of the hamlet (Seminary Rd.) when commercial development on the former street intensified in the 1860s.

Lewis Gregory is shown to have owned a number of properties on the westerly side of town in 1856. His own house was located on Upper Main Street in the vicinity of its intersection with Gregory Street. The store next to this house evidently belonged to him as he is recorded as a merchant in the 1855 census (neither building is extant). Five years earlier Gregory was described as a farmer, which would explain the extent of property he appears to have owned. Lewis Gregory was the son of a tanner and shoe and harness maker from Sand Lake, Rensselaer County. How he ended up in Callicoon with extensive real estate holdings has yet to be explained. He died shortly thereafter and by 1875 title to his estate had passed to his daughter, Alice E. Bush (probably the wife of A.H. Bush, a salesman for New York City boot and shoe dealer), who, i a later subdivision, memorialized her father by naming a new street connecting Upper Main Street and State Rt. 97 after him.

Upper Main Street makes a sharp turn around Batsford's Callicoon Hotel to avoid a steep bluff. Two dwellings were tucked between the road and the hillside in 1856. One of them belonged to William Buck, who has already been described, and the other was occupied by a Mrs. Hungerford, whose identity remains a mystery. The 1855 census lists "Mrs. Hungerford" as having been born in Greene County, with her daughter, Nancy, born in Sullivan County 17 years earlier. The appellation of Mrs. Hungerford suggests that she was a widow. No occupation is recorded; however, widows often derived their incomes from renting rooms to boarders, domestic work, or feminine trades, such as, seamstresses. The Hungerfords soon disappeared from the records, although the house is extant (9 Upper Main St.).

A school house is depicted on the 1856 map on Upper Main Street between two dwellings associated with Lewis Gregory. It is in the same location of the current school building, which reputedly was built around it (48 Upper Main St.). Although not indicated on the 1856 map, it is known that a Methodist Episcopal congregation was organized in 1850 and a church erected near the river on the east side of the Callicoon Creek the same year.[6] This church, which was sold to the Roman Catholic parish in 1869 when a new Methodist Church was being built up the hill, is no longer extant. This area east of the creek had become a neighborhood of Irish homes and was known as The Patch.

The home of Levi A. Apley (Apply), a lumberman, is pictured on the Callicoon Creek near the saw mill that he would later own. The principal forest industries were lumbering, sawing and tanning. While there was not a tannery in Callicoon, a large one operated upstream on the Callicoon Creek in nearby Hortonville. Tanneries began to appear in the area in the 1830s due to the prevalence of hemlock bark and abundance of space and water. Hides were transported in and out overland by wagons until the railroad was introduced, making the process much easier and more economical. By the time this happened, there were 40 tanneries in Sullivan County employing 750 laborers, most of them Irish, with the county ranking first in production in the state.[7] Lumbering and sawing also employed significant numbers of workmen and rafts filled the Delaware in periods of peak water. All these workers and their families required commodities and services available in Callicoon. Goods came and went on the train, and warehousing and yards developed to manage the flow and distribution. The railroad had an immediate impact on tourism. Prior to its introduction, only the most intrepid recreationists ventured into the region to fish and hunt, and accommodations for them were crude; camping was the norm. The railroad hotels brought a new level of sophistication to temporary housing for transients at all the stops along the river and

[6] Quinlan, 217.
[7] Child, *Gazetteer*, 64

householders began opening their homes to visitors to augment their incomes. Gradually, resorts and lodges appeared at prime locations outside of the hamlets to the extent that a summer tourist trade emerged, bringing hundreds of city families to the country for passive recreation. Not only were hamlets like Callicoon the point of debarkation for tourists, but they also became entertainment centers. The burgeoning tourist economy in the last half of the 19th century played a pivotal role in Callicoon's commercial development. The railroad also provided local farms with easy access to markets down the line. This stimulated the production of butter, grass seed and orchard products. Agriculture and tourism helped sustain the region as the bark supply became exhausted after the Civil War.

Commercial Development Leading up to 1875

Hamilton Child's *Gazetteer and Business Directory of Sullivan County, N.Y. for 1872-3* described what was then known as Callicoon Depot as containing "two churches (Catholic and Methodist), four stores in which general merchandise is sold, four groceries, three hotels, three blacksmith shops, one cabinet shop, a jewelry store and news room, a feed store, a school house, about thirty dwellings and about 150 inhabitants." In addition, he mentioned a circular saw mill owned by Riley, Appley [sic] & Co., which started in 1870, and the Callicoon Depot Academy, which J.J. Silk founded in 1870 and "is sufficiently commodious to accommodate two hundred students." (The location of this academy has not been determined.)

The map of Callicoon in the 1875 Sullivan County Atlas illustrates the commercial development that had occurred in the 25 years since the arrival of the railroad. James Lawless operated a grocery at the east end of the street. Timothy Hoban, a farmer and quarryman, owned the building next door. Other buildings contained the businesses of shoemaker Adam Metzger, watchmaker and jeweler Charles Starck, merchant and postmaster John Dycker, flour & feed dealer Talmadge & Redfield, harness maker Edwin Knox, lumberman James Ross, attorney James I. Curtis, and the blacksmith shop and wagon shop of John Klein. Zilar Minard was the proprietor of a hotel depicted in the block and named Batsford's Hotel in the 1872-3 business directory.

William Batsford had moved to Jeffersonville by 1860 but his name continued to be associated with the business, which had moved from the Callicoon Hotel to Lower Main Street. E.V. Edelman had taken over the Callicoon Hotel and renamed it the Stage House; Hermon Thorwelle was the new proprietor of the Western Hotel. The next two buildings were probably built by merchant John Wolf Jr. (24 & 26 Upper Main St.) with the commercial block terminating on the west with the Globe Hotel, created by William Batsford from the Charles T. Curtis 1869 law office. The predominance of German surnames among the owners of these Upper and Lower Main Street properties reflects the growing involvement of this immigrant group in the business affairs of the hamlet.

Lewis Gregory's farm to the west had been subdivided for residential development by his daughter, Alice E. Bush. On the east, other early landholders, John R. Calkins and Elias Mitchell, also created building lots at the edge of the expanding hamlet. These lots were located on a promontory overlooking the commercial district with scenic vistas of the Delaware Valley previously enjoyed only by the Curtis family. Calkins's plat was surveyed in time for the construction of the Methodist Church in 1871. The distinctive wood-frame rural church form embellished with Romanesque elements became a landmark elevated above the river. A new road was created dividing the Calkins and Mitchell plats running between the existing road leading north from Upper Main Street east to another road along the Callicoon Creek. The road bisected the Curtis lands and tracked along the northerly side of the family's homestead. (This road has been incorporated into State Rt.97.) In 1871 Calkins sold a lot on the corner of the Upper Main Street extension and the new road to John F. Anderson, an attorney and Civil War veteran who kept the title of captain. His background and education is unclear, but he is known to have farmed in Fremont before the war, although he enlisted in Callicoon in 1862. Anderson was elected supervisor of the Town of Delaware in 1873, succeeding William H. Curtis.

Elias Mitchell subdivided lots on two short streets, Mitchell and Highview avenues, on the bluff overlooking the river. By 1875 he had built a house for himself on the west side of Mitchell Avenue, fronting on Upper Main Street; four others occupied lots on the east side of the avenue. Two of those houses are extant; both are modest two-story dwellings. One is associated on the map with Jacob Winand, who, in 1880, was enumerated on a farm with his family and elderly father (21 Mitchell Ave.) The other was known locally as the "Leftover Lumber House," for reasons now forgotten (31 Mitchell Ave.). The 1875 map delineates the lots on Highview Avenue but they were not developed by that time.

Rebuilding After the Fire of 1888

Nearly all of the buildings on the southerly side of Lower Main Street were destroyed by fire in 1888. It is alleged to have started in a midblock building rather than having been caused by the railroad. Merchants rebuilt almost immediately with many using the stone foundations surviving from previous buildings. The so-called Percival Plumbing Building, at 19 Lower Main Street, and its neighbor, the Layton Building, at 21 Lower Main Street, are believed to have survived the fire. Both were relatively new at the time, estimated to have been erected around 1880, and so share the distinguishing architectural features of post-fire buildings: two stories, street-level commercial with merchant's residence above, parapet facades with bracketed cornices and paneled friezes. The original owner of 19 Lower Main Street may have been physician Simon A. Kemp, but James B. Percival lived and operated his plumbing business there from about 1912 until his death in 1938. He was born in 1882 in nearby Westfall, Pennsylvania, where he was living in 1900 with his father John Percival, an English-born stove mounter, and his mother, Jane. Even at that time, James was employed as a plumber. From there he went to Hancock, a Delaware River town in Delaware County, where he continued to work in his trade. In 1910 Percival was enumerated there as a boarder in a hotel. He appeared in Callicoon around the time he married his wife, Bertha, in 1912. Charles B. Layton probably built the larger building at 21 Main Street. He was listed as a saloonkeeper in the 1880 census, but by 1900 he was running a grocery. Son of John and Sally Layton, Charles grew up on a farm in the town; he and his wife, Margaretta, had no children.

The two-story building at 23 Lower Main Street is one that was erected after the 1888 fire. Martin Hermann, born in the town to German parents in 1855, appears to have built it for his home and building supply business. At this time he was the operator of the saw mill on the Callicoon Creek, which was receiving rafts of logs until the practice ceased in 1922. Martin and his wife, Mary Elizabeth Wizemann, had been born in the town to German parents and in 1900 the Hermanns and Charles and Christina Wizemann, probably related, were enumerated in separate households in the building. The Hermann household also included two children and two male boarders. By 1920 The Hermanns had moved to a new home on the State Road and sold the Lower Main Street building to butcher Otto W. Hornung, who operated a meat market on the first floor and rented the upper-story for dwellings. A slaughterhouse was in an annex behind the building. By 1940 Hornung was employed as a real estate agent and the building contained clothing and drug stores where the butcher shop had been located, with a law practice in rooms upstairs. Shoemaker Adam Metzger's shop and home at 25 Lower Main Street, where he lived with his wife, Catherine, and six children, burned in 1888 and was replaced with the current building on the site. Metzger was a German immigrant but had been living in the U.S. since 1854 and living on Lower Main Street since at least 1860. By 1900 only Adam and Catherine, aged 70 and 66 years, respectively, and unmarried daughter, Lizzie, were living there.

