

The Peekskill Downtown Historic District

Documentation for a Nomination to the National Register of Historic Places



**Prepared for
City of Peekskill
Department of Planning and Development**

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PEEKSKILL DOWNTOWN HISTORIC DISTRICT

PREFACE

The nomination of the Peekskill Downtown Historic District to the National Register of Historic Places has been many years in preparation. The documentation contained in this report is the culmination of a number of steps undertaken by the City of Peekskill to achieve this important distinction. In October 1999 the city initiated a cultural resource survey of the downtown to update an inventory of historic buildings compiled in 1985. This project was funded by the Preservation League of New York State/New York State Council on the Arts Grant Program. The Peekskill Common Council adopted legislation enabling it to designate historic districts and landmarks in May 2000. The following year, on March 26, 2001, the City designated the downtown area of the city as its first local historic district. The City was awarded a grant from the Certified Local Government Program of the New York State Historic Preservation Office in 2002 to prepare a National Register nomination for the downtown historic district. It is the product of this final step that is contained here.

National Register nominations are prepared using an official form that the casual reader can find difficult to navigate. In the interest of making the valuable information of this document more generally accessible, it has been reorganized in this more readable format. This report contains three narratives about the district. The first is an illustrated overview of the architecture that distinguishes the historic district. The second is a more detailed description of the physical and architectural development of the district. The last narrative provides an account of the historical background of downtown Peekskill.

In addition to these narratives, the report contains maps and photographs of the historic district, a table describing every property included in the nomination, a bibliography and a display of historic maps and illustrations collected during the project. We hope that this report will be widely read and the information in it will find educational, interpretive and planning uses in the community.

We would like to thank the City of Peekskill and the Department of Planning and Development for the opportunity to work on this project. In particular, we acknowledge Jean Friedman, the project leader, for her able direction and support and Anthony Ruggerio for his help. City Historian John Curran provided invaluable assistance in orienting us to the history of downtown Peekskill and directing us to historic source materials. Rose Gaccione and Robert Boyle at the Field Library's Local History Department were generous with their time and enormously helpful.

Coming into new places and discovering their architecture and history is always a exciting learning experience for us. We sincerely desire that the interest and enthusiasm that developed in us during this project is conveyed in the document and will inspire others.

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PEEKSKILL DOWNTOWN HISTORIC DISTRICT

An Architectural Overview and Chronology
Neil Larson

EARLY PEEKSKILL

Peekskill barely existed at the time of the Revolutionary War. The Commissary-General of the French Army reported in 1781 that there were only about twenty houses along Magreger's Brook along with flour and saw mills. The actual center of the settlement was located on the Annsville Creek (Peek's Kill) where the King's Highway, the principal land route connecting New York and Albany on the east side of the Hudson, bridged the waterway at what is now known as Van Cortlandtville. There were more houses and nascent commercial enterprises here that endeavored to capitalize on this beneficial intersection of water and land routes. A landing was established closer to the Hudson, near today's Route 9 highway bridge, connected to the hamlet by a road following what is presently Pemart Avenue. Thus, early Peekskill consisted of three separate nodes: a crossing, a landing and a mill site.



Fig. 1. Detail of Simeon DeWitt's Map of New York State, 1802. Peekskill is pictured in the upper left corner of the image on Hudson River. Note Verplanck's Point (King's Ferry landing) and route of the Post Road bending northeastward past the area marked "Peekskill" and towards the crossing of the "Peekskill River." Also note the road leading eastward under the word "Peekskill" through Yorktown, Stephentown (Somers) and North Salem and into Connecticut. Danbury is located just off the upper right corner of the map.

The mill site, Peekskill's current downtown, had the added enhancement of containing the intersection of two well-traveled land routes: the King's Highway and the Danbury Road, which ran east from the King's Ferry that landed at what is now known as Verplanck's Point into Connecticut and from there to Boston. Eastbound travelers would join the King's Highway from the ferry, follow it up the hill along present-day South Street to what is now Division Street where they diverged on South Division Street/Crompond Road into the interior. (This route is now represented by U.S. Route 202 as it meanders from Philadelphia to Hartford.) From here the King's Highway turned north and followed the route of what is presently North Division and

Oregon Road to the Annsville Creek crossing. Once across the creek the road followed Gallows Hill Road to Continental Village where it now meets the last remaining section of the entire New York-to-Albany route to survive in its original alignment and dirt-road condition. (This seven-mile stretch was the first road to be listed on the National Register of Historic Places in New York State in 1982.)

