

Appendix F. Comprehensive Historic Resource Survey Report, Town of Cherry Valley, Otsego County, New York and Town of Sharon, Schoharie County, New York

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*Comprehensive Historic Resource Survey Report
Town of Cherry Valley, Otsego County, New York
Town of Sharon, Schoharie County, New York*

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Abstract

This report includes a roadside survey of all properties more than fifty years old in the towns of Cherry Valley, Otsego County, New York, and Sharon, Schoharie County, New York, that are neither listed on the National Register of Historic Places nor previously surveyed in a project like the present one. The survey was carried out from April through July 2004. The report narrative describes the survey findings and ties these findings with research into historical documents—mainly historic maps, gazetteers, and local and county histories—to develop a sense of the level of historic integrity of the town’s rural landscape. This survey examined and photographed 455 properties (93 in Cherry Valley and 362 in Sharon). The survey found considerable variation in historic integrity over this comparatively large number of properties and makes recommendations based on the survey and associated narrative.

Introduction

This Comprehensive Historic Resources Survey was undertaken in 2004 to record historic resources in the towns of Cherry Valley, Otsego County, and Sharon, Schoharie County, New York, that are not previously listed on the National Register of Historic Places or surveyed in another recent survey. For the purpose of this study, historic resources are defined as buildings and features more than fifty years old, thus forming a part, often defining, of the pre-1950 landscape of these towns. Within these town boundaries there are two sizable historic districts—the Lindesay Patent and Sharon Springs—already listed on the National Register. The Lindesay Patent encompasses the roughly 9,000-acre parcel granted to John Lindesay and other partners in 1738 mostly within the modern boundary of Cherry Valley. The Sharon Springs district embraces the part of the village of Sharon Springs that developed during the mid-1800s as a spa using the thermal waters found there. It is considered significant as a nineteenth century resort based on water cures developed in Europe and exported to America in the nineteenth century.

This report is composed of several sections meant to provide a comprehensive picture of both towns' historic resources. The narrative portion of the report includes a brief summary of the survey area's history, emphasizing its development in the historic period and the effects that development has had on the town's landscape. The narrative section also describes the appearance of the town's historic landscape, including its natural features, spatial organization, circulation systems, vegetation, and architecture. The report also includes photocopies of historic maps of Cherry Valley from 1856, 1868, and 1903 and from 1866 for Sharon for comparison of the area's development over the past 150 years or so. A list of sources used is provided, and, finally, a conclusion combined with recommendations for further action.

Methodology

A comprehensive historic survey provides an understanding of a specific locale's cultural landscape. The survey consistently collects and presents information about surviving historic resources, or those more than fifty years old. This project examined properties developed before 1954 in the towns of Cherry Valley, Otsego County, and Sharon, Schoharie County, New York. In addition to recording the appearance of a group of historic resources, surveys also attempt to correlate physical evidence with published and oral sources. In this way, the surviving physical historic record is linked to the written one to allow conclusions to be drawn about a specific landscape's historic integrity, or its visual and physical relationship to its past uses and appearances. That historic integrity may be described in thematic ways, such as its relationship to agricultural practices or architecture style or transportation and industrial patterns. These themes may be significant at local, regional, or national levels.

A comprehensive historic resource survey embraces several phases. First, a property-by-property survey records all historic properties (those more than fifty years old) on survey forms noting the appearance of buildings and landscape of each property. This provides a consistent level of recording for each property surveyed. The survey forms also note evidence bearing on the property observable from the historic maps. In the case of a property with several buildings or other features, a sketch plan shows approximate placement of the buildings. Photographs, in this case digital, are also taken. In Cherry Valley, each property was keyed to a GIS-drawn tax map using the 911 street address numbers assigned in Otsego County in 1998. In Sharon, properties were keyed to a real property tax map index using 911 addresses where posted. Ninety-three properties were surveyed in the Town of Cherry Valley; 362 properties were surveyed in the Town of Sharon. Copies of individual survey sheets are part of this report. In the paper version, photocopies are provided. In the digital version, these are accessed via individual properties marked on the project base map. For a detailed explanation of the survey form, please refer to the explanation at the beginning of the individual survey form section of the report.

In addition to the field work, a comprehensive historic resources survey includes research concerning the history of the area surveyed, especially to tie the visible cultural landscape with its

historical development. The narrative provides a brief history, emphasizing social and land development history, and a description of historic landscape features. The narrative is broken into sections for easy reference. Copies of three historic mapping episodes in Otsego County—1856, 1868, and 1903—and 1866 in Schoharie County are also provided for reference. A conclusion with recommendations and a list of sources completes the report.

A Brief Overview of the Historical Development of the Cultural Landscape

The survey area covered by this narrative includes the northern and eastern parts of the town of Cherry Valley and all of the town of Sharon except the spa portion of the Village of Sharon Springs. The land encompassed by the survey includes part or all of several patents chartered by the British crown during the mid-eighteenth century to various patentees. These include the Philip Livingston Patent (1762) in Cherry Valley, which wraps the north and east sides of the earlier Lindesay Patent granted in 1738, and extends north of the Otsego County line. The Livingston and Young Patent also forms the coinciding west, north, and east sides of the town and survey area boundaries. In Sharon, four colonial patents contributed land to the town, which was part of Schoharie County, when it was erected from Albany and Otsego counties in 1795. These patents included much of the 20,000-acre Frederick Young Patent (1765), a small part of William Corry's Patent (1737), 7,000 acres granted to Johannes Lawyer, Jacob Borst *et al* (1761), and a small part of the New Dorlach Patent (1752).¹ It should be noted that the topography of the survey area, divided as it is by town and county boundaries, is generally consistent due to its underlying geology. Its cultural development, however, differs due to its subdivision and subsequent development. This makes for a potentially complicated discussion of the area's historical development.

The first historical episode in the area's development was the purchase of various patents, or tracts of land, from the Indians who occupied or used the land. Letters patent, shortened to "patent" by people of the period, were granted by the crown to petitioners via the execution of several legal documents. The process was initiated by gaining a deed from the Indians themselves agreeing to the transfer of land. Petitioners were required to gain from the governor-in-council a warrant to purchase land from the Indians who occupied or used the tract in question, a warrant to survey the land, a warrant for the patent, and letters of exemplification.² Executing this legal process could take years, and it could be quite corrupt. Once the patent was granted, the land could be surveyed into lots for subdivision among the patentees. In some cases, the survey might not be carried out for additional

¹ Hamilton Child, *Gazetteer and Business Directory for Schoharie County, 1872-1873* (Syracuse, New York: Journal Office, 1872): 130. Some of these names vary from those given by Simeon DeWitt on his 1790 "Map of the Headwaters of the Rivers Susquehanna and Delaware, embracing the early patents on the south side of the Mohawk River."

² Edith M. Fox, *Land Speculation in the Mohawk Country* (Ithaca, New York: Cornell University Press, 1949): 4.

years, leading to the trading of shares within a patent that were not actually linked to a particular piece of land. While the individual circumstances of each patent within the survey area are not established for this report, it can be said with a degree of certainty that the land encompassed by this survey was part of the overall pattern of land acquisition executed by cartels of colonial aristocrats and Palatine Germans operating from established settlements in Hudson, Mohawk, and Schoharie valleys. The Mohawk and Schoharie valleys had been patented a generation and more earlier and largely settled by Palatines and their descendants first brought to America and settled at the Livingston Manor in the first decade of the eighteenth century. By the 1740s and 1750s, these earlier patents had been turned into prosperous farms growing considerable amounts of grain, especially wheat. The Palatines, now well established, sought land for the upcoming generation. By this period, conflict with the French in Canada made land north of the Mohawk Valley difficult to defend, so the Palatines looked to land south of the Mohawk and west of the Schoharie Creek. Most of the land lying in this wedge was patented off between 1735 and 1765. The individual settlement histories of the patents vary; areas settled in the pre-Revolutionary period appear to have been taken up mainly by descendants of the Palatine Germans already established in the Schoharie Valley and possibly also the Mohawk Valley. Roscoe relates that some settlers within the modern town boundary of Sharon came directly from Dorlach, Germany, in the period 1750 to 1760 and settled here after 1754. This group appears to have taken up land in south central and southeastern parts of the town and also in the modern towns of Carlisle and Seward. In 1791, all of modern Sharon and Seward and part of modern Carlisle (all now in Schoharie County) were erected as the town of New Dorlach in Otsego County.³ As for Cherry Valley, it, too, was part of Otsego County when it was formed that year.