Philip Orth was the long-time owner of the building built in 1888 at 27 Lower Main Street, and he operated a saloon and hotel at the address. He was the son of Henry and Catherine Orth, who had emigrated from Germany before his birth in 1864. Henry Orth was employed as a carpenter in 1870 and as a farmer in 1880. Philip worked on the family farm until his marriage to his wife, Mary, in 1894, which is likely the time he set up business in Callicoon. The 1900 census enumerated him there as a hotelkeeper and head of a household consisting of his wife, three young sons, his widowed mother and a German-born domestic servant. He was still running a saloon and living there with his wife in 1940. Watchmaker Charles F. Starck, born in Bavaria in 1846, was operating a jewelry and watch shop at 31 Lower Main Street in 1867. He rebuilt and expanded his business as "Starck's Bazaar," which included a bowling alley in the basement. After many years in the family, the business and the building were sold to Patrick and Frances Kenney in 1924. Lawrence and Helen Milk bought the store in 1937 and changed the name to "Larry's Gift Shop." They lived with his family on the second floor. By this time a movie theater had been added to the rear of the building, which operated until the Arden Theater opened on Upper Main Street in 1948. Ownership changed a number of times following Larry Milk's death in 1959.[8]

After the building containing John Dycker's store and post office was destroyed by fire in 1888, it was rebuilt and continued in Dycker's ownership (33 Lower Main St.). In the 1900 census, Dycker was identified as a German native and a grocer; he resided upstairs with his wife, Bertha Eickhoff, and two unmarried daughters. Lumberman Loci Mitchell and his wife also lived in the building. Dycker continued in business there into the 1920s, after which it was known as Traynor Grocery. Later, it became Bennett's Drug Store. When another fire leveled the 1888 building later in the 20th century, the current front-gable building was erected for the drug store. The 1888 fire was started in the building at 35 Lower Main Street, which was rebuilt for Eickhoff & Wenzel's store, which boasted to have "the largest stock of general merchandise in Western Sullivan."[9] Both Arthur Eickhoff and Sidney E. Wenzel were raised in Jeffersonville, sons of a "country merchant" and a grist miller, respectively. Arthur Eickhoff also was the nephew of Callicoon merchant and postmaster John Dycker

[8]From research by Quinn Hofer, Callicoon NY.
[9] J.S. Graham, *The Callicoon Historian* (1892).

next door. He would succeed his uncle as postmaster in 1898. It appears that the business faltered following Arthur Eickhoff's death in 1898. Sidney E. Wenzel's last enumeration in Callicoon was in 1900. Grocer William H. Stengel appears to have been the next owner. The building has supported a number of commercial uses since that time. Zillar Minard was the hotelkeeper at 37 Lower Main Street in 1875 before the fire destroyed the building. In 1870 he was proprietor of a hotel across the river in Wayne County, Pennsylvania. Blacksmith Jacob Dietz purchased the site in 1888 and erected the existing three-story Delaware House, becoming a hotelkeeper in the process. Both he and his wife, Hannah, were born in Germany and immigrated with their parents as young children. By 1910 they had retired to a farm with the new hotelkeeper, identified as Stephen D. Sawyer. The hotel remained in business into the 1930s.

Adjacent to the Delaware House is a rare masonry building that was built in 1906 for the Knapp Brothers Bank (41 Lower Main St.). The bank was one of two private banks built by the Knapp Brothers of Binghamton, New York; the other bank was opened farther upstream on the Delaware River in Deposit. The partners were not exactly brothers: Charles J. Knapp, Charles P. Knapp, Morris K. Knapp and Florence Knapp Yocum. No sooner had the bank been established than it encountered financial and legal problems, which exposed a fraudulent intent. According to a court case brought against it, the Knapp Brothers Bank had been created to attract depositors to foster the private enterprises and speculations in which the partners were financially interested, as well as to make loans to partners and their relatives. The scheme quickly collapsed as deposits did not match outlays, and the bank continued to receive deposits without informing depositors of the insolvency. The Knapp Brothers also had secured a sizeable loan from the Binghamton Trust Company without informing them of their financial condition. They were able to do this because Charles J. Knapp was president of the company.[10] The bank folded in 1909 and the distinctive brick edifice has been in commercial use ever since.

An imposing stone-faced masonry building was built for the First National Bank of Callicoon, a more successful local banking institution, at 45 Lower Main Street in 1913. Local feed and coal merchant Charles P. Kautz (1873-1956) was the long-time president of the bank. The building was designed by the Jeffersonville builder William Kohler but constructed by Jones, Beers & Co. of Binghamton, probably because of their experience with masonry institutional buildings. A Masonic Lodge occupied the second story. In 1966 the Callicoon bank merged with the First National Bank of Narrowsburg to become the United National Bank in Callicoon and moved into a new building on the opposite side of Bridge Street (3 River Rd.). The architect and builder for the new bank have not been identified, although the Colonial Revival style building with emphatic Greek Revival features is as distinctive to its era as the Classical Revival style 1913 building was to its own. Pauline Kautz, widow of the banker, purchased the vacated building at 45 Main and donated it to the Delaware Free Library as a memorial to her husband. The library has occupied the old bank ever since, and the 1966 building is now home to a branch of the National Bank of Delaware County.

A building between the two bank buildings (43 Lower Main St.) reflects renovations made in the mid-20th century when it functioned as an A&P Supermarket. It is believed, however, that it contains the remnants of an older building that survived the fire. In 1913 carpenter Lester Quick built the building containing the office of the Charles G. Curtis Company, a nursery that shipped woodland plants, primarily hemlock, to customers by rail. Charles G. Curtis was James C. Curtis's grandson; his father was the lawyer Charles H. Curtis. The nursery, later a garden center, covered a portion of the river flats along Bridge Street behind the Lower Main Street buildings. It closed at the end of the 20th century and now only the small building at 3 Bridge Street survives to represent that historic use. The site of the toll house for the bridge constructed across the Delaware in 1899 is located nearby. The Reliance Hook & Ladder Company built a firehouse at 5 River Road around 1900. It was one of a number of rival volunteer companies that formed in Callicoon at the turn of the 20th century (clearly in response to the devastating 1888 fire). When these companies consolidated later in the 1900s, the small stations were abandoned and put to other uses. The River Road house was converted into a dwelling with the addition of a cross-gable wing and the walling in of the vehicle door. Next door at 9 River Road is the last commercial building in the Lower Main Street row. Owned by the German-born cabinetmaker Otto Bergner, the two-story building contained a furniture store on the first floor and housed the Bergner family upstairs. By 1900 the business was named the Michigan Furniture Store, presumably reflecting the source of mass-produced furniture being sold there, aided by railroad transportation. The store space was expanded so that the family moved into a two-story rear wing that apparently was moved from elsewhere and attached to the existing store. Bergner died in 1921 and his wife in 1936, after which the building was owned by others.

The building now remembered as having been Stark's Saloon (13 Lower Main St.) at the east end of the commercial block was not pictured in an 1892 view of the street, although it does appear in a photograph taken during the 1898 flood.. At that time it was fronted by a two-story portico. The view also shows two buildings to the east; a house next door to Stark's

[10] *The Bankers Magazine*, Vol.9 (1915), 630.

was lost to fire in recent years. It had been the residence of John Kautz, whose feed store was located on the site of Peck's Market (9 Lower Main St.). This enterprise was inherited by his son, Charles P. Kautz, and expanded to include coal and other supplies. (Charles P. Kautz also was the founding president of the First National Bank of Callicoon.) Warehouses and coal elevators on the opposite side of the street were part of the Kautz complex, then known as the Callicoon Coal Company (12-18 Lower Main St.). Kautz's buildings were demolished in the mid 20th century and replaced with a Ford automobile dealership, which is now occupied by Peck's Market. The *Sullivan County Democrat* Building at 5 Lower Main Street was built shortly after the 1898 flood and continues to function for its original purpose, although in its early years, it shared space with Neumann's Meat Market.

Both the Western Hotel and John Wolf Jr.'s store and residence were enlarged with updated design features around the time of the 1888 fire, perhaps influenced by the fashionable new buildings rising on the other side of the tracks. Charles Thorwelle had taken over proprietorship of the hotel from his parents by 1885, and he likely was the one who renovated the aging railroad hotel into a more modern facility with the addition of a stylish mansard roof and crested tower, a two-story piazza across the façade, and the addition of a wing on the rear containing a ballroom and auditorium (22 Upper Main St.). By one account, it was "fitted up with rows of seats, a stage and a retiring room for theatrical people, lecturers, singers and musicians."[11] Under Thorwelle's management, the Western House became one of the most popular entertainment centers in the area. In 1902 the property was sold to Howard Darling, who previously ran the Laurel Lake House, a large summer hotel near Tyler Hill, Pennsylvania. John Wolf Jr. owned the two buildings next door to the hotel (24 & 26 Upper Main St.). A German immigrant, he had been operating a grocery and, apparently, a brewery in one of the buildings since 1855. The so-called Zimmerman Building, with its bracketed cornice and mansard tower, probably replaced whatever building existed previously at 24 Upper Main Street. Historic photographs depict balustrades on the roof and the top of a one-story porch and arched windows across the front façade in a style reflecting European German taste. The existing two-story porch, currently enclosed, was added somewhat later. John Zimmerman, who is associated with the building by 1910, was the proprietor of a livery stable, which may have been on the rear of the property. His parents were German immigrants and he was raised on a farm in nearby Freemont; he had worked there as a teamster.