The significance of these roads cannot be overestimated. Traffic at this intersection was the principal impetus for the city's development and the evolution of the area into Peekskill's downtown commercial district. Unlike most other Hudson River towns, Peekskill commercial core is not oriented to the river. Rather it is aligned along the route of the old King's Highway, or Post Road, as it was known after the Revolutionary War, the road diverged from its typical riverside route here to avoid Magreger's Brook and its gorge, as well as the granite promontory of Fort Hill. In fact, to negotiate the mountainous terrain of the Hudson Highlands the King's Highway was routed inland from Peekskill to Poughkeepsie.

Very little physical evidence of the first phase of the downtown's development remains with the exception of the street pattern. South Street and North Division Street represent the route of the old King's Highway/Post Road, while South Division Street and Crompond Road follow the eastbound road from the King's Ferry. Main Street, formerly North Street, linked the Post Road to a new Hudson River landing. In addition to being a nexus of regional and inter-regional travel, this road provided river access to local farmers, who came there to sell their produce and purchase market goods. Very soon after the Revolutionary War this part of Peekskill eclipsed the older Annsville settlement, and the creation of downtown was underway.



Mandeville's tavern, northeast corner Main & N. Division streets.

It is notable that the single landmark that visually evinces this early period is sited prominently at the intersection of North Division and Main streets in a location convenient to travelers, farmers and local residents. Known today as Mandeville's Tavern, the two-story, wood-frame, gable-roof building, pictured above, is a relic among downtown's late nineteenth- and early twentieth-century commercial architecture, not to mention later twentieth-century high rise development.

Its precise history and physical integrity is not fully known, and it has experienced numerous transformations – including a brick veneer recently removed, but its scale and form are intact, and it is quite remarkable that the building survives. As such, this property is an rare, important illustration of the first stage of architecture in downtown, when Peekskill was growing as a busy stop on the Post Road.



Buildings on southwest corner Brown & Esther streets

THE VILLAGE IN THE EARLY NINETEENTH CENTURY

As commerce increased, a village took form. Peekskill was incorporated in 1816 indicating that by this time it had become a community entity including industries, shops, homes and churches. The entire historic district had built out in an urbanized pattern of lots in a fashion very similar to many prospering Hudson River landings. A small-scale, wood-frame architecture developed, much of it based in domestic and agricultural forms. Most buildings were no more than two stories in height with clapboard siding and shingled gable roofs. Commercial buildings were adapted from house forms with stores incorporated into ground floor spaces. Mills and workshops occupied barn- and shed-like buildings. In some cases, as illustrated here, a third floor was inserted at the ground level to preserve living space. These Brown Street buildings are also rare survivors. They show the alterations of later periods – notably their stucco exteriors – but providing compelling evidence of their original forms and siting. Village lots were subdivided with narrow frontages and buildings could expand only vertically. This was a major influence in the evolution of the design and appearance of nineteenth-century commercial architecture.



House on east side of South Division Street near First Street.

There would have been many houses mixed in the early downtown streetscapes, as well as growing neighborhoods around its periphery. As commercial development increased, domestic buildings were gradually pushed out of downtown. However, most of these early houses would have been small buildings, such as the one pictured here, which was located on old route to Danbury. Two stories tall and modest in design, this building epitomizes the common dwelling type of the early nineteenth-century period. It would continue to be a popular middle-class house option until the Civil War.

More prosperous businessmen and large landowners constructed larger and more pretentious homes that reflected a broader world view and taste. Scenic locations on the hillsides on the north and south sides of Magreger's Brook and on Fort and Drum hills above the Hudson were quickly developed with stylish houses. Many of these are now gone, but a few can still be seen along Main Street west of downtown. A distinctive example of this architecture in the historic district was preserved because it was incorporated into the headquarters of the Cortlandt Hook & Ladder Company, pictured on the next page. Historic photographs indicate that before acquiring its present "Zip Brick" veneer, the house was distinguished by a stucco scored to resemble ashlar masonry. It was designed in a boxy Italianate form with a broad roofline entablature, corner pilasters and Corinthian porch in a Greek Revival style.