How many farms were established in the survey area in the pre-Revolutionary period remains unclear. Secondary sources suggest that the area encompassed by the modern town of Sharon boundary was at least partially settled. It is possible that little or none of the Livingston and Young Patent in Cherry Valley was settled. The area's Revolutionary period history is also murky. Settlements in the Lindesay and Waggoner Patents to the west were attacked and abandoned; were farms within the survey area also abandoned or did farmers here stay put? One battle, fought in

³ William E. Roscoe, *History of Schoharie County, New York* (Syracuse, New York: D. Mason, 1882): 226.

Sharon in July 1781 between British and Iroquois forces led by Doxstader and American troops led by Colonel Willett, resulted in about 40 casualties and an American victory.⁴

After the Treaty of Paris of 1783, settlement of the entire region proceeded apace with the well-documented New England outmigration of the 1780s and 1790s. Some information about the settlement and resettlement of the survey area can be gleaned from comments made by Horatio Gates Spafford in his 1813 gazetteer for New York State. He noted that the town of Sharon's "inhabitants are principally Germans, or of German origin, the descendants of those who settled here at a very early period."⁵ This suggests that much of present-day Sharon was settled by Palatines in the pre-Revolutionary period, and is partially borne out by an examination of property owner names in the 1866 Beers Atlas of Schoharie County, where many names appear Germanic. The name, Sharon, however, comes from Sharon, Connecticut, whence Calvin Rich and John Rice came in the post-Revolutionary period.⁶ These men settled in the northwestern part of the town, which was named and set aside from the town of Schoharie on the 17th of March 1797.⁷ An economic, and probably also a cultural, difference between Sharon and Cherry Valley may be expressed in the 1820 census. Cherry Valley's population of 3,634 included 23 free blacks but only three slaves, while Sharon's population of 3,982 included only 20 free blacks but 56 slaves.⁸ By this period, New Englanders and their descendants had largely abandoned slave holding, so it seems possible that the Cherry Valley area of the survey may have had a larger proportion of New English immigrants than neighboring Sharon, where the Yorker tradition of slave ownership was perpetuated by a predominantly German populace. Writing in the early 1860s, J.H. French stated differences about the Dutch and German people of the eighteenth century. He noted first that the Dutch and the Germans tended to remain separate for a "long" period, presumably during the first half of the century. "The Dutch were generally wealthier than the hardier and more laborious Germans, and preferred to contract marriages with those of their own class in the Dutch settlements. They often kept slaves, while the Germans seldom had further assistance than such as their own households, of both sexes, might afford. The Germans, by intermarriage, became a "family of cousins," and they were united by many ties of common interest.

⁴ J.H. French, *Gazetteer of the State of New York* (1861): 602.

⁵ Horatio Gates Spafford, *Gazetteer of the State of New-York* (Albany: H.C. Southwick, 1813): 298.

⁶ Roscoe, 226.

⁷ Thomas F. Gordon. *Gazetteer of the State of New York* (Philadelphia: T.K. and P.G. Collins, 1836): 698.

Industry and frugality gradually brought them to a level, and long acquaintance has almost entirely obliterated these hereditary distinctions of society.”⁹ The 1820 census suggests that this “industry and frugality” had by that period allowed some of the German-descended people of Sharon to emulate their Dutch neighbors, at least as slaveholders, while the New English in northwestern Sharon and in much of Cherry Valley followed a different set of cultural mores. These cultural differences may also be pointed up in barn building traditions: in Sharon, a number of Dutch barns survive, while early barns found the Cherry Valley section of the survey area are all English threshing barns, a tradition brought to central New York State by New English immigrants. Agricultural statistics might also show differences between the two towns within the survey. Sharon appears to have emphasized wheat production: Spafford stated in 1813 that it had “choice lands [that] have been celebrated for wheat from 80 to 100 years.”¹⁰ Cherry Valley’s statistics suggest that dairying played a larger role even at this early date, even taking into account the higher elevation and poorer soils of the southwestern corner of that town.

While there were apparently cultural differences across the survey area that persisted into the first half of the nineteenth century, the area shared in the economic boost of turnpike development in the early 1800s. The First Great Western Turnpike’s course was laid out from Albany to Cherry Valley in 1793, but not actually developed until about 1806 or 1807.¹¹ Within the survey area, this road roughly followed the southern escarpment of the Mohawk Valley. Today, US 20 east of the Village of Sharon Springs, Schoharie County Highway 55 west of Sharon Springs, and Otsego County highways 34A and 54 east of the Village of Cherry Valley follow this old route. The Loonenberg Turnpike, laid out 1802, connected the Great Western Turnpike with Loonenberg, now Athens-on-Hudson, at the Village of Sharon Springs, which first arose around that junction.¹² Present day NY 10 follows the route of the Loonenberg road as far as the intersection of NY 10 with US 20. Spafford noted in 1813 that the Village of Cherry Valley, beyond the range of this survey, had “many turnpikes and other roads and enjoys every common facility of intercourse.”¹³ Eleven years later, in 1824, he

⁸ Horatio Gates Spafford, *A Gazetteer of the State of New-York* (Albany: B.D. Packard, 1824): 110, 487.

⁹ French, 602.

¹⁰ Spafford (1813): 297.

¹¹ Roscoe, 235.

¹² Roscoe, 235.

¹³ Spafford (1813): 160.

stated that “five roads of great travel” met in this village, and that it lay 13 miles southwest of the Erie Canal, which had opened fully that year.¹⁴ Three of those roads were the First, Second, and Third Great Western turnpikes, the latter two originating in the village and continuing west to Sherburne and Cazenovia respectively.

While the Village of Cherry Valley lies just beyond the survey area, several turnpike hamlets developed along both roads in the town of Sharon. In 1824, Spafford wrote optimistically about Beekmanville on the Loonenberg road, saying it was not “as yet” a hamlet.¹⁵ This hamlet centered on the Beekman mansion, which still stands on the west side of the road. Further east, Peter A. Hilton, described by Roscoe as “a very energetic man,” built a brick mansion and store on the west side of the highway.¹⁶ These still stand, along with an additional brick house across the road. The 1866 Beers atlas shows these owned by the Pindar family. Where the Loonenberg Turnpike met the Great Western Turnpike, a hamlet developed at The Rocks,¹⁷ which apparently led to the name “Rockville,” which was off and on applied to the upper, or southern, part of the present day Village of Sharon Springs. This hamlet developed later than Leesville, which was the earliest and once the largest hamlet to develop in Sharon on the Great Western Turnpike. Sharon’s post office was established in Leesville in 1805, following its settlement by Connecticut Yankees. Roscoe noted in 1882 that it was “for many years, the chief business center,”¹⁸ but it had been obviously eclipsed by the 1866 mapping by the Beers family, when Leesville was considerably smaller than the combined hamlets of Rockville and Sharon Springs. Gordon’s gazetteer published in 1836, noted that Leesville had a Universalist church, two taverns, two stores, and 20 dwellings.¹⁹ Disturnell noted two churches and 20 dwellings in 1842. The latter is among the earliest writers to name Rockville, essentially a turnpike hamlet, separately from Sharon Springs, and to note the incipient development of the spa centered on the sulphur springs found there.²⁰

¹⁴ Spafford (1824): 110.

¹⁵ Spafford (1824): 487.