The Callicoon Hotel, or Stage House (now the site of the Callicoon Firehouse), on the other side of the Western Hotel, was still extant in the post-fire period. It was dwarfed by its neighbor but also acquired a two-story front piazza in the prevailing tourist hotel fashion. The nearby Olympia Hotel (15 Upper Main St.), in an earlier iteration, was enveloped in a three-story wrap-around structure. An early postcard shows a livery stable on the north end of the property. Callicoon was growing and prospering during this rebuilding period as it coincided with the cresting of summer resort development. The expanding local population servicing the hamlet's transportation and trade infrastructure is evidenced in the renovation of the local schoolhouse into a larger, more modern facility in 1908 (48 Upper Main St.).

The growing hamlet stretched out in two directions, with working-class housing concentrated along the railroad on the west side and middle-class residences developed on lots created in a northerly section up the hill and leading up the Callicoon Creek. Much of the growth in the latter case occurred on lands belonging to the Curtis family.

The success of some local merchants is represented in the construction of substantial new residences on the bluff overlooking the valley between 1905 and 1915. First to build was Charles A. Thorwelle, who had sold the Western Hotel in 1902 and become vice president of the First National Bank of Callicoon. He moved with his family from the hotel to a large Shingle Style residence at 12 Highview Avenue that was designed and constructed by William Kohler. Across the street, at 11 Highview Avenue, a Colonial Revival-style house was built for flag stone dealer John Dering (Deering) and his family by Martin Hermann, owner of the Callicoon saw mill and lumber company, who was also a house builder. Dering was killed in a tragic gun accident soon after, and his widow, Cora, and children lived in the house for many years after. Charles B. Starck, son and namesake of the watchmaker and proprietor of Starck's Bazaar, owned the large house next door to the Thorwelles, at the corner of Church Street, now State Rt.97 (4 Highview Ave.). He was employed as a customs house inspector and had returned to Callicoon from living in Jersey City, where he had been boarding with the widow Emily Halladay and her family. He married the widow and brought her daughters, Ida and Elsie Halladay, and her mother, Louise Weil, to Callicoon. After the deaths of their parents, the Halladay sisters took in summer boarders. A large house on the opposite corner (9283 State Rt.97) was built for bank president Charles P. Krautz, and in between the Krautz and Dering properties was a clapboard and shingle house built for Charles Wizemann, who was a sawyer at Martin Hermann's mill. Descendants still living in the house recalled that it was constructed by Hermann and Wizemann together.

[11] Graham, *The Callicoon Historian.*

Callicoon in the mid-20th Century

Although the historic district—especially the commercial properties—has experienced numerous stages of alterations during the 20th century, very few new buildings were built during the period. Two supermarkets and a large drug store were added to Lower Main Street: Peck's Market, a regional grocery chain at 9 Lower Main Street, adapted an earlier Ford car dealership that had replaced the Kautz feed store complex; an A&P grocery store encompassed a small two-story building that had survived the 1888 fire at 43 Lower Main Street, leaving only its gable roof as evidence; and a non-conforming front-gable roof building replaced a late 19th century commercial building lost to a more recent fire. The United National Bank building was constructed in 1966 in a historic style; it occupies the site of a porticoed post office that was replaced by a new one designed in a more modern mode at 13 River Road.

The Callicoon Movie Theater is a modern landmark on Upper Main Street. Fred Starck, who had added the movie theater to the rear of Starck's Bazaar on Lower Main Street, opened the new theater in 1948. A less architecturally distinctive firehouse was built on the site of the Callicoon House hotel much later. The porches on the Olympia Hotel at 15 Upper Main Street were removed and the building renovated and reconditioned with a stucco exterior in the 1930s to update its facilities and appearance. The stucco finish, an incongruous regional expression of the Mission style, was popular modern motif used throughout the Catskills in the 1920s and 1930s. When the Callicoon Methodist Episcopal Church (9290 State Rt.97) was built on the newly platted Church Street in 1871, the Roman Catholic Church of the Holy Cross took over its old building on the east side of the Callicoon Creek. A parish school built of concrete block with a stuccoed Mission style façade was added to Church Street (9284 State Rt.97) in the 1920s. The pre-existing house on the property was enlarged and renovated for a convent for nuns working as teachers in the school (9286 State Rt.97). The school functioned into the 1970s and is now used as a church; the convent now contains apartments.

Capt. John F. Anderson purchased the lot lying between his house at 8 Hospital Road and the Methodist church in 1873. A house was built there around 1910 (9294 State Rt.97), presumably for his son, Frank S. Anderson, who evidently joined his practice and continued it after his death in 1911. Frank S. Anderson married Adelaide H. Schultz in 1891. By 1920 they had separated and Frank had moved to Galveston, Texas, leaving Adelaide in the Callicoon house. In that year her household consisted of her teenage son, Frank W. Anderson, and two boarders, one of them Augustus Mayer, a German-born physician. John F. Anderson's widow, Eunice, was still living in the neighboring home with her unmarried daughter, Anna. By 1932 both properties had been purchased by George R. Mills, a young physician who had grown up in nearby Highland Lake where his family operated a hotel. Mills and his wife, Phyllis, moved into Frank Anderson's house and built a small private hospital on the rear of the lot (8 Hospital Rd.). The older Anderson house was used for medical offices and boarding nurses. George R. Mills was the primary health care provider in Callicoon until his death in 1966. The hospital continued to function until 1970, when the Grover M. Hermann Hospital opened east of the hamlet on State Rt.97 in 1970.

9. Major Bibliographical References

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

Atlas of Sullivan County, New York. n.p.: F.W. Beers, 1875.

Bernstein, Richard, et al. "Historic and Architectural Inventory of the Upper Delaware Scenic and Recreational River, New York and Pennsylvania," 1991. Town of Delaware section on file with Town Historian, Town Hall, Hortonville, NY 12745.

Callicoon on the Delaware, History & Walking Tour. np: Callicoon Business Association, ca. 2010.

Child, Hamilton. *Gazetteer and Business Directory of Sullivan County, New York*. n.p:1872.

Graham, J. *The Callicoon Historian*. n.p: 1892.

Map of Sullivan County, New York. C. Gates & Son, 1857.

Quinlan, James E. *History of Sullivan County*. n.p: 1873.

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 # _____

Primary location of additional data:

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

10. Geographical Data

Acreage of Property 26.5 acres
(Do not include previously listed resource acreage)

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

	Zone	Easting	Northing
1	18	495054	4624089
2	18	495363	4624051
3	18	495445	4624036
4	18	495468	4624018
5	18	495464	4623845
6	18	495473	4623706
7	18	495472	4623678
8	18	495353	4623655
9	18	495222	4623655
10	18	494951	4623732
11	18	494918	4623764
12	18	495023	4624026

Verbal Boundary Description (describe the boundaries of the property)

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

Boundary Justification (explain why the boundaries were selected)

The boundary was drawn to encompass the commercial and civic core of the historic hamlet of Callicoon.

11. Form Prepared By

name/title Neil Larson

organization Larson Fisher Associates date 1 January 2016

street & number P.O. Box 1394 telephone 845-679-5054

city or town Woodstock state NY zip code 12498

e-mail Nlarson@hvc.rr.com

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.

Name of Property: Callicoon Downtown Historic District

City or Vicinity: Callicoon

County: Sullivan **State:** New York

Photographer: Neil Larson

Date Photographed: 11/2015

Description of Photograph(s) and number:

1 of 26: View of Lower Main St. from southeast showing railroad-related buildings and structures on right. The Sullivan County Democrat Building (#5), shown with Peck's Market (#9) on the left, anchors the east end of the historic district.

2 of 26: View of north side of Lower Main St. east of railroad crossing with the Delaware Hose Co. #2 on left.

3 of 26: View of railroad-related buildings from northwest with Delaware Hose Co. #2 building on right.

4 of 26: View of south side of Lower Main St. showing, right to left, Stark's Saloon (#13), Peck's Market (#9) and Sullivan County Democrat Building (#5).

5 of 26: View of south side of Lower Main St. with, left to right, Percival Plumbing Building (#19), Layton Building (#21) and Hermann Building (#23).

6 of 26: View of south side of Lower Main St. with, left to right, Metzger Building (#25), Orth Building (#27), Stark's Bazaar (#31) and Bennett's Drug Store (#33).

7 of 26: View of south side of Lower Main St. with, left to right, Eickhoff Building (#35), Delaware House (#37), Knapp Brothers Bank (#41), A&P Supermarket Building (#43) and First National Bank of Callicoon Building (#45).

8 of 26: View of south side of Lower Main St. east of Bridge St. with, right to left, First National Bank of Callicoon (#45), A&P Supermarket Building (#43) and Knapp Brothers Bank (#41).

9 of 26: View of east side of Bridge St. from southeast with, left to right, rear view of First National Bank of Callicoon Building (Western Sullivan Public Library) showing recent addition and Curtis Nursery Office (#3).

10 of 26: View of south side of River Rd. west of Bridge St. with National Bank of Delaware County (#3) on left.

11 of 26: View of south side of River Rd. from northeast with, left to right, Reliance Hook & Ladder Co. Building (#5), Bergner furniture store (#9), and U.S. Post Office (#13)

12 of 26: View of Upper Main St. with, right to left, Western Hotel (#22), Zimmerman Building (#24), Dussendorf Bakery (#26), Curtis Building/Globe Hotel (#28) and Callicoon Movie Theater (#30). A corner of the railroad station is visible at far left.