Headquarters of the Cortlandt Hook & Ladder Company, Main Street.

THE CHANGING LOOK OF DOWNTOWN BY 1850

By 1850 brick architecture had been introduced to downtown Peekskill indicating the continuing prosperity and growing permanence of commercial activity there. At this time, industry still had a grip on the area with foundries and other manufactories concentrated at the top of the gorge where a large pond had been created for water power. Commercial buildings of a sophistication illustrated below signaled the change that would soon occur: industry was pushed down into the



Building southwest corner Main & N. Division streets

gorge and along the Hudson waterfront while the downtown district expanded to fill the gaps it left. The Nelson building on the northeast corner of Main & Nelson streets is another intact example. Buildings on either side of this one were built in this period but later altered. By 1850 the Greek Revival style with its flat surfaces and spare, angular decoration remained the dominant taste. These early examples were in sharp contrast to the small frame dwellings, foundries and shops that existed then. They were harbingers of more rapid changes that would occur after the Civil War.

FURTHER CHANGES AT MID-CENTURY

A dramatic shift in architectural style was happening in the mid-nineteenth century. There was a decided trend away from the angular Greek Revival style to the more organic and ornate Italianate style. Tastemakers like horticulturalist and design writer Andrew Jackson Downing of Newburgh vilified the Greek Revival style as a false pretension of antiquity in the region's compelling natural environment. This style war illustrated the progressive social forces that sought to end America's connections to its eighteenth-century past. The arched headers and bracketed cornice on the building pictured in the illustration below were emblematic of this shift with decoration becoming more ornate. This change was facilitated by the industrial production of building parts: bricks from Verplanck's Point, cast iron window headers (perhaps in local foundries), and mass-produced wood elements for ponderous cornices.



Building on north side of Main St., east of N. Division St.



Row on south side of South St., east of Union St.

Even though brick architecture had been firmly established in downtown, small wood-frame commercial buildings continued to be built as less costly alternatives. A surviving row of these buildings on South Street, pictured above, indicate the range of architecture developing in the district. They demonstrate that the brick buildings required major investments of capital.



Doctor's Row, Main St., north side, east of James St.

Larger houses designed in Italianate and Gothic styles of domestic architecture appeared on outlying areas of the main streets, replacing smaller, more modest dwellings there. The examples on Main Street pictured above, illustrate the gradual process of enlarging and restyling that took place in the village as residents increased in number, commerce expanded and architectural taste

changed. Many of these larger houses were themselves replaced later in the nineteenth century with even grander houses, such as the mansard-roof houses visible in the background of the image.

COMMERCIAL ARCHITECTURE AFTER THE CIVIL WAR

Decorative facades in a variety of international styles became the norm in commercial architecture in the late nineteenth century. Italianate motifs remained popular in Peekskill as well as other Hudson Valley towns. Arched windows and bracketed cornices remained the norm for new and refurbished buildings alike. The Second Empire style, distinguished by decorative, nearly vertical roofs, only exaggerated the skyline elements of the buildings. Unity was maintained with attached two- and three-story buildings with narrow, three-bay facades repeating themselves down the streets, each having its own unique design elements in a display that enlivened downtown's visual quality.



North Division Street, east side, north of Park Street

The Peekskill landmark pictured below, illustrates how many early brick commercial buildings were updated in the late nineteenth century. The commercial landscape of downtown was in constant flux. Prior to this building's construction, this side of North Division Street was the location of some of the village's earliest stove foundries. By this time, such enterprises had relocated to the gorge and riverfront. Magreger's Brook was channeled under North Division Street (still functioning as the Post Road and the main regional highway), and the road was built up and leveled to facilitate commercial redevelopment. This distinctive suspended corner tower ornamented this important location where the Post Road turned from South Street and headed north. Countless travelers identified this unique feature with Peekskill.