¹⁶ Roscoe, 235.

¹⁷ Roscoe, 239.

¹⁸ Roscoe, 237.

¹⁹ Gordon, 698.

²⁰ Disturnell, 372. The development of the spa is not discussed in this narrative as the survey did not examine that part of the town of Sharon. The spa is listed as a National Register Historic District. There are several books and articles about its development and use available. The Rockville portion of the Village of Sharon Springs, which appears to have been mainly a turnpike hamlet and also a service area for the spa, is covered in this narrative.

Sharon Hill and Sharon Center were both small turnpike hamlets east of the Loonenberg Turnpike junction with the Great Western Turnpike. Spaced at regular and characteristic intervals of a few miles, these hamlets each numbered between 15 and 20 dwellings as late as the 1860s.²¹ Most still retained the tavern and shops, most often blacksmiths and wagon makers, that served travelers as well as local people. Most of the small industries—grist and saw mills, tanneries, and asheries—once also found along the route had faded away as the region became entirely focused on agricultural endeavor, and industry centralized along main waterways and the developing railroad network. Of Sharon Center, Roscoe noted that it was settled by Jacob Hiller in 1785, and that “a store and a few houses were soon erected, and another hamlet received its birth to be killed by the enterprise and intelligence of a later day.”²² Hamilton Child’s gazetteers published for individual counties for 1872-1873 noted only remnants of earlier local industry: an iron foundry at Sharon Hill and grist and saw mills at Salt Springville, straddling the Otsego-Montgomery county line in the northwest corner of Cherry Valley. Child also noted cheese factories at Salt Springville, Center Valley in the town of Cherry Valley, and Sharon Center.²³ Compare this to the first quarter of the century when Spafford noted six grist mills, 12 saw mills, three fulling mills, 2 carding mills, two distilleries, and four asheries operating in Cherry Valley in 1824.²⁴ In Sharon, he stated there were many millseats and also four carding machines, two fulling mills, two cut-nail factories, and three tanneries in 1813.²⁵ The carding machines and fulling mills would have processed the abundant local wool crop during the period of the “Merino” craze of that period.

Additional hamlets in Sharon included a small mill hamlet called Argusville straddling the Sharon-Carlisle town line, Engleville in the southwest corner of the town along the West Creek Valley, and the tiny group of buildings at Gilberts Corners north of the Great Western Turnpike. Argusville retains a meeting house, long since boarded up and reused as a barn, and large twin houses with elaborate millwork, in addition to smaller houses. Gilberts Corners schoolhouse shares the intersection with two Greek Revival style farmhouses. Of Engleville itself, little survives, except the

²¹ French, 607.

²² Roscoe, 242.

²³ Hamilton Child, *Gazetteer and Business Directory of Schoharie County, 1872-1873* (Syracuse: Journal Office, 1872): 130; and Hamilton Child, *Gazetteer and Business Directory of Otsego County, 1872-1873* (Syracuse: Journal Office, 1872): 81-82.

²⁴ Spafford (1824): 110.

group of farms facing onto the main highway, Engleville Road. These are notable for their considerable historic integrity despite relatively little current agricultural enterprise. Center Valley, a small industrial hamlet straddling the Cherry Valley-Roseboom town line in Otsego County, included two churches (Methodist and Lutheran), a store, a blacksmith shop, a saw mill, a shoe shop, and a cheese factory in 1872, in addition to a post office.²⁶

Agricultural activity was recorded in minute detail in New York State during the third quarter of the nineteenth century. From census statistics, we gain knowledge of what and how much was produced in a period when agriculture established itself as a business that played an integral part of the state's overall economy. As such, its scrutiny with an eye to its improvement played a central role in the development of agricultural colleges and an increased emphasis on the business of farming coupled with the practical application of "improvement." This is reflected not only in the detailed statistics of the census, but also in the proliferation of agricultural periodicals devoted to all aspects of agriculture. Statistics gathered in 1855, 1865, and 1875 by New York State indicate several trends in production within the survey area. In 1855, the variety of crops produced in relatively large quantities remained fairly diverse throughout the project area. Grain production, including spring and winter wheat, barley, rye, oats, and corn were grown in quantities suggesting that at least some farmers anticipated selling a surplus. Dairy farming produced tons of butter and smaller amounts of cheese. And both towns produced in excess of 175,000 pounds of hops. Hops and dairying went hand-in-hand: the climate was good for this potentially profitable, if fickle, crop, and the cows produced the manure necessary for the heavy-feeding vines.

The increasing emphasis on farming as business and the success of hops and dairying influenced many farmers to shift more and more of their effort into these mutually supporting crops and away from the more diversified agricultural activity characteristic of the first half of the century. The exceptions are oats, and possibly hay. As more farmers moved to horse-powered machines, including plows, mowers, reapers, and dump rakes after the mid-century, they required oats to feed their teams. At the same time, oats, like hay, was a potentially profitable cash crop with the increasing use of horse power in cities and towns, where hay and oats had to be purchased. Hay was also winter feed for the dairy herd, and with increasing production and herd size, some of the increased tonnage in hay

²⁵ Spafford (1813): 298.

production would have been used on the farm. During the period 1855 to 1875, butter production remained stable in the town of Cherry Valley, and cheese production rose, with more cows producing milk for conversion into these relatively non-perishable products. In Sharon, butter production nearly doubled in that period, and some fluid milk was shipped by rail from the station in Sharon Springs. Hops production also rose in both towns, though most dramatically in Sharon, where in 1855, 188,856 pounds were recorded and in 1875, 338,338 pounds, nearly a twofold increase, were recorded. This production appears to have continued for some time yet after 1875, as is suggested by the number of hop houses constructed in the last quarter of the nineteenth century.

Hops production declined due to several factors. More consistent growing areas opened in other parts of the country in the 1890s, markets shifted, and with long term, high density production in the region, fungal diseases that preyed on the vines grew increasingly virulent and pronounced. Prohibition, legislated in the 1920s, was the final blow, and hops went out of production altogether in this area.

Dairy farming, however, continued and became the area's agricultural mainstay, and for those properties still in operation, it is the primary business. Relatively sweet limestone soils throughout most of the survey area almost certainly aid those people still farming, but the overall picture in the early twenty-first century is one of open land, recently farmed, rather than of a landscape still heavily cultivated. In general, properties in the northern and eastern parts of the study area, which are also at lower elevations with greater amounts of limestone outcropping, are more likely to be farmed than those at higher elevations. The very highest elevations on the eastern side of Cherry Valley are largely wooded, and judging by the types and sizes of trees, have been in the process of natural reforestation since the Depression period of the 1930s. In this area, properties have disappeared with little trace excepting stone walls and foundations.

The Depression and World War II constricted the range of profitable farming throughout much of the northeast as land was assessed for its ability to sustain agriculture.²⁷ This shrinking increased in the post-war period and gained momentum in the 1960s. The age and types of improvements to

²⁶ Child, *Gazetteer of Otsego County*: 82.

²⁷ This process was carried out by Cornell University in New York State. Land was divided into classes based on its soil, elevation, and access to markets. Much of the land within the survey area was probably considered reasonably good farmland in this period, its main deterrent being market access.

outbuildings, most especially dairy barns and associated silos, often suggest when a property went out of production. The post-war tendency to take loans out against properties' future production may have hastened the decline for some who replaced barns and added insulated vertical silos. Properties that ceased production earlier may retain a larger complement of nineteenth century outbuildings. In most cases, the house, or part of the house, is the earliest building on the property. In some instances, the house dates to the first decades of the nineteenth century, and in a handful of cases, even earlier than that. And, in cases where the property is abandoned, the house is almost always the last remnant.