13 of 26: View of Upper Main St. side of railroad depot from northwest.

14 of 26: View of north side of Upper Main St. from southwest with, left to right, Callicoon Movie Theater (#30), Curtis Building/Globe Hotel (#28), Dussendorf Bakery (#26) and Wolf-Zimmerman Building (#24). The Olympia Hotel (#15) is visible at far right.

15 of 26: View of north side of Upper Main St. from southeast with, right to left, Neumann Building (#44) and Callicoon School (#48)

16 of 26: View of Upper Main St. from west with store block (#41 & #43) on right and funeral home (#34) on left.

17 of 26: View of east end of Upper Main St. as it turns uphill with renovated fire house (#16) on left and rehabilitated Olympia Hotel (#15) and Tate House (#9) on right.

18 of 26: View of intersection of Rt.97 and Hospital Rd. from southwest with, left to right, Calkins House (13 Hospital Rd.), Mills Hospital (#8) and Capt. John Anderson House (#8).

19 of 26: View of north side of Rt.97 from southwest with, left to right, Anderson-Mills House (#9294) and Callicoon Methodist Episcopal Church (#9290).

20 of 26: View of north side of Rt.97 from southeast with, left to right, Callicoon Methodist Episcopal Church (#9290), ME church parsonage (#9288) and R.C. Church of the Holy Cross Convent (#9286)

21 of 26: View of north side of Rt.97 from southwest with, left to right, R.C. Church of the Holy Cross Parish School (#9284) and two associated dwellings (#9280 & #9278).

22 of 26: View of James C. Curtis House (9275 Rt.97) on left and dwellings (#9280 & #9278).and R.C. Church of the Holy Cross Parish School (#9284) on right

23 of 26: View of Wynand & Turk houses, 21 & 31 Mitchell Ave., left to right.

24 of 26: View of west side of Highview Ave. from northeast with, right to left, the Starck-Halliday House (#4) and the Charles A, Thorwelle House (#12).

25 of 26: View of Thorwelle House, 12 Highview Ave.

26 of 26: View on east side of Highview Ave. with, right to left, Dering House (#11), Wizemann House (#7) and Kantz House (9283 S.R.97).

Property Owner:

(complete this item at the request of the SHPO or FPO)

name

street & number telephone

city or town state zip code

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

List of Properties contained in the Callicoon Historic District

List derived from Sullivan County Real Property Assessment Rolls

Status abbreviations: CB/NCB=contributing building/non-contributing building, COB/NCOB=contributing outbuilding/non-contributing outbuilding, CSt/NCSt=contributing structure/non-contributing structure, CSi/NCSi=contributing site/non-contributing site

Parcel Number	St. No.	Street Name	Area (acres)	Property Name (based in --1858 & 1875 maps)	Description	Est. Year Built	Style	Outbuildings	Status
14.-5-56.1	3	Bridge St	0.13	Curtis Nursery Office	2 sty wood frame comm bldg, parged fdn, flat roof, wood clap siding, modillioned cornice, entrances on W & S sides, window sash replaced (Lester Quick, bldr)	1913	Italianate	None	CB
14.-5-38	4	Highview Ave	0.34	Starck - Halliday House	2 sty wood frame single dwelling, rock-faced conc blk fdn, gable roof w/ front cross-gable pavilion, vinyl clap added, cent ent, full piazza wraps on N side, rock-faced conc blk base, corner piers & columns, window sash replaced	ca. 1910	Queen Anne	1 sty wood frame barn, gable roof, 1 veh bay, OHD	CB COB
14.-5-40	7	Highview Ave	0.17	Wizemann House	2 sty wood frame single dwelling, stone fdn, gable roof w/ cent gable wall dormer& rear ell, asph sh added, wood sh in gables, offset ent, full piazza w/ column posts, turned balustrade & pediment at ent, window sash replaced (Martin Hermann & Chas. Wizemann, bldrs)	ca. 1915	Queen Anne	1 sty wood frame garage, hipped roof, 1 veh bay	CB COB
14.-5-41	11	Highview Ave	0.22	Dering House	2 sty wood frame single dwelling, front gable roof, cross-gable pav & dormer on sides, vinyl clap added, offset ent on full piazza, wraps on both sides, Classical cornices w/ returns, arched windows in gables (Martin Hermann, bldr)	ca. 1905	Colonial Revival	1 sty wood frame garage, front gable roof, 1 veh bay, OHD	CB COB

Parcel Number	St. No.	Street Name	Area (acres)	Property Name (based in --1858 & 1875 maps)	Description	Est. Year Built	Style	Outbuildings	Status
14.-5-37	12	Highview Ave	0.38	Thorwelle House	2 sty wood frame single dwelling, stone fdn, gambrel, gable & pent roofs, wood shingle siding, stone porch tucked under front gambrel ent NE cor, dormers (William Kohler, arch't/bldr)	ca. 1902	Shingle Style	1 sty conc blk garage, front gable roof, 1 veh bay, OHD	CB COB
15.-2-1	8	Hospital Rd	0.30	Anderson House Mill's Hospital	2 sty wood frame single dwelling converted to medical facility, stone fdn, cross gable roof, wood shingle siding added, entrance centered on porch on front of wing	ca. 1872 1932	Classical Revival	2 sty wood fr med fac, conc fdn, gable roof, wood sh, cent ent N side, wings on ends, ca. 1932	CB CB
15.-1-3	13	Hospital Rd	0.37	Calkins House	1.5 sty wood plank single dwelling, stone fdn, gable roof, wood clap, 3 bay façade, offset ent, saltbox, 1 sty wing E end, front piazza wraps on W end	ca. 1840	Greek Revival	Sheds	CB
14.-5-71.1	5	Lower Main St	0.28	Sullivan County Democrat Building	2 sty wood frame comm bldg, stone fdn, pitched roof, 1 sty wing E side, vinyl novelty siding added, storefront altered, window sash replaced	ca. 1900	Italianate	2 sty wood frame ice house/bs shop ca. 1900	CB CB
14.-5-69	9	Lower Main St	1.20	Peck's Market	1 sty masonry comm bldg, arched roof, conc blk const, stone veneer & mansard added to front, parapet, wings added	ca. 1950	None	None	CB
14.-5-68.4	11	Lower Main St	0.54	Peck's Market parking lot	Asphalt-paved parking area	n/a	None	None	
14.-5-44.6	12	Lower Main St	0.01	Callicoon Coal Co. Scale House	1 sty wood frame comm bldg, conc fdn, gable roof, asb-cem sh, roof overhangs scale in front, off ent & loading dock	1928	None	None	CB
14.-5-68.1	13	Lower Main St	0.07	Stark's Saloon	2 sty wood fr mixed use bldg, parged fdn, front gable roof, vinyl clap, storefront altered, shed roof porch braced, fan pattern in pediment, window sash replaced	ca. 1893	Classical Revival	None	CB

Parcel Number	St. No.	Street Name	Area (acres)	Property Name (based in --1858 & 1875 maps)	Description	Est. Year Built	Style	Outbuildings	Status
14.-5-44.5	18	Lower Main St	0.02	Callicoon Coal Co. silos & warehouse	2 multi-sty conc silos, metal roof, wood fr penthouse	1928	None	1.5 sty wood fr warehse, conc fdn, gable roof, wood bd & bat, ents both sides	CSt CB
14.-5-66	19	Lower Main St	0.13	Percival Plumbing Building	2 sty wood fr mixed use bldg, stone fdn, pitched roof, wood clap, storefront altered, shed roof braced, bracketed cornice w/ paneled frieze, window sash replaced, shed additions on rear	ca. 1880	Italianate	1.5 sty wood frame dom barn, stone fdn, gable roof, wood clap & wood bd siding, 2 veh ents N side	CB CB
14.-5-65.1	21	Lower Main St	0.28	Layton Building	2 sty wood fr mixed use bldg, stone fdn, front gable roof, vinyl clap, storefront altered, blt out under added 2 sty porch, parapet w/ bracketed cornice & paneled frieze, window sash replaced, shed additions on rear	ca. 1880	Italianate	None	CB
14.-5-44.4	22	Lower Main St	0.08	Railroad Warehouse	2 sty wood frame warehouse, conc fdn, gable roof, grooved plywood siding, doors on ends, windows replaced	ca. 1900	None	None	CB
14.-5-64.1	23	Lower Main St	0.16	Hermann Building	2 sty wood fr mixed use bldg, stone fdn, pitched roof, brick pattern asphalt sheet siding, storefront altered, sign panel sided w/ wood shingles,, bracketed cornice w/ pnld frieze	ca. 1888	Italianate	None	CB
14.-5-63.1	25	Lower Main St	0.27	Metzger Building	2 sty wood fr mixed use bldg, stone fdn, pitched roof, wood clap on front, storefront altered, stone piers at cors, bracketed cornice w/ paneled frieze, vinyl clap & asphalt siding on sides, window sash replaced	ca. 1888	Italianate	none	CB
14.-5-62.1	27	Lower Main St	0.20	Orth Building	2 sty wood fr mixed use bldg, stone fdn, pitched roof, wood clap, storefront added, bracketed cornice w/ paneled frieze, asphalt siding on W side, window sash replaced	ca. 1888	Italianate	1.5 sty wood fr dom barn (now dwelling), stone fdn, front gable roof, wood clap, windows added	CB CB