Building on northeast corner N. Division & Park streets

Architecture experienced another shift at the end of the nineteenth century as modernizing elements were introduced into the conventional commercial façade. Brick color varied and the standard symmetry of bays was manipulated. Pressed sheet metal technology allowed for larger

and even more decorative cornices, many embellished with owners' names and construction dates as in the building pictured below. This trend carried over into the early twentieth century and commercial buildings built during this late period are numerous in downtown. On closer examination, a wide variety of nineteenth-century periods and styles are represented in the small downtown district.



Building, northwest corner of South and Union streets

CONTINUED GROWTH IN THE EARLY TWENTIETH CENTURY

The last undeveloped parcel of land in the village's downtown was bounded by Park, South Division, Brown and James streets. It had remained in the possession of the Brown family, whose ownership of this and much of the land on which Peekskill was built extended back to the eighteenth century. Frontage on Park and Brown streets was built up with large new brick commercial buildings dating from 1910 to 1930. The Ballard Building, pictured on the following page, was completed at the corner of Park and Division streets in 1915, the Paramount Theater was built on Brown Street in 1930. These buildings, as well as the entire row on the south side of Park Street and two new strikingly modern buildings faced with glazed terra cotta on South Division Street combined to change the appearance of this part of downtown. A number of buildings on South Street were also updated at this time.



Ballard Building, southeast corner Park & South Division streets

In the 1920's an entire row of aging wood frame buildings on the west side of North Division Street were replaced with small, two-story brick stores. Each façade was designed with a different variety of Moderne-style finish. Commercial architecture was redefined once more. To keep up with the changing fashion, numerous storeowners occupying older buildings in the downtown updated their shop fronts in this taste. The result is that many significant early 20th century features are incorporated into earlier nineteenth-century buildings in the historic district. Some changes were not the first to occur in these storefronts. In other words, they replaced old store fixtures that themselves had replaced earlier installations.



North Division Street, north of Park Street.

The refashioning that took place in the downtown in the early twentieth century was in a large part in response to the growing popularity of the automobile. There would have been increasing numbers of motor vehicles passing through the village on the Post Road, which remained the principal highway through the region. This experience would have had an enormous effect on the image and character of commerce in downtown. Yet, in 1930 a bypass was constructed along the east side of the Hudson that routed the Post Road away from downtown. This would have caused certain alarm among merchants there further fueling their interest in modernizing the image of downtown to attract customers.



Bank Street, north of Park St.

TWENTIETH CENTURY REDEVELOPMENTS

Perhaps in response to the loss of a significant portion of its daily traffic, a new plan was introduced for downtown Peekskill. The remains of an old stove works were cleared out behind North Division Street, and the space prepared for future development. A new street connecting Main and Park streets was constructed and opened in 1935. It was named Bank Street because the Westchester County National Bank (its president was Cornelius A. Pugsley) was the prime developer. Everything about the project indicated its effort to attract people in automobiles to downtown. A gas station was the first building to appear; this building still occupies the

southeast corner of Main and Bank streets. The Center Diner and a concrete block building occupied by a supermarket and fish store appeared later but before the beginning of the Second World War. Both clearly represent the increasing influence of the automobile. Apparently the war interrupted further development. Soon after, a used car lot appeared on the northwest corner of Park and Bank and would occupy that location for many years. An auto parts store was later built nearby. The bank added to the rear of its North Division Street building and provided a new entrance on Bank street. A Woolworth's store (now the home of the community college) was erected next to the bank with facades on both North Division and Bank streets. This development culminated in the 1950s with the construction of a pair of round cornered multi-shop buildings on Park Street and Genung's Department Store, another unique Peekskill landmark, at Main Street.



Valley Brook Market/Peekskill Fish Market, Bank Street

The Bank Street landmark pictured above was built c. 1940. Its streamlined façade and roof-top billboards reflect its association with the automobile and the changes occurring in downtown to accommodate this revolution. These buildings (and signs) on Bank Street are as historic as any in the district. Few other downtown districts in other Hudson Valley cities have developments from this mid twentieth century era that survive to this extent or significance.

To great fanfare Peekskill became a city in 1940. The optimism of post-war revitalization quickly soured in the city as suburban residential and commercial development sapped its economic and human vitality. Efforts were made to stem the urban flight, but proved futile. No one expected the magnitude of the exodus nor the extent of the damage caused in response.