Much of the survey area illustrates the varied decline of agriculture, the main shaper of the landscape over the past two and a half centuries. Overlying the older pattern of large properties, the late twentieth century land use pattern of suburban-style subdivision of old farm properties has occurred intermittently over the entire survey area. This is most pronounced in the eastern and northern portions of the town of Sharon, this area being within a relatively easy commuting distance of the Capital District. A small proportion of properties are now used as summer houses and retreats: these run the range from rustic summer camps in the remote southeastern corner of Cherry Valley to small rural houses and large farms retaining many of their nineteenth century outbuildings to summer church camps in both Sharon (north of Argusville) and Cherry Valley (Skopoletti Road). In Sharon, Wal-mart took over a large farm property on the north side of US 20 in the mid-1990s. This has altered the historic landscape in this area considerably as the property includes acres of warehouse and blacktop, but this last development remains anomalous within the survey area.

Description of the Survey Area's Cultural Landscape

This section describes the existing cultural landscape in the survey area in parts of the towns of Cherry Valley in Otsego County and Sharon in Schoharie County. In Cherry Valley, the survey area encompasses the northern third and slightly more than the eastern half of the town, leaving out the southwestern 9,000 acres comprising the Lindesay Patent, which is already listed on the National Register of Historic Places. In Sharon, the survey excluded the already listed Sharon Springs National Register Historic District within the Village of Sharon Springs, comprising less than ten percent of the land area of the entire town.

Cultural landscapes are shaped by many factors, some pre-existing, like the natural features of an area, and others that are generated by the inhabitants. The intersection of these factors creates the cultural landscape: a place individualized by all of these factors and reflected in the physical record of natural features, spatial organization, circulation features, vegetation, and the built environment, or architecture. Moving from the larger and pre-existing features of a cultural landscape to features of the built environment establishes the context in which individual properties developed. This section is divided into five main sections briefly examining the survey area's cultural landscape. The architecture section is divided into discussions of the variety of architectural forms and styles found in hamlet and rural areas. While this section's main purpose is to describe these aspects of a cultural landscape, in some sections, the discussion provides additional material about the historical development of types of features within the area's cultural landscape.

Natural features: The adjacent towns of Cherry Valley in the northeast corner of Otsego County and Sharon in the northwest corner of Schoharie County share town and county boundaries as well as some topographical features. The larger context in which these towns lie is defined by the Mohawk Valley (elevation roughly 400 feet above sea level) about ten miles to the north, the Susquehanna River valley (elevation roughly 1,500 feet) about ten miles to the south, and the Schoharie Creek (elevation roughly 400 feet) about fifteen miles to the east. Both Cherry Valley and Sharon lie on the Allegheny Plateau, an upland rising from the limestone valleys to the north and east to a summit of nearly 2,000 feet in Cherry Valley and then sloping gently away to the Susquehanna River to the south. At roughly

1,300 feet, the limestone is overlain by dark acidic shales, which compose the soils of the higher elevation areas of Cherry Valley and much of the rest of Otsego County lying to the south and west. North of this line, the land descends rapidly to a wide plateau north of the Otsego and Schoharie county lines which then makes a second and final quick descent into the Mohawk Valley. The upper line is marked along much of its course by prominent limestone outcroppings trending generally east to west. From any of numerous vantage points along this line, one has a sweeping view of the valley to the north and beyond that, on a clear day, to the Adirondack Mountains yet further north. While the southeast corner of Cherry Valley lies above this elevation, the remainder of the survey area, including virtually all of Sharon lies below it and has the gently rolling terrain characteristic of limestone topography.

Different watercourses in the survey area flow into all three of the valleys noted above. In the northern part of Cherry Valley, the streams flow northerly into Bowman's Creek, a tributary of the Canajoharie Creek, which eventually flows in the Mohawk. In the southeastern corner of Cherry Valley, the streams run southerly and westerly into the Cherry Valley Creek, a tributary of the Susquehanna. The east-west divide runs through Sharon, too. Streams north of there flow directly into the Mohawk, while those south of it flow into the Cobleskill, eventually joining the Schoharie Creek, which flows north into the Mohawk. Thus, the survey area includes the summit for the overall region, whence the land slopes away in all directions but to the west. To the west, elevations are relatively constant until one reaches the glacial valley where Otsego Lake lies. This nine-mile lake is the main source of the Susquehanna River.

Spatial organization: Cherry Valley and Sharon's town boundaries are largely related to patent boundaries surveyed in the colonial period. Land now lying in these two municipalities was granted to several different patentees in the eighteenth century, and the patents were known by the following names: William Corry (granted 1737), New Dorlach (granted 1735), Lawyer, Borst, *et al.* (granted 1761), Philip Livingston (granted 1762), and Frederick Young (granted 1765). Each patent's boundary can be partially traced in modern property divisions on tax maps as strong lines dividing the landscape on long axes. Within these patent boundaries, rectilinear grids were surveyed to subdivide the patent for distribution among patent holders. In the patents composing the towns of Cherry Valley and

Sharon. These grids do not generally take into account topographical features within individual patents, but are instead superimposed over the landscape regardless of elevation, steepness, or access to water. In each of the patents within the survey area, these lots differed in size. All appear to have been at least 200 acres; in some areas, they appear to have been 400, based on the map scales provided. The relationship between these and the smaller 100-acre parcels of the Lindsay Patent in Cherry Valley provides a sense of the difference between the varying properties. In the nineteenth century atlases, the lots are numbered, reflecting the lottery system by which they were distributed. On the modern tax map, much of this subdivision system can be traced in present day property lines, revealing the initial framework underlying the overall organization of the landscape.

A second historic pattern of spatial organization is the development of densely settled hamlet areas around millseats along streams in the survey area. In Cherry Valley, these hamlets include Center Valley in Winne Hollow in the southeast corner of the town and Salt Springville on an upper tributary of Bowman's Creek in the northwest corner of the town. The latter straddles the Montgomery County line and lies partially in the town of Minden. On Sharon's eastern boundary, the hamlet of Argusville lies on an upper tributary of Flat Creek, and Engleville ranges along West Creek, a tributary of the Schoharie Creek watershed that drains to the southeast of the town. In both towns, hamlets with a subdivision pattern similar to the mill hamlets of small, densely packed house and shop lots of less than an acre to roughly three acres facing the road are spaced along two main thoroughfares: the former Great Western Turnpike (now US 20) and State Highway 10 (NY 10), a former turnpike connecting Cobleskill and the Mohawk Valley at Canajoharie. These hamlets include Leesville, Rockville (the upper portion of the Village of Sharon Springs), Sharon Center, and Sharon Hill on US 20. Beekman's Corners and unnamed hamlets at the intersection of NY 10 with Sakon and Briggs roads are examples of the latter type. In Cherry Valley, County Highway 34A follows the course of the old turnpike, and there is an additional unnamed hamlet at the intersection with Scopoletti Road.

A third pattern, generally characteristic of the non-historic period of the second half of the twentieth century, is suburban-style strip subdivision. These subdivisions mostly range from one to five acres, each with a relatively narrow road frontage when compared to the depth of the lot, and are generally laid out in rows along the road. The tax map shows small pockets of such division in Cherry

Valley along O'Neil Road and on Chestnut Hill Ridge Road. In Sharon, this pattern is much more prevalent. In addition to strip lots, there are numerous square, or nearly square, subdivisions intended as large house lots.

Circulation features: Roads, or highways, and one railroad are the only surviving historic circulation features in the survey area. Virtually all of the survey area's highways follow historic routes, and fall into a few categories based on how their routes were laid out.

Most routes are very old, with some dating to the pre-Revolutionary settlement period of late eighteenth and early nineteenth centuries. Land in both Sharon and Cherry Valley lies in the area patented and settled in the mid-eighteenth century as the Mohawk and Schoharie valleys reached a density that furthered expansion into contiguous areas. The earliest routes accessed the area within the survey from both the Mohawk Valley via Canajoharie and Salt Springville and from the Schoharie Valley via West Creek.