Parcel Number	St. No.	Street Name	Area (acres)	Property Name (based in --1858 & 1875 maps)	Description	Est. Year Built	Style	Outbuildings	Status
14.-5-61.1	31	Lower Main St	0.15	Stark's Bazaar	2 sty wood fr mixed use bldg, stone fdn, pitched roof, wood clap, storefront altered, bracketed cornice w/ paneled frieze, vinyl clap on sides, window sash replaced, 1 sty movie theater addition on rear	ca. 1888 ca. 1920	Italianate	None	CB
14.-5-44.3	32	Lower Main St	0.04	Railroad Warehouse	2 sty wood fr warehouse, stone fdn, gable roof, metal bd & bat siding, doors & windows added	ca. 1900	None	None	CB
14.-5-60.1	33	Lower Main St	0.22	Bennett's Drug Store	1.5 sty wood fr comm bldg, stone fdn (from earlier bldg), front gable roof, brick veneer & diagonal bd siding on front, cent ent, vinyl clap & novelty on sides,	ca. 1960	None	1.5 sty wood fr dom barn (now dwelling), stone fdn, front gable roof, wood nov, windows added	CB CB
14.-5-59.1	35	Lower Main St	0.24	Eickhoff & Wenzel's Store	2 sty wood fr mixed use bldg, stone fdn, pitched roof, wood clap, 2 storefronts intact, blt out under 2nd sty porch, turned posts & geo balustrade, parapet w/ wood clap, bracketed cornice & arcaded frieze, window sash replaced, vinyl clap E side	ca. 1888	Italianate	1 sty conc blk garage front gable roof, 2 veh doors infilled w/storefrnt	CB COB
14.-5-44.2	36	Lower Main St	0.01	Delaware Hose Co. #2	2 sty wood frame firehouse (now comm bldg), parged fdn, hipped roof, grooved plywood siding, veh doors replaced w/ storefront, window sash replaced	ca. 1910	None	None	CB
14.-5-58.1	37	Lower Main St	0.37	Delaware House	3 sty wood fr mixed use bldg, stone fdn, pitched roof, wood clap, 1st sty storefronts altered & façade parged, tucked under 2nd sty porch, turned posts, geo balustrade & spindle frieze, porch mounted on added 1st sty steel pipe braces, bracketed cornice & paneled frieze, window sash replaced, vinyl clap sides, 1 sty conc blk addn in SW corner	ca. 1888	Italianate	None	CB
14.-5-44.7	38	Lower Main St	0.50	Municipal parking lot	Unpaved prkg area in RR ROW	n/a	None	None	

Parcel Number	St. No.	Street Name	Area (acres)	Property Name (based in --1858 & 1875 maps)	Description	Est. Year Built	Style	Outbuildings	Status
14.-5-57	41	Lower Main St	0.14	Knapp Brothers Bank	2 sty brick masonry comm bldg, stone fdn, pitched roof, brick façade w/ stone window trim & panels, storefront altered & blt out under added brick porch, parapet w/ brick cornice & paneled frieze, window sash replaced	1906	Classical Revival	None	CB
14.-5-55	43	Lower Main St	0.22	A & P Grocery Store	2 sty wood fr comm. bldg, arched roof, altered storefront w/ brick veneer & mansard, vinyl novelty added on sides; contains earlier 2 sty front-gable bldg on E side, addition on rear	ca. 1880 ca. 1925	Mansard	None	CB
14.-5-54	45	Lower Main St	0.15	First National Bank of Callicoon Western Sullivan Public Library	2 sty brick masonry comm bldg, parged fdn, pitched roof, ashlar stone façade w/ pedimented central entrance flanked by columns, pressed sheet metal bracketed cornices above 1st & 2nd stys, parapet w/ date panel; rear addn for elevator (William Kohler, arch't)	1913 1970 2013	Classical Revival	None	CB (NR)
14.-5-30	12	Mitchell Ave	0.17	Mitchell-Pelton House	2 sty wood fr 2 fam dwelling (now multiple), stone fdn, gable roof, saltbox, vinyl novelty added, 4 bay front façade, cent pair ent & gable wall dormer w/ verge board, piazza w/ posts & balustrade replaced (Elias Mitchell, bldr)	ca. 1865	Italianate	None	CB
14.-5-34	21	Mitchell Ave	0.32	Winand House	2 sty wood fr single dwelling, stone fdn, gable roof, wood clap, 3 bay front façade, cent ent, enclosed porch, rear wing (Elias Mitchell, bldr)	ca. 1865	19th C rural dwelling	None	CB
14.-5-36	25	Mitchell Ave	0.14	Unnamed house	1.5 sty wood fr single dwelling, conc blk fdn, gable roof, wood sh, front façade tucked under roof (encl), cent gable dormer	ca. 1910	Craftsman Bungalow	None	CB

Parcel Number	St. No.	Street Name	Area (acres)	Property Name (based in --1858 & 1875 maps)	Description	Est. Year Built	Style	Outbuildings	Status
14.-5-35	31	Mitchell Ave	0.14	Turk House "Left Over Lumber House"	2 sty wood fr single dwelling, stone fdn, front gable roof, vinyl clap, 2 sty porch on front façade window sash replaced	ca. 1870	19th C rural dwelling	None	CB
14.-5-52	3	River Rd	0.50	United National Bank in Callicoon National Bank of Delaware County	1 sty wood fr comm. bldg, conc fdn, gable roof, 7 bay fac divided by pilasters, tall frieze, 1 sty wings w/ brick veneer, comp clap	1967	Greek Revival	None	CB
14.-5-50	5	River Rd	0.36	Reliance Hook & Ladder Co.	2 sty wood fr firehouse (now single dwelling), stone fdn, front gable roof, vinyl clap added, 2 sty cross wing added, veh door replaced w/ window, piazza on wing wraps on E end, window sash replaced	1900	Classical Revival	1 sty wood fr garage, front gable roof, 1 veh door	CB COB
14.-5-49	9	River Rd	1.45	Otto Bergner's House & Store Michigan Furniture Store	3 sty wood fr mixed use bldg (now single dwelling), parged fdn, front gable roof, wood clap,, storefront altered, tucked under rebuilt 2 sty porch, 1 sty porch on E side, scroll-sawn braces, 2 sty flat roof addition moved to rear,	ca.1880	Italianate	none	CB
14.-5-48	13	River Rd	0.99	U.S. Post Office	1 sty masonry post office bldg, gable roof, buff brick veneer, glazed entry, rear service wing	ca.1965	Modern	None	CB
14.-5-43.1	9275	S.R. 97	2.37	James C. Curtis House	2 sty wood frame single dwelling, stone fdn, hipped roof, vinyl clap added, 3 bay façade, offset ent, front piazza, 2 sty hipped-roof wings added to both sides, wing on N side contains current primary ent, eaves decorated with dentil bands	1851, 1869, 1920	Italianate	Large 1 sty wood fr dom barn converted to garage, gable roof, multiple veh bays	CB COB
15.-2-9	9278	S.R. 97	0.27	Unnamed dwelling	2 sty wood fr single dw, stone fdn, gable roof w/ cent wall dormers front & rear, wood clap, piazza & window sash replaced	ca.1890	Italianate	None	CB

Parcel Number	St. No.	Street Name	Area (acres)	Property Name (based in --1858 & 1875 maps)	Description	Est. Year Built	Style	Outbuildings	Status
15.-2-8	9280	S.R. 97	0.15	Unnamed dwelling	2 sty wood fr single dwelling, parged fdn, front gable roof, wood clap, 3 bay front façade, offset ent, piazza altered	ca. 1890	Classical Revival	None	CB
15.-2-7.1	9284	S.R. 97	0.20	Church of the Holy Cross Parish School	1 sty concrete masonry school bldg (now a church), conc fdn, arched roof, conc blk exterior. front façade has shaped parapet, windows along sides, sash replaced	ca. 1920	None	---	CB
14.-5-42	9279	S.R. 97	0.28	Charles G. Curtis House	2 sty wood fr single dwelling, conc fdn, gable roof, wood sh siding, 3 bay façade, cent ent, shed dormers front & rear	c. 1920	Cape Cod	None	CB
14.-5-39	9283	S.R. 97	0.34	Kautz House	2 sty wood fr single dwelling, parged fdn, front gable roof, metal clap & wood sh siding, 2 bay façade, front piazza wraps on W side, cross gable bays on sides	ca. 1900	Queen Anne	1 sty wood fr dom barn converted to garage, front gable roof, 1 veh bay, ice house on side	CB COB
15.-2-7.2	9286	S.R. 97	0.22	Church of the Holy Cross Convent	2 sty wood fr religious residence (now multiple family), stone fdn, gable roof, wood clap & sh siding, façade has 2 sty bay window W end, octagonal tower added E end, entrance tucked under sleeping porch & tower (added), additions on rear.	ca. 1890 ca. 1920	Queen Anne	None	CB
15.-2-6	9288	S.R. 97	0.25	Methodist Parsonage	2 sty wood fr religious residence, stone fdn, gable roof, asb-cem sh added, 3 bay façade, cent ent & gable wall dormer, piazza altered, pedimented headers over windows, addition on rear	1889	Italianate	1.5 sty wood fr dom barn, gable roof, veh ent on front w/ OHD	CB (NR) CB (NR)
14.-5-33	9291	S.R. 97	0.20	Unnamed dwelling	1 sty wood fr single dwelling, conc fdn, gable roof, vinyl clap added, 3 bay façade, offset ent in cross-gable pavilion, wing on E end	ca. 1950	Cape Cod	1 sty wood fr garage, hipped roof, 1 veh ent on front	CB COB
14.-5-29	*9293*	S.R. 97	0.16	Vacant lot	Unpaved informal parking area	N/A	N/A	None	