Today the downtown historic district represents what has essentially survived from the destruction of an extensive urban renewal program that began with the opening of Bank Street; continued with the creation of a parking authority in 1940, which resulted in demolitions to create off-street parking and culminated with extensive slum clearance and civic redevelopment that extended from the 1960s to the 1980s. The anti-urban wrath of this era was experienced throughout the Hudson Valley, New York State and the entire United States. Virtually every city in the Northeast has been scarred by this “renewal” in one way or another; many worse than Peekskill. All of them are still in recovery.



South St., north side, east of Depew St.

Urban renewal is now a chapter in the cultural and architectural history of downtown, and it is important to point out that progress has been made in the rehabilitation and revitalization of the city. One bright spot in the historic district is the way in which design-sensitive infill was created on South Street as part of the recently completed Artlofts project. There are other areas of the downtown, particularly on Main Street, where more of this type of redevelopment would enhance the remaining historic urban environment.

PEEKSKILL DOWNTOWN HISTORIC DISTRICT

Description of Existing Conditions

LOCATION & SETTING

The Peekskill Downtown Historic District is located in the center of the City of Peekskill in northern Westchester County, New York. The city is sited on the east side of the Hudson River on Peekskill Bay at the southern edge of the Hudson Highlands. The district is situated at the intersection of two historic routes through the city: the Albany Post Road, which followed South and North Division streets in the district, and the Danbury Road, which originated in the district and followed south Division Street (formerly Crompond Road). The latter road's western terminus was on the Hudson River south of the city (Verplanck's Point), where it crossed to Stony Point starting in the mid-eighteenth century with the King's Ferry. These were the most important north-south and east-west land routes in the lower Hudson Valley into the automobile age. Both were designated U.S. Highways, Routes 9 and 202, respectively, in the early twentieth century. Two other important roads were linked to this intersection, a road heading west to Peekskill's Hudson River Landing and a road heading northeast into Putnam County. These routes combined to create Main Street and, later, U.S. Route 6. This early transportation nexus bridged Magreger's Brook, which developed as the city's industrial waterway. With all these features, this area became the core commercial zone of the city. Today, the Post Road (Rt. 9) bypasses the downtown on a riverside arterial constructed in 1930 and both routes 202 and 6 have become secondary roads since the construction of Interstate Highway 84, which bridges the Hudson at Newburgh and Beacon, in the late 1960s. The setting of the historic district also shows the effects of demolitions made by the city's Urban Renewal Program during the 1960s and 1970s and the suburban relocation of many of its traditional functions and commercial economy. Subsequent non-historic commercial, residential and public buildings, including numerous parking facilities, are conspicuous, particularly in areas east and west of the district. These conditions are now a factor in the environments of most historic urban landscapes. In spite of having lost significant portions of its context, the Peekskill Downtown Historic District remains as a rare surviving element of nineteenth-century urban commercial development in the Hudson Valley.

OVERVIEW OF FORMATIVE YEARS

Peekskill's downtown began to take shape in the early nineteenth century as commerce and industry reached a critical mass where the Post and Danbury roads intersected Magreger's Brook. There were about twenty houses reported to have been there in 1781 and, likely, flour and saw mills.¹ By 1800 numerous stores and hotels had appeared along the Post Road and Main Street, and there were more mills including a tannery where the road crossed the creek. A cabinet shop, a law office, a blacksmith, a hatter and a silversmith were in place

¹ Account of Claude Blanchard, Commissary-General of the French Army when encamped at Peekskill in the Summer of 1781. Cited in Rev. William J. Cumming, "Cortlandt" in J. Thomas Scharf, ed., History of Westchester County, New York, Vol. II (1886), p. 389.

along with Presbyterian and Methodist churches, a schoolhouse and a burying ground.² At that time the population was estimated to be about 250 persons, and the community was sufficiently organized to be incorporated as the Village of Peekskill by an act of the New York State Legislature on April 17, 1816.³