Post-Revolutionary period settlement occurred rapidly and at a fairly consistent density across the entire survey area in both Cherry Valley and Sharon. Town highways connecting every part of the town indicate a more dispersed settlement density than today. These roads, most of them still maintained as town highways, appear to have been laid out as connectors between properties rather than with an overarching plan. None follows the ranges or individual lot lines of the various patents within the survey area for a distance of more than a quarter of a mile or so. Neither do they follow stream valleys. Instead, they cross contours, spanning distances in relatively short trajectories. While settlement has constricted since the mid-nineteenth century, when the road system reached its greatest extent, the highways mapped in that period remain almost entirely intact. A few later routes overlie the earlier system, and some of the highways are now adopted by Otsego and Schoharie counties respectively. In Otsego County, these include CR 30, 31, 32, 32A, 34A, 50, and 54. In Schoharie County, these include CR 5, 5A, 32, 34, 40, and 55.

Within the survey areas, New York State highways follow early thoroughfares, mainly along stream valleys in both Cherry Valley and Sharon. NY 166, following the route of an early turnpike follows the Cherry Valley Creek north from the Town of Roseboom, passes through the Village of Cherry Valley, and turns northeast to pass through a saddle in the escarpment running along the

southern edge of the Mohawk Valley. In Sharon, NY 10 follows the course of another early turnpike, with much of its route following the West Creek valley and one of its tributary valleys. In the Village of Sharon Springs, it crosses the divide and rapidly descends into the lower village along the Brimstone Creek and on into the town of Canajoharie in Montgomery County.

An additional turnpike route, the Third Great Western Turnpike, is now part of US 20. It passes from east to west through the survey area, generally following the edge of the southern escarpment of the Mohawk Valley, although some of its route has been altered. Most notably it has bypassed the Village of Cherry Valley since the mid-1950s. In the same period, the route of US 20 was redesigned as a four-lane road throughout the entire survey area. The county highways along which the old turnpike used to pass remain two-lane roads with narrow shoulders and variable grades.

In addition to roads, the remains of one abandoned railroad survive in the survey area. This route originated in northeast of the area and passed through the upper village of Sharon Springs and on into the Village of Cherry Valley. Buildings associated with the line survive in both villages, as well as parts of the grade.

Vegetation: Three main land use types characterize the survey area: densely settled areas like villages and hamlets; agricultural land, some still cultivated and some now disused; and late twentieth century housing subdivisions. In addition, small tracts of woodland encroach in the higher elevation area at the southeastern corner of the town of Cherry Valley.

Virtually all of the land in the survey area was cleared for farming at one time or another in the past two centuries, and much of the landscape's appearance illustrates some aspect of that heritage. Agricultural uses including arable, pasture, and meadow predominated. It is unclear whether any part of the landscape was retained as woodlot from the early historic period, or whether woodlots were mainly retrieved from land cleared earlier on. There are also a few reforestation tracts belonging to public entities (county and state) in Cherry Valley. Some of these public forest lands are at varying stages of natural reforestation typical of the region as a whole, with hardwoods like maple, beech, ash, and oak and eastern white pine.

While relatively few of area's once numerous farms continue in operation today, many properties have only recently gone out of production, so there is still considerable open land, and

vegetation is characteristic of recently fallow land. At lower elevations in Cherry Valley and Sharon, a larger proportion of farms are still producing field crops related to dairy farming, including corn and hay. There are pastures for cows too, and occasional oat fields. Crops are generally planted in square fields rather than in strips. Remnants of orchards appear on hillsides, and young volunteer trees spring up in old meadows and pastures. Farmhouses are often separated from the road by a row of sugar maple trees. Occasionally, poplar or locust trees were planted instead, but maple trees had the additional benefit of sap production in the spring.

In hamlet and village areas, houses are surrounded by mown lawns, often with decorative shrubs and trees. In general, the shade trees that once lined the roads in these areas have been lost to road widening and Dutch Elm disease. In the town of Sharon, there are two large community cemeteries laid out in the nineteenth century. Each has a terraced landscape of mown lawns shaded by a variety of mature coniferous trees and occasional deciduous trees.

Architecture: In general, historic buildings in the survey area use a variety of frame construction methods, including traditional timber framing, balloon framing, and mill rule framing. Clapboard and novelty siding were the most common sheathing types historically; in a large number of cases these have been covered or replaced by a variety of non-historic coverings, including aluminum, vinyl, asphalt, and pressed asbestos shingles. Rooflines tend to be gabled, of varying pitches depending upon date of construction. Steeper rooflines characterize both the earliest buildings in the survey area and those constructed in the late nineteenth century. Other roof types include flat roofs, hipped roofs, gambrel roofs on a handful of barns, and mansard roofs. The majority of these buildings rest on fieldstone foundations, but a significant minority of mid- to late nineteenth century buildings have coursed ashlar foundations laid up in local limestone. There are, in addition, to the many frame houses in the survey, a few notable stone and brick examples, all in the town of Sharon. In an unusually large number of cases, stone foundations have been parged with concrete or replaced with cinder block foundations.

The survey area includes both hamlet, or village, areas and rural areas. Historic hamlet architecture includes houses and associated outbuildings, mainly carriage sheds, commercial buildings and shops, churches, schools, railroad buildings, and hotels. Rural areas are characterized mainly by

farmhouses and associated outbuildings, including dairy barns, stables, hop houses, smokehouses, and drive sheds. In addition, a few one-room schoolhouses survive, most enlarged and converted into dwellings. One in Sharon remains virtually intact. Cemeteries accessible from the road are recorded; those on private land are noted where known.

Farmsteads: Since nearly all of the survey area's acreage was once farmed, farm properties compose much of its built environment. Because the agricultural economy of the region has been in decline to one degree or another for slightly more than a century, numerous farmsteads have ceased operations at intervals over that period. Other farms have operated profitably over the same period of time, and these often preserve a considerable part of their historic built environment.

The farmhouse is the most likely building to survive on a historic farmstead, although it often has additions and alterations. Once a serviceable and permanent house was constructed, many farmers focused on outbuildings. There are, however, a number of properties, especially in areas that seem to have had successful hops gardens, where the current house is a large Italianate-style house built in the 1870s or 1880s. These houses suggest a measure of economic success that allowed some owners to build a stylish new house. While there are a number of these prominent later houses, the survey area preserves farmhouses from all periods of its historical development, even the last quarter of the eighteenth century and the early nineteenth century, especially in the town of Sharon. These early houses were generally rectangular and symmetrical, sometimes constructed around a center chimney or with interior end chimneys. Both single-story and two-story examples survive, the former generally having a high attic under the relatively steeply pitched roof that characterizes houses of the settlement period. In addition to these, a few properties in the southwest corner of the town of Sharon, retain early settlement period houses reused as agricultural outbuildings.

Because of the rough nature of the landscape in the early period and the lack of funds among many early settlers, a portion of the population did not build a permanent house on a watertight foundation for some time. This accounts for the overwhelming number of farmhouses built using the heavier proportions of the Greek Revival style popularized in the late 1820s and early 1830s. These buildings retain the rectangular, symmetrical aesthetic of earlier houses, but with broader proportions, lower roof pitches, and deeper, more angular moldings than earlier Federal-style examples. As

building technologies changed little from the earlier period, construction of these houses, generally dating to the second quarter of the nineteenth century, share framing characteristics with those built in the early nineteenth century. They differ more in proportion and details than in construction.

While both the Gothic Revival and the Italianate styles were published in design books beginning in the 1840s, residents in the survey area, like their peers in most rural communities of central New York State retained the Greek Revival style for most domestic architecture at least until the Civil War period of the early 1860s. Several factors probably played a role in this. Rural areas tend to retain architectural traditions longer than urban areas. In addition, both the Gothic Revival and Italianate styles were associated with Romanticism, which admired untamed nature. Pattern books depicted model buildings in these styles in heavily forested landscapes unbound by fencing. For farmers, who worked hard to organize their land into neat, productive fields, the associations of these two styles might also have colored their perception of their fitness for farm settings.