Parcel Number	St. No.	Street Name	Area (acres)	Property Name (based in --1858 & 1875 maps)	Description	Est. Year Built	Style	Outbuildings	Status
15.-2-5	9290	S.R. 97	0.50	Callicoon Methodist Episcopal Church	1 sty wood fr religious bldg, stone fdn, front gable roof, vinyl clap added, cent engaged tower w/ arched ent, small rose window, belfty & short steeple, square-headed windows on sides; 2 sty rear wing added 1916 contains community room (Edgar G. DeForest, arch't)	1871 1916	Romanesque	None	CB (NR)
15.-2-4	9294	S.R. 97	0.44	Anderson-Mills House	2 sty wood fr single dwelling, stone fdn, front gable roof, wood clap & sh siding, 3 bay façade, offset ent in gable pavilion, piazza enclosed, cross-gable bays on sides	ca. 1910	Queen Anne	1.5 sty wood fr dom barn, stone fdn, gable roof w/ cent gable wall dormer, 2 veh ent, OHD	CB CB
15.-1-2	3	Seminary Rd		Traynor House	1.5 sty wood fr single dwelling, stone fdn, gable roof, wood clap siding, 3-sty wing w/ ent added to N end	ca. 1870	19th C rural dwelling	1 sty wood fr garage	CB COB
14.-5-31	9	Upper Main St	0.14	Hungerford-Tate House	2 sty wood fr single dwelling brick bsmt exposed on SW corner, gable roof, wood clap, 3 bay façade, cent ent, elevated piazza, wing added N end	ca. 1855	19th C rural dwelling	None	CB
14.-5-32	15	Upper Main St	0.17	Olympia Hotel	2 sty wood fr hotel, brick bsmt exposed on SW corner, hipped roof, comp clap siding, multi ents & windows (replaced)	ca. 1880 ca. 1930 2015	Mission	2 sty wood fr annex, gable roof, multi-bay, ent in gable vestibule	CB CB
14.-5-28	16	Upper Main St	0.12	Fire house	2 sty wood frame fire house (now comm.), conc pad, front gable roof, vinyl clap siding, vehicle doors replaced for comm. use	ca. 1960	None	1 sty wood frame garage, front gable roof, vinyl clap siding, 1 veh ent, OHD	CB COB

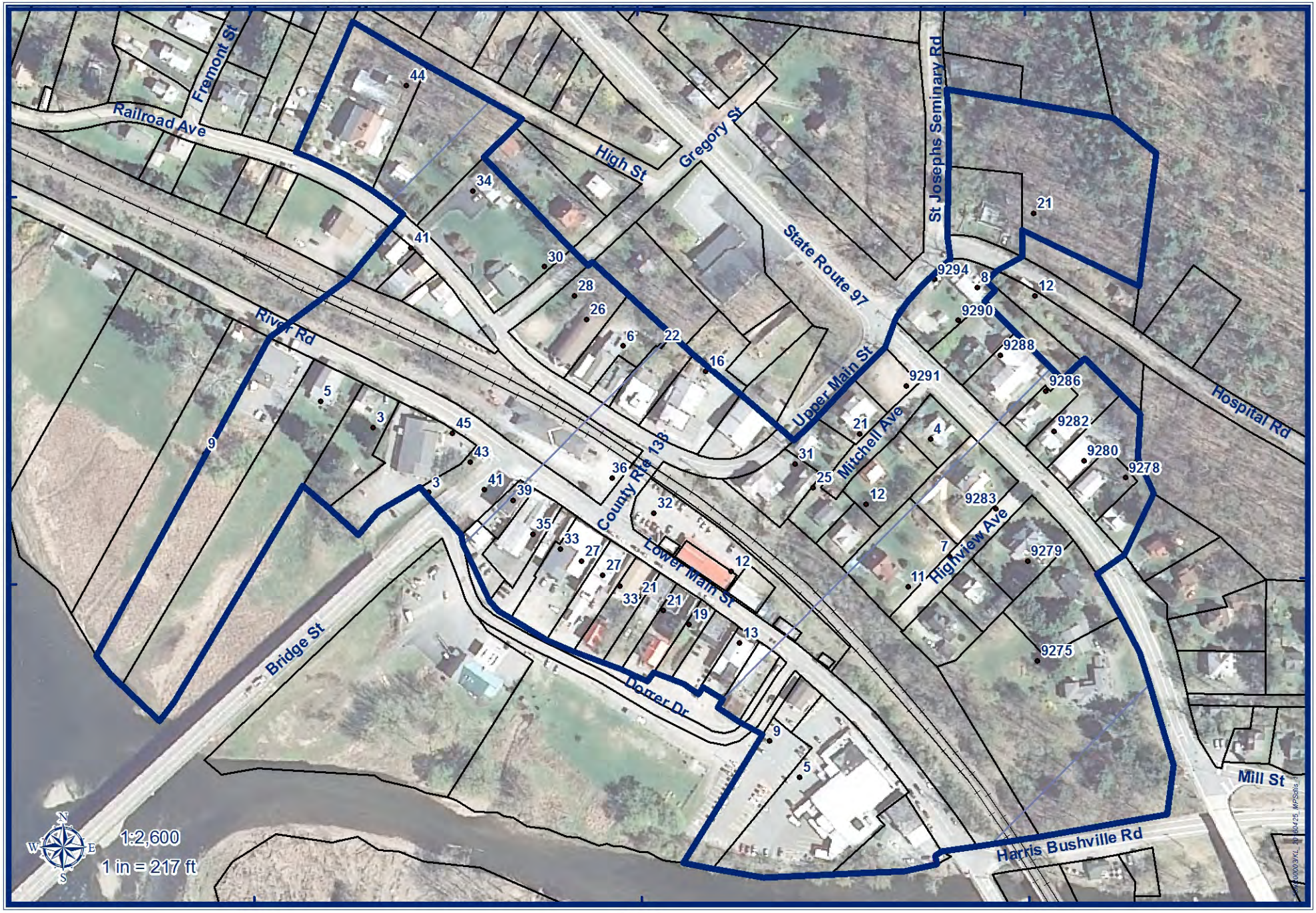
Parcel Number	St. No.	Street Name	Area (acres)	Property Name (based in --1858 & 1875 maps)	Description	Est. Year Built	Style	Outbuildings	Status
14.-5-27.1	22	Upper Main St	0.27	Western Hotel	3 sty wood fr mixed use bldg, stone fdn, mansard roof w/ wood shingles, wood clap, bracketed cornice, 2 sty wing w/ Harmonie Hall added on rear ca. 1885, 2 level front porch altered to Mt Vernon portico ca. 1960, ent & windows altered, mid 20th C, elevated wing added to E side	1852 ca.1885 ca. 1960	Second Empire	None	CB
14.-5-26.1	24	Upper Main St	0.21	Wolf-Zimmerman Building	2 sty wood fr mixed use bldg, stone fdn, flat roof, vinyl clap added on front, brick pattern asphalt sheets on sides, bracketed cornice & paneled frieze, 2 sty porch w/ bracketed cornice & paneled frieze on both levels added, porches enclosed, mansard tower centered in front of roof	ca. 1880	Second Empire	1.5 sty wood fr dom barn, front gable roof, wood siding, veh ent, OHD	CB COB
14.-5-44.1	*25*	Upper Main St	5.00	Erie Railroad Depot & RR ROW	1 sty wood fr RR depot (now RR maintenance facility) blt 1898, stone fdn, hipped roof, wood clap & sh siding, multiple freight & passenger doors, windows intact, telegraph office added to W end in 1926	1848 1898 1926	Shingle Style	RR ROW & operating tracks E & W of crossing, opened in 1848	CB CSt
14.-5-25	26	Upper Main St	0.10	Wolf Building	1.5 sty wood fr mixed use bldg, front gable roof, wood bd & bat siding added, wings added to W side & rear, 1 sty storefront built out in front, deck w/ railing on top	ca. 1870	Gothic Revival	None	CB
14.-5-24	28	Upper Main St	0.18	Curtis Building Globe Hotel	2 sty wood fr mixed use bldg, stone fdn, front gable roof, Classical cornice w/ returns, 2 sty flat roof wing added W side, brick pattern asphalt sheet siding added, 2 storefronts altered, ents & windows altered, rear wing	1869 ca. 1915	Classical Revival	None	CB

Parcel Number	St. No.	Street Name	Area (acres)	Property Name (based in --1858 & 1875 maps)	Description	Est. Year Built	Style	Outbuildings	Status
14.-5-23	30	Upper Main St	0.38	Callicoon Movie Theater	1 sty Quonset hut auditorium, asphalt sh siding, 2 sty masonry front section, flat roof, stucco ext w/ irregular planes, incised decoration, ent recessed under marquee	1948	Art Deco	None	CB
14.-4-9.2	34	Upper Main St	0.76	Stewart – Murphy Funeral Home	2 sty wood fr single dwelling (now funeral home), conc fdn, false gambrel roof & shed dormers, wood clap siding, 4 bay façade, offset ent, 1 sty garage attached W end	ca. 1920	Dutch Colonial Revival	1 sty wood fr garage, 2 front gable roofs, 4 veh ents, OHDs, attached 1 sty shed	CB COB
14.-5-20.2	37	Upper Main St	0.15	Becker Florist Annex	Associated w/ 41 Upper Main St, stone fdn of bldg destroyed by fire ca. 2010, new bldg under construction	1880 2015	N/A	greenhouse	CSite
14.-5-20.1	41	Upper Main St	0.11	Callicoon Echo Building I Becker Florist Building	Two of four attached buildings once associated w/ Callicoon Echo newspaper, each a 2 sty wood fr mixed use bldg, stone bsmt exposed at grade in rear, pitched roof, vinyl clap added, storefront altered, porch & braced pent roof on front, bracketed cornice w/ paneled frieze, window sash replaced	1880	Italianate	1 sty greenhouse, metal frame covered w/ plastic sheeting	CB CB
14.-5-19	43	Upper Main St	0.13	Callicoon Echo Building II	Two of four attached buildings once associated w/ Callicoon Echo newspaper, each a 2 sty wood fr mixed use bldg, stone bsmt exposed at grade in rear, pitched roof, vinyl clap added, storefront altered, porch & braced pent roof on front, bracketed cornice w/ paneled frieze, window sash replaced	ca. 1870	Classical Revival	None	CB CB