The village's economy first soared as a transshipment point for agricultural products from farms in the eastern interior. The first landing was on Peek's Kill, now known as the Annsville Creek, in a sheltered area off the Hudson River. Within a very short time this area proved to be too small, and the landing was shifted to the Hudson waterfront at the mouth of Magreger's Brook. A number of wharves and storehouses appeared there to accommodate the hundreds of farmers making weekly trips with their produce. (On those days wagons were said to have been backed up for miles.) The great volume of farm products represented a tremendous amount of capital that benefited farmer and merchant alike. Businesses catering to the farmer's occupational and domestic needs proliferated along the route from the interior to the landing. The village prospered and expanded.⁴

Industrial development was not far behind. Stephen Gregory commenced making iron plowshares in a forge on Main Street east of Division in 1820 and effectively introduced that industry to the village. James Wiley bought the foundry in 1828, continuing to produce farm implements, and moved it to a location on North Division Street in 1835. At this location he entered into a partnership with dry goods merchant Reuben Finch, and they expanded production to include stoves. The old Gregory foundry was refitted in 1834 for the casting of plows and stove grates. Seth Hoyt opened the Peekskill Plow Works on Main Street in 1826. Other foundries were opened on the Hudson; a wire works was started in Annsville, the old landing, in 1835. The demand for farm implements and household stoves for heating and cooking and the availability of iron from established sources in the Hudson Highlands resulted in Peekskill becoming an iron manufacturing center.⁵

This rapid industrial and commercial growth had significantly changed the pattern of downtown by the time the next available map was published in 1837.⁶ By then the present street plan, including Center, Park (then called Center), Brown and Union streets, was in place and buildings were more numerous and organized in a dense urban arrangement. The brook was buried in a penstock beneath Center Street and its declivity leveled off. Industrial functions were concentrated along the Center Street axis where they tapped into the subterranean water power system. Commercial lots filled in along Division, and residential properties were pushed to the fringes along Main, South and Brown streets.

THE EARLY STAGES OF ARCHITECTURAL DEVELOPMENT

² Map of the Village of Peekskill in 1800 (1850). This map was created based on the recollections of James Brown. A copy made by Charles R. Swain in 1877 has been reprinted.

³ Cumming, p. 389. The population figure is cited in the legend of the 1850 map.

⁴ Cumming, p. 402

⁵ Cumming, pp. 401-404.

⁶ Map of the Village of Peekskill, Westchester County, New York (1837; copied in 1876).

While the city, in general, still contains buildings constructed in the early nineteenth century, few historic resources from this era survive in the historic district. This is largely due to the fact that in ensuing generations, the physical characteristics of the district transformed many times. This first stage of architecture in the district would have been of wood construction, domestic in design and small in scale. The architecture would have been based on two-story, gable roof, three-bay house form that was characteristic of Hudson River landings of the period. This house type was common in village and rural settings alike. Two houses on the fringe of the district illustrate this type. Situated opposite each other on the Old Danbury Road, where such development would be expected, they are located at 211 S. Division Street (PHOTO 21) and 925 First Street and are relatively intact.⁷ The latter example is raised on a high basement due to its hillside site, which is a common feature in river towns. A wider, two-story house built in this period remains on the prominent northeast corner of Main and N. Division streets (1000-06 Main St., PHOTO 6). This site is identified on James Brown's map of 1800 as an "old hotel kept by Davis Stanley, later by Henry Mandeville." Although wrapped in street-level storefronts, the form of the old wood frame, gable roof house is visible. Its larger scale is consistent with its historic function as a tavern where a common domestic space was expanded to accommodate travelers. Two detached buildings, now joined, on the south side of Brown Street (nos.1007-1011, PHOTO 18) are also examples of this house form; however they were built three stories in height to insert commercial space at street level.

In this early stage, Peekskill would have appeared more as a rural village. There would have been more open space behind and at the sides of buildings where small barns, workshops, sheds, gardens and privies would have located. Shops and stores would have occupied spaces in similar types of buildings. Mills, forges and manufactories would have started out in barn-like wood frame buildings. There would have been a uniformity of scale, form and materials throughout the village.