The Gothic Revival style never gained popularity in the survey area, but after the Civil War, the Italianate style, with its flat roofs, deep eaves, bracketed cornices, and sometimes elaborate window and door frames became the predominant style. The ease with which this style could be built using milled lumber must have been appealing, and it did, in fact, produce very orderly looking buildings with strong rectilinear lines and a tendency to symmetry. In Sharon, especially, the style was used in both the hamlet of Rockville and on quite a number of farm properties. While these buildings look complicated on an individual basis, an examination of several examples within an area reveals that the moldings, window frames, door frames, and decorative moldings were stock items probably made in local mills.

Throughout the survey area, there are only a handful of farmhouses dating to the last decade of the nineteenth century and later. This suggests that the prosperity of the dual economy of hops and dairying of the 1870s and 1880s may have begun to slip as the new century approached. New farmhouse construction decreased even further in the early twentieth century. This pattern of diminishing new construction, or even remodeling, continued into the first half of the twentieth century. Over the past fifty years or so, however, many house owners have renovated older farmhouses using non-historic sheathing materials, like aluminum and vinyl siding and asbestos and asphalt shingles. In a continuing pattern of historic sash replacement, many have also removed old sash. In

the more recent period, however, there has also been a tendency to alter window openings, generally by making them shorter, to match the stock sizes made for post-1950 tract houses. This alters considerably the historic sense of scale of building exteriors.

While historic farmhouses have the highest likelihood of survival, maintaining both location and function, surviving outbuildings are more likely to have been moved, adapted for a different purpose than that for which they were originally built, or reused as part of other buildings. Dairy barns are the most common agricultural outbuilding found in the survey area. Two different early types survive.

English barns, a type brought from New England, were designed mainly as storage buildings for hay and grain and as processing building for threshing grain. Their footprints can often be quantified as three units by four units, leading to one colloquial characterization: a 30 x 40. In actual fact, it might be 27 x 36 or 33 x 44 or any expression of that 3:4 ratio. These proportions made it easy to lay out a foundation with square corners on which to build a sound structure. English barns were gable-roofed and had large wagon doors in the long walls. Traditionally sited threshing barns were generally oriented north-south so that the open doors in the long walls could take advantage of the prevailing westerly breeze to blow chaff off the grain as it was winnowed. With the advent of fanning mills in the first decade of the nineteenth century, this orientation became less important, and, later on, quite a number of these early English barns were reused as part of a larger dairy barn complex.

Dutch barns, a type developed in the Dutch-settled areas of the Hudson and Mohawk valleys and adopted by the Palatine German settlers, share the gabled roof with the English barn, but they tend to have a more square footprint, a higher peak, and their main doors are in the gable ends. The interior framing differs as well. Dutch barns were designed as multi-purpose buildings, with storage space, threshing floors, and also animal stalls. Several of these survive in the town of Sharon, mainly on properties that have a German or Dutch name noted as the owner in the 1866 atlas. Like English barns, they were sometimes also reused in later dairy complexes, as they were sturdy, serviceable buildings.

Mid-nineteenth century innovations in dairy husbandry and increased production due to mechanization of much of the field work using horse-drawn machinery engendered changes in dairy barn construction. These newer ideas in barn building were adopted generally, so after this period, the differences between cultural groups' building traditions diminished or disappeared. Both large

gable-roofed basement barns dating to the post-Civil War period of the nineteenth and early twentieth centuries twentieth century gambrel-roofed examples survive in the survey area. Historic (antedating 1950) examples of purpose-built structures included basement areas for housing cows and sometimes draught horses, the motive force of the farm, and voluminous mows above. Mow areas often included a grain room and sometimes a corncrib projecting from an outside wall. Some late nineteenth and early twentieth century examples have interior silos, usually loaded from the main floor. As silos became more popular in the early twentieth century, exterior silos became common because they were easier to load. In general, these buildings use timber frame construction. Mid-twentieth gambrel-roofed examples may use truss systems. Some properties have augmented or replaced their barns with late twentieth century single-story pole barns.

Other buildings associated with dairy barns include free standing granaries and corncribs, generally distinguished by pier foundations, outwardly slanting long walls, and gable-end entrances, and milk houses. Most milk houses in the survey area date to the post-World War II period and are attached to the barn so that the milking lines can feed directly into a bulk tank. A few earlier detached examples dating to the first half of the twentieth century survive. These generally have a small loading dock outside to ease moving heavy milk cans and spring fed concrete tanks inside for cooling the milk while it awaited transportation.

Horse barns survive on a handful of farms in the survey area. These are generally rectangular frame buildings with gabled roofs of varying pitch depending upon date. Most often, the main door is in the gable end, and some have architectural detailing, like partial returns, decorative window frames and other trim. Unlike most dairy barns, stable foundations are rarely banked, and the horses were tied or stalled on the wood-decked first floor with a small mow above and possibly a grain room at ground level.

Hops were an important crop in much of survey area in the second half of the nineteenth century, and a number of hop houses remain on the landscape today. Those surviving were generally converted to another use in the twentieth century, including chicken houses, stables, and workshops. All of the hop houses in the survey area have a single-level gable roof and rectangular footprint. Many have windows in the upper level, suggesting they may also have served as hops pickers quarters in addition to processing buildings where hops were cured and packed. The bulk of the hop houses in

the survey area appear to date to the 1870s, 1880s, and possibly 1890s, based on form and detailing. It is unclear whether these buildings replaced earlier, smaller hop houses.

Other agricultural outbuildings found on farm properties within the survey area include chicken houses, pig houses, and smokehouses. Most chicken houses date to the last quarter of the nineteenth century and the first quarter of the twentieth century. These range considerably in size from small sheds with old sash placed in the south wall to light the inside to relatively large single-story or story-and-a-half rectangular plan buildings with shed or gable roofs and many windows fronting the south side. A few farms retain brooder houses used for raising young fowls in the cool spring weather. Several properties retain smokehouses, once used to flavor salted meat with smoke. These small buildings, most often built of a fireproof material like stone or brick, usually have gable roofs and an entrance in the gable end. Smokehouses generally stand at the edge of kitchen dooryard of the farmhouse; such buildings were popularly used from the second quarter of the nineteenth century into the twentieth century.

In addition to these buildings, shops, garages, and drive sheds dating to the historic period can also be found in the survey area. Shop buildings, generally single-story, gable-roofed frame buildings distinguished by a small brick chimney used for a small forge, were used for minor repairs on farm equipment, which proliferated in the post-Civil War period to include mowing machines, dump rakes, reapers, combines, ensilage cutters, ploughs, hay loaders, and seed drills. It was desirable to store much of this equipment out of the weather, as well as steam traction engines and, later, gas-driven tractors. Drive sheds dating to this period tend to be fairly rough buildings with tree trunk or large dimension milled lumber supports on the open wall. With the increasing size of machinery in the post-World War II era, farms still in operation often have new pole barns, similarly built to these earlier drive sheds, to protect their machinery. Pole barns are also used for hay storage.

All farm buildings retain a greater sense of their historic context when the surrounding land retains its historic configuration. Historic configurations changed often during the nineteenth century, generating layers of history within individual properties. Nineteenth century agriculture witnessed the shift from stoop labor to mechanized labor using horse power as well as many shifts in agricultural commodities raised in the region. For the past century, however, agricultural endeavor has revolved around dairying, which has left a deep imprint on survey area's rural landscape. Historically,

dairy farming required much open land: pasture for grazing, meadow for haying, and arable for fodder crops stored against winter, when the pastures were snow-covered. Traditional field configurations usually placed fields and meadows nearer the buildings, which stood near the farmhouse since dairy cows require regular care no matter what the weather. As the house usually was placed near the road, and roads tend to follow more level land, this tended to put fields and meadow on the more level land of property. This also allowed it to be worked using horse-drawn equipment, closer to the storage areas on the property.