Parcel Number	St. No.	Street Name	Area (acres)	Property Name (based in --1858 & 1875 maps)	Description	Est. Year Built	Style	Outbuildings	Status
14.-4-7	44	Upper Main St	0.91	Neumann Building	2 sty wood fr mixed use bldg, stone bsmt exposed at grade in front, pitched roof, asb-cem sh added, store in bsmt, 2 sty porch w/turned posts & scroll-sawn braces, bracketed cornice, window sash replaced	ca. 1890	Italianate	1 sty wood fr dom barn, alt for annex, gable roof, asb-cem sh	CB COB
14.-4-6.1	48	Upper Main St	0.89	Callicoon School (Martin Hermann bldr)	2 sty wood fr educational bldg (now multipal res), stone fdn, wood clap & sh siding, clipped front gable roof, appears to encompass orig school, remnant of bell tower in roof, multiple bays on façade, center ent, windows alt on sides, 1 sty wood fr annex w/ gable roof attached to rear by hyphen	ca. 1850 1908	None	None	CB

Callicoon Downtown Historic District

Town of Delaware, Sullivan Co., NY



495000 495200 495400

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

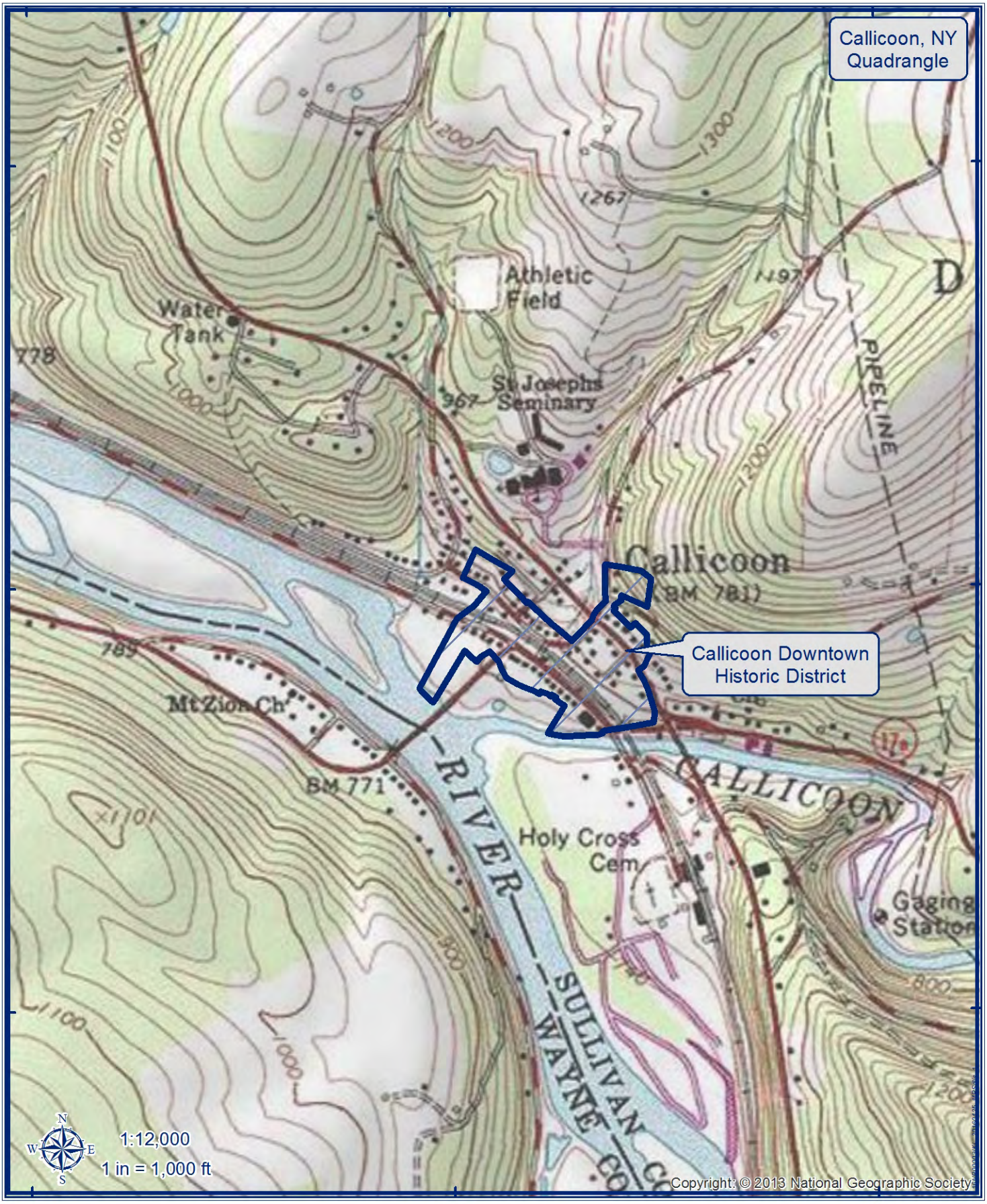
0 90 180 360 Feet

Downtown HD

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation and Historic Preservation

Callicoon Downtown Historic District

Town of Delaware,
Sullivan County, New York



4625000
4624000
4623000
494000
495000
496000

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

0 312.5 625 1,250 Feet

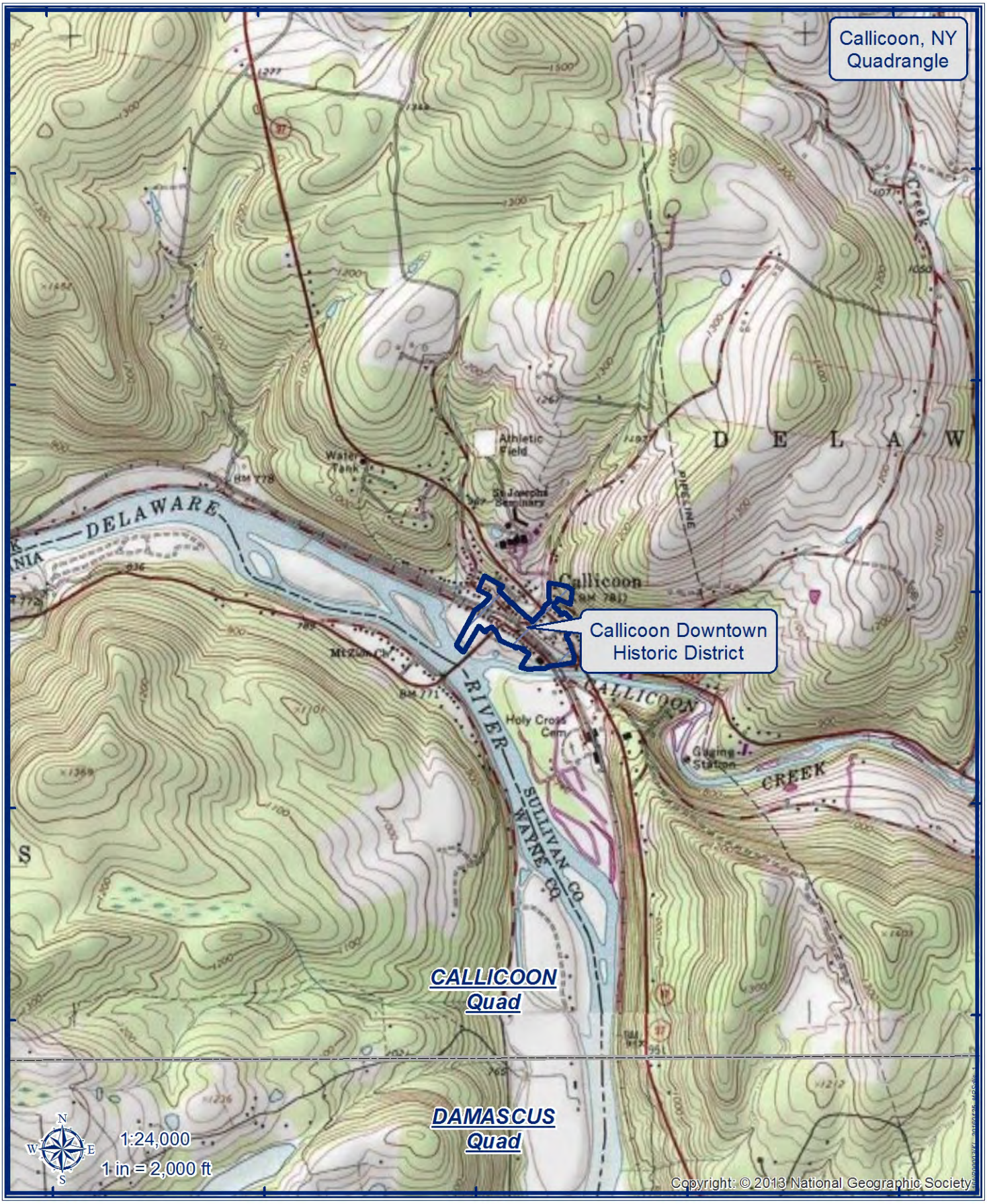
Downtown HD

NEW YORK STATE OF OPPORTUNITY.