In addition to farm properties, several one-room schoolhouses survive in the survey area. In Sharon, these include examples at Gilbert's Corners, on Sharon Hill Road, on NY 10 near the corner of County Highway 32, and on Buel Road. The first three have been remodeled with non-historic materials and turned into residences. The last survives virtually intact, even down to its attached outhouse and blackboards. In Cherry Valley, schoolhouses stand on VanderWerker Road near County Highway 32A and in Center Valley. The latter is also significantly altered with non-historic materials and additions, making it difficult to identify.

Cemeteries, both small family plots and community burying grounds, are another feature of the survey area's rural landscape. Slate Hill Cemetery and Sharon Cemetery are good examples of the rural community cemetery type popularized in the mid-nineteenth century in urban areas. Rural areas began to adopt the model, mostly after the Civil War. Both examples were incorporated in the third quarter of the nineteenth century and occupy large sites in the town of Sharon. They retain terraced landscapes divided into rectilinear plots and planted with mature conifers. Both continue to be used to the present day, and thus, present a wide range of funerary art, even predating the cemeteries themselves, as some people were reinterred there. This survey identified few family plots; they may be far enough off the road to be hidden by vegetation.

Hamlets: Numerous hamlets and a village lie within the survey area. In Cherry Valley these include parts of Salt Springville (part of this hamlet lies in the town of Minden, Montgomery County) and Center Valley (part of this hamlet lies in the town of Roseboom, Otsego County). Both of these hamlets once included mill seats, which probably led to their development. In Sharon, hamlets include the Rockville section of the Village of Sharon Springs, Engleville, Beekman Corners, Leesville,

Sharon Hill, Sharon Centre, Gilberts Corners, Staleyville, and Argusville (part of this hamlet lies in the town of Carlisle, Schoharie County). Like Salt Springville and Center Valley, Argusville appears to have begun as a mill hamlet. Gilberts Corners and Staleyville may have centered on stores; Gilbert's Corners had a schoolhouse. The remaining hamlets all developed as turnpike hamlets with services related to travel, but also with services for local people like shops, stores, churches, schools, and mills. Several of these hamlets retain mid-nineteenth century church buildings, important icons of the region's rural landscape. These hamlets vary in their physical appearance, due in part to their differing histories, but generally exhibit considerable integrity as groupings of historic buildings retaining their historic relationships. Individually, some buildings have been significantly altered during renovations.

Salt Springville: The hamlet of Salt Springville straddles a branch of Bowman's Creek on the Otsego-Montgomery county line, so part of the hamlet lies in the town of Minden. The hamlet is basically linear in organization, paralleling CR 31 in Otsego County and continuing on into Montgomery County. A few houses and outbuildings also parallel VanderWerker Road as it descends into the hamlet.

Salt Springville appears to have developed as a mill hamlet, capitalizing on the water power supplied by the creek. Evidence of the raceway and pond survives along the creek as it courses east-northeast along the north side of CR 31. The hamlet's historic mill buildings are all gone, but it retains a number of dwellings dating to the second quarter of the nineteenth century as well as later ones. An abandoned tavern, now partly dilapidated occupies the corner site at the main intersection. Within the hamlet stand the barns of a dairy farm no longer operating. Across the county line, there is a church.

In general, the buildings in the hamlet of Salt Springville illustrate the development of a rural mill hamlet over a long period of time, but individually, they are mostly altered in ways that diminish their historic integrity. All local services have disappeared from the hamlet.

Rockville: Rockville is located at the intersection of US 20 and NY 10 the town of Sharon, and lies within the boundary of the present day Village of Sharon Springs. The village's topography and

development history divide it into areas: the spa and the upper village, sometimes referred to as Rockville. The spa, which developed around the sulfur springs, is listed as a National Register Historic District and is not discussed in this narrative. The upper village occupies a prominent intersection of two former turnpike roads, the Great Western Turnpike and the Loonenberg Turnpike, now US 20 and NY 10 respectively. The hamlet developed first as a turnpike intersection with a tavern and other services required by travelers as well as local people. With the increasing importance of the spa, the Rockville area also grew, so that the commercial district of the Rockville section of the village parallels US 20 is characterized by late nineteenth century frame commercial buildings and Moderne brick (ca.1930) commercial buildings, including an auto garage. The brick central school (built 1930s) occupies a prominent site set well back from the south side of the highway. A late nineteenth century frame church also faces onto the main thoroughfare.

Residential buildings dating to all periods of the hamlet's development range along streets that radiate in an irregular plan from the main intersection. The earliest residential buildings as well as a Greek Revival-style (ca.1840) schoolhouse reused as a dwelling generally stand on the side streets, rather than the main routes. Frame houses built in the decades following the Civil War through the early twentieth century form consistent groupings on several streets and also occupy infill sites between earlier houses. In general, house lots are relatively small and densely packed. There are few outbuildings save carriage sheds and later garages, mainly built in the post-1950 period. Rockville includes several intact examples of Italianate-style dwellings, three of which were reputedly built by the same family along the east side of NY 10. There are a handful of mid-nineteenth century masonry buildings constructed of coursed ashlar limestone on the hill descending into the spa. Slightly later frame houses occupy sites along Chestnut Street, which leads to the old railroad depot, which played an important role in the continuing prosperity of the village long after other turnpike hamlets began to shrink in the mid-nineteenth century. Beyond the railroad, several turn-of-the-century mill buildings and at least one multiple-unit residence probably built as worker housing survive. Rockville also retains a handful of bungalows built in the early decades of the twentieth century.

Post-war buildings include a number of commercial buildings on the east side of the village facing onto US 20. These include convenience stores, gas stations, and an ice cream stand. At the western edge, there is a ca.1960 motel. Further east is an enormous Wal-Mart warehouse that occupies

a many-acre site that was once a farm. The farmhouse, an early nineteenth century Federal-style building, was moved to the hill west of the site where it overlooks this late twentieth century development. An additional convenience store occupies the southwest corner of the main intersection in the hamlet; across from it on the northwest corner stands a late twentieth century frame bank building. These significantly diminish the integrity of the main crossroads, but overall, this part of the hamlet is largely intact, retaining a variety of service buildings and dwellings characteristic of such places.

Leesville: Leesville is a turnpike hamlet located near the western line of the town of Sharon on US 20. Its organization is linear, with buildings running along both sides of the now widened highway. Leesville retains the characteristic density of a mid-nineteenth century hamlet with relatively small houselots lining both sides of the road. At the main crossroads with Leesville Road running south and Lynk Road running north, there is a large Italianate-style house framed by mature sugar maple trees a hop house stands across Lynk Road. East of this property a mid-nineteenth century church provides a visual anchor for the hamlet. Still further east on the north side of the road, an early nineteenth century two-story house looks as if it may have been opened as a tavern to serve people traveling the turnpike. More tightly packed houses stand on the south side of the highway. Between two of these, a former gas station (probably pre-World War II) with a canopied tank area and work garage occupies a site tucked between two mid-nineteenth century houses. Houses in the hamlet of Leesville are highly variable in their individual historic integrity, ranging from highly intact to considerably altered from their historic appearance, but the overall density of the hamlet and lack of post-1950 infill buildings contributes to a solid sense of historic integrity.

Beekman Corners: Beekman Corners is located on NY 10 near the southern boundary of the town of Sharon. This turnpike hamlet developed due to its location on the Loonenberg Turnpike, and has a loosely linear organization along the highway with additional buildings running along the Loonenberg Turnpike and also on intersecting Slate Hill Road. Beekman Corners continues north in a somewhat diffuse way to the prominent Beekman Mansion on the west side of the highway. It gains its name from this early nineteenth century Federal-style mansion. Beekman Corners includes a highly intact

Greek Revival-style Lutheran Church at the south end of the hamlet, two early nineteenth century brick houses, one with mid-nineteenth century alterations, and associated brick store (reused as a house), and additional frame houses dating to the first half of the nineteenth century. The frame houses retain varying degrees of historic integrity. The hamlet retains much of its historic density north of where the road now called the Loonenberg Turnpike flows into NY 10; south of there, several buildings mapped in 1866 have since been demolished.

Sharon Hill: The hamlet of Sharon Hill is located at the eastern edge of the town of Sharon on US 20. It appears to have had a dual impetus for development, being located at the meeting of the Cobleskill road (now NY 145) and the Great Western Turnpike (US 20) and at viable millseats along the creek in that area. Sharon Cross Road links the former millseats on the main highway with an additional old millseat on NY 145. The cross road creates a triangle of roads encompassing the hamlet.

In the mid-nineteenth century, Sharon Hill had a hotel and a foundry, in addition to a number of what may have been millworker housing along the crossroad. These buildings are all gone, leaving the densely packed house lots with mid-nineteenth century frame houses west of the main intersection that probably formed the turnpike hamlet in the early part of that century. Further west is the Dutch Reformed Church, a frontal gable, large frame building. An early twentieth century store building occupies the northeast corner of the intersection of US 20 with Sharon Hill Road, while a slightly earlier hotel or road house stands on the southwest corner. Like other hamlets in the survey area, the level of historic integrity of individual buildings varies greatly due mainly to renovation with non-historic materials and sash replacement. East of the creek on US 20, most of the historic buildings have been demolished, leaving considerably more open land than was there in the earlier period.

Sharon Center: Sharon Center is located near the center of the town of Sharon on US 20. In the early nineteenth century, turnpike hamlets generally developed at regular intervals of a few miles along these heavily used highways. The 1866 map shows this small hamlet once included the amenities required by travelers: a hotel, a blacksmith's shop, and a wagon shop. There were also a store and a schoolhouse. The hamlet's hotel may still stand at the northeast corner of the intersection of the main road with Gilbert's Corners Road, but the building is so altered that it is difficult to be sure. Most of

the hamlet's residential structures, built mainly in the early to mid-nineteenth century, survive, several highly intact. The shops, school, and store are gone, their services having been superseded by those offered farther afield or by technological changes.

Argusville: Argusville is a small mill hamlet straddling the Sharon-Carlisle town line at the eastern edge of the survey area, north of US 20. In some maps and gazetteers, it is considered part of Carlisle rather than Sharon, but roughly a third of its area lies in Sharon. Argusville capitalized on the millstream running from north to south on its western edge, where there were both a saw mill and a tannery in 1866. It appears that the operations were successful, as there are two large frame houses built using the same plan in the mid-nineteenth century that include elaborate details, some more typical of the Greek Revival taste and others more like those taken from Italianate style designs. The Universalist meeting house, used as a barn for some time now, faces onto Argusville Road. The hamlet retains many of its nineteenth century frame houses, preserving a density characteristic of the period. On the west side of the creek, a small community cemetery with a wrought iron fence and family plots is entered by a gate from the road.

Other hamlet areas: The survey area encompasses other small hamlet areas, including Center Valley, Gilbert's Corners, Staleyville, and Engleville. Center Valley, located on the Cherry Valley-Roseboom town line, was once a small mill hamlet with a later cheese factory. It has lost a number of its buildings, including all of its industrial structures and its church. The schoolhouse and the house that once quartered the post office survive. The latter is a highly intact Greek Revival style frame house with a characteristic later Italianate-style addition; the school is altered almost beyond recognition. A handful of mid-nineteenth century frame houses allude to the hamlet's earlier, more complete appearance.

Staleyville, Engleville, and Gilbert's Corners, all located in Sharon, are hardly more than small groups of houses and associated outbuildings standing at crossroads. They differ little from unnamed groupings at the intersection of Otsego County Highway 34A and Scopoletti and Heller roads in Cherry Valley and the crossing of Sakon and Hanson Crossing roads with NY 10 in Sharon. Engleville and Gilbert's Corners retain schoolhouses that have been remodeled as houses with a

subsequent loss of historic integrity. Both also retain several surrounding farm properties with a high degree of historic integrity, including, at Engleville, a house that reputedly pre-dates the Revolution. As a group, these crossroads groupings reflect the tendency of an earlier period to capitalize on the intersection of thoroughfares for a measure of trade or community.

Conclusion and Recommendations

The survey area retains more than 450 properties over fifty years old. Roughly 15% of these are located in the Village of Sharon Springs. That many again are located in hamlets dotted across the landscape of the survey area. The remainder is mostly historic farmsteads scattered across the entire survey area. Due to a variety of factors, including soil quality, access, and initial property subdivision in the eighteenth and early nineteenth centuries, this scatter is not consistent. Some rural areas have farms at regularly spaced intervals along their roads, while in other areas, none or only a few of the farms survive. Early subdivision patterns based on different lot sizes may have led to different densities from the beginning. While many hamlet properties retain outbuildings, mainly carriage sheds and garages, the number of outbuildings preserved on farm properties varies considerably. Also highly variable is the level of historic integrity preserved in individual buildings in the survey area. Considerable renovation using non-historic materials like vinyl or aluminum siding or pressed asbestos shingles, as well as stock sized vinyl windows has altered the historic appearance of many properties, while in other cases buildings retain much of their historic fabric and context.

What is clear is that there are a large number of historic properties surviving in the survey area, and that they bear a strong relationship to the overall development patterns of the region. Hamlet and rural areas both contribute to a generally strong sense of place; there is relatively little intrusion by post-1950 buildings except in a few concentrated areas, most notably the east side of the Village of Sharon Springs. This survey provides brief notes and images of each historic property, but there is considerably more research that could be carried out, both on individual properties and on groups of properties that would reveal more about many aspects of the history of the region and its people. This survey suggests that there are differences and similarities over the survey area, which would be of considerable interest and potential historic significance.

Such investigation might lead to enhanced appreciation of the survey area's considerable historic resources. It might also lead to the listing of individual properties or districts on the National Register of Historic Places listings. National Register listing provides some measure of protection from certain kinds of government actions and allows potential tax benefits to property owners rehabilitating buildings using design and materials sympathetic to the building's historic fabric. District listings

might be carried out by the towns or local historical societies; individual property listings would more likely be carried out by individual property owners. Multiple property nominations can also be compiled to acknowledge the significance of similar properties that are not geographically connected. Examples of nominations of this last type list covered bridges and post offices in New York State.

Within the survey area of Cherry Valley, there are several individually eligible properties. The Keller Road area, with its subdivision suggestive of an early plat and farm properties placed at regular intervals along the access road, may be a good place to start more detailed research for potential districts. Cherry Valley and Sharon both feature a number of characteristic hop houses on farm properties, which might lead to consideration of a multiple property nomination. A differently themed nomination using the same format might examine the Dutch barns found in parts of the town of Sharon. In Sharon, also, there are groups of agricultural properties that might compose historic districts. The West Creek area, centered on Engleville Road, includes several highly intact properties with virtually no post-1950 intrusion. In the northwest corner of the town, the area around Buel Road preserves a highly intact rural landscape with early dwellings, mid-to-late nineteenth century outbuildings, and a nearly untouched one-room schoolhouse. Another agricultural district that suggests itself is the area settled by the Kilts family north of Sharon Hill on Argusville Road. Here, even though several of the farmhouses have been subdivided off from their larger properties, the landscape remains visually intact. Sharon's hamlets might also be considered in light of potential eligibility. All retain historic densities and much of their built environments. The Village of Sharon Springs should probably review the possibilities for designation to protect existing resources and encourage their maintenance rather than demolition. While some corner properties at the main intersection are gone, much of the rest of this part of the village retains a degree of historic integrity that can be considered an asset in planning for future use.

By engendering interest and understanding in the region's historic resources, local planners, historical societies, and private citizens can encourage preservation and enhancement of these properties. As a group, they provide a sense of place specific to this locale, which is a significant asset for the economic future of the area. Planning efforts should take these assets into account through local action to develop a review and assessment process to deter the loss or deterioration of historic properties throughout the area.

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