Parks, Recreation and Historic Preservation

Callicoon Downtown Historic District

Town of Delaware,
Sullivan County, New York



4626000
4625000
4624000
4623000
4622000

493000 494000 495000 496000 497000

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

0 625 1,250 2,500 Feet

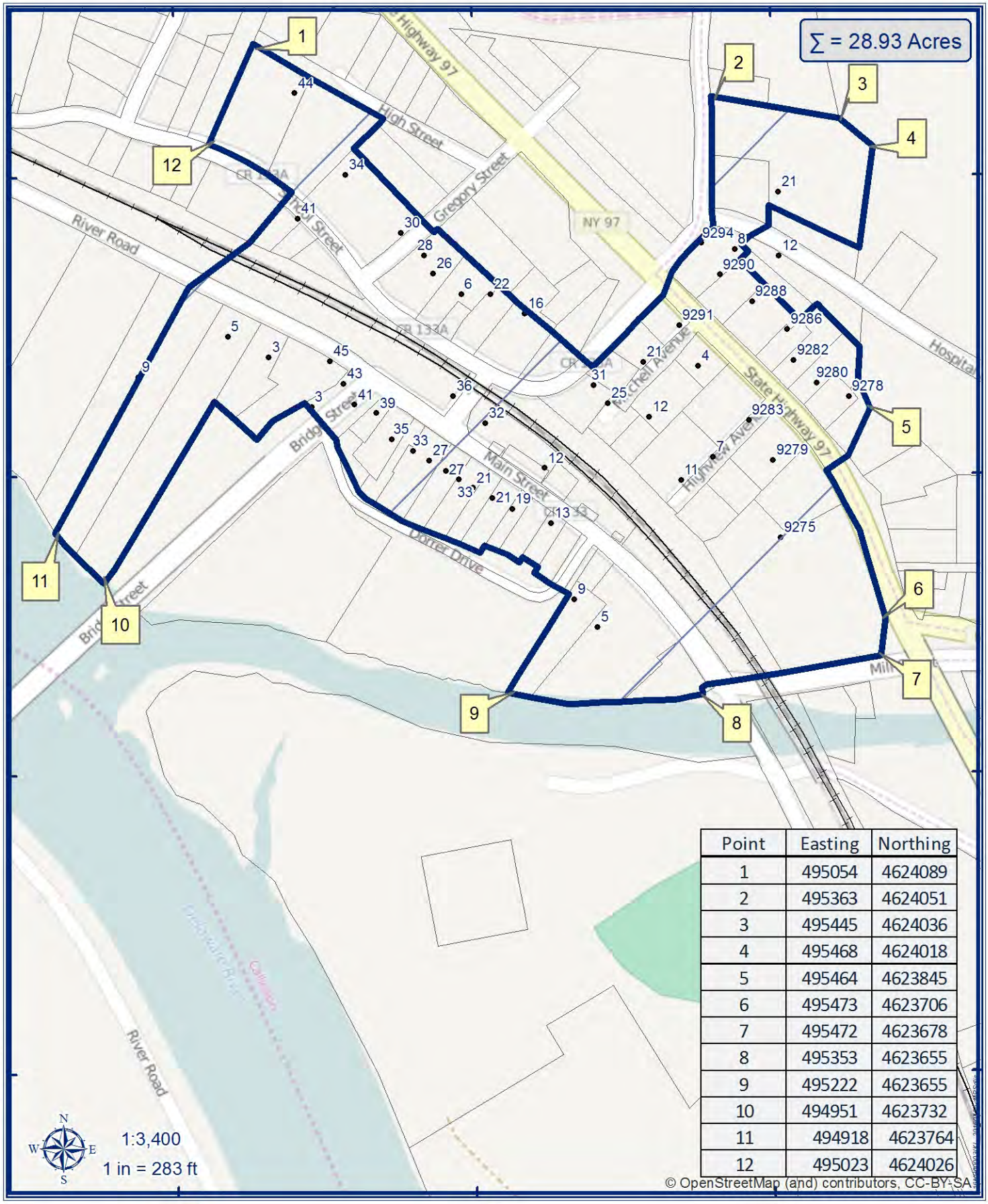
Downtown HD

NEW YORK STATE OF OPPORTUNITY.

Parks, Recreation and Historic Preservation

Callicoon Downtown Historic District

Town of Delaware,
Sullivan County, New York



Point	Easting	Northing
1	495054	4624089
2	495363	4624051
3	495445	4624036
4	495468	4624018
5	495464	4623845
6	495473	4623706
7	495472	4623678
8	495353	4623655
9	495222	4623655
10	494951	4623732
11	494918	4623764
12	495023	4624026

© OpenStreetMap (and) contributors, CC-BY-SA

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

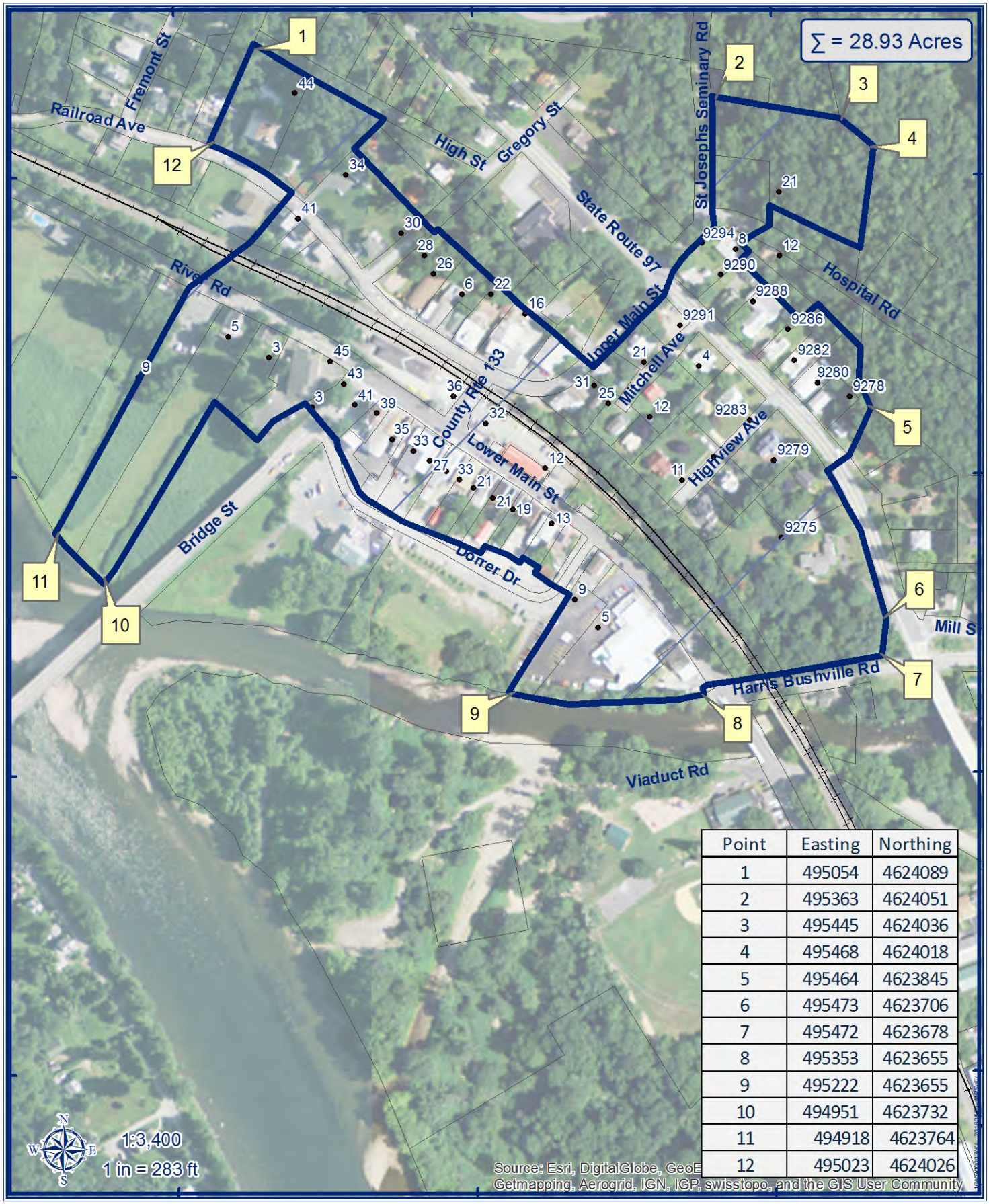
Feet
0 87.5 175 350

Downtown HD

NEW YORK STATE OF OPPORTUNITY.
Parks, Recreation and Historic Preservation

Callicoon Downtown Historic District

Town of Delaware,
Sullivan County, New York



Point	Easting	Northing
1	495054	4624089
2	495363	4624051
3	495445	4624036
4	495468	4624018
5	495464	4623845
6	495473	4623706
7	495472	4623678
8	495353	4623655
9	495222	4623655
10	494951	4623732
11	494918	4623764
12	495023	4624026

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

Feet
0 87.5 175 350

Downtown HD

NEW YORK STATE OF OPPORTUNITY.
Parks, Recreation and Historic Preservation

133

Callicoon
Real Estate LLC
(845) 887-4400 WWW.CALLICOON.COM
36

Callicoon Real Estate, LLC

PECK'S
MARKET

MATTHEW'S
ON MAIN
MATTHEW'S
ON MAIN
REAL ESTATE

CALLICOON WINE MERCHANT
PIZZA

THRIFT SHOP

RESTAURANT
CALLICOON FLEA MARKET
Callicoon FLEA MARKET
AUCTION TODAY
OPEN
LIBRARY

STOP

ATM
In Bank
Lobby

WESTERN HOTEL

Callicoon
MOVIES SINCE 1948
INFO 887 4460
SHOW TIMES

1908

OLYMPIA
HOTEL

FOR RENT
APARTMENT
LARGE OFFICE

CALLICOON
NEXT LEFT

GRACE
CHURCH

SPEED
LIMIT
35

FACTORY RD
WARNING
NEIGHBORHOOD
WATCH
COMMUNITY