THE VILLAGE IN 1850

Peekskill grew rapidly during the first half of the nineteenth century. The density of the core area increased and commercial functions became more prominent. With a growing population, the village expanded into the hills on the north and south sides of Magreger's Brook and out along the eastern turnpikes. Its architecture became more substantial and stylish. Churches were a notable addition to the landscape. The third Dutch Reformed church was built on the corner of Main and James streets in 1839, having outgrown its two previous buildings. No longer extant, its site is within the historic district (1102 Main St.). In 1844 a Baptist church was erected on Main Street east of Union Street. Parts of it are contained in the present building constructed in 1871 (831 Main St., PHOTO 1). The First Presbyterian Church held services in a meetinghouse built in 1797 near the corner of South and Washington streets. In 1846 they replaced this old church with a large and stylish edifice (705 South St.).⁸ It represents the most distinctive and intact example of historic church

⁷ Photo numbers refer to black and white illustrations grouped at the end of this section.

⁸ This property was individually listed on the National Register in 2002.

architecture in the district and illustrates the proclivity for the Greek Revival style at mid-century, particularly in public architecture. The Second Presbyterian Church (901 South St., PHOTO 26), built a year earlier in 1845 was a more modest meeting house reflecting the more conservative theology of its congregation. Even though concealed by the later addition of wood shingles to the exterior, the Greek Revival style is still pronounced in the building.

Pretentious houses of Peekskill's prominent citizens had appeared on the hillsides impinging on Magregere's Brook along both the north side of Main Street and the south side of South Street, as well on sites further west overlooking the Hudson River. Greek Revival-style temple forms survive to this day outside the district on Main Street. One notable stolid example is contained at 828 Main Street (PHOTO 2). Although altered by a firehouse addition and exterior surface renovations, the broad roof-line entablature, Classical porch and heavy window architraves remain to convey the intention of the original design. The house was built by Truman Minor, a plow manufacturer. Others have been lost to subsequent commercial development or Urban Renewal.

With Fort Hill creating a barrier on the north side of the village, early subdivisions occurred on land east of Division Street. Main Street in this section was a desirable address, and fashionable houses were built there, though of a more middling scale compared to those on west side of town. These houses were occupied by Peekskill's successful merchants and tradesmen. After 1850 they were all replaced with the stylish houses that now exist there, which came to be known as "Doctor's Row." One of the older houses apparently survives at 1122 Main Street, and it was designed in the Gothic Revival style that had become very popular in the Hudson Valley as an alternative to the Greek Revival style in the 1840s. Distinguished by pointed forms and decorative elements, the style was applied on the Main Street house by employing a large cross-gable in the center of the three-bay façade; pairs of tall, narrow windows (lancets in the attic gable); and Gothic elements in the full front porch. Other characteristic features elaborating the roof edge and windows were likely removed in subsequent renovations.

Housing expanded into streets platted north of Main Street as well as those south of Brown and South streets. Some hillside locations above the commercial section were selected as sites for large Gothic Revival style houses, such as those located at 921 First Street and 216 South Division. Neither was designed as a suburban villa, such those as defined by Andrew Jackson Downing in his publications, rather they were conventional two-story, gable roof, five-bay forms (on raised basements) elaborated with front cross-gable dormers, bay windows and wide porches or piazzas decorated with Gothic motifs. The skewed spacing of windows on the front of the house at 921 First Street suggests that this building may have originated as a two-story, three-bay house of an earlier date and was later expanded and aggrandized.

Brick buildings were erected in the expanding commercial district replacing older dwellings, inadequate shops and early manufactories that had relocated lower in the Magregere's Brook gorge and around the landing. Brick manufacturing had developed on a large scale on both sides of Haverstraw Bay just south on the Hudson River providing an easy supply of the

construction material. Notable in this surviving group of mid-century commercial buildings is the so-called Nelson Building on the northeast corner of Main and Nelson streets (900-902 Main Street, PHOTO 4). Erected by lawyer William Nelson, who resided in a mansion on the opposite side of Nelson Street, the three-story brick building is constructed with pressed brick in a Flemish bond with extremely thin mortar joints. White marble lintels and sills enliven window openings and a gray marble architrave frames the wide storefront. (This marble probably came from nearby quarries at Sing Sing.) The wooden entablature across the roof edge was later embellished with an overhang and brackets; however, with the exception of later window sash and storefront, the nineteenth-century appearance of the building is remarkably preserved. The rounded corner building on the southwest corner of Main and N. Division streets is another distinctive example of this early phase of commercial architecture. From their materials, neighboring buildings at 36, 38 and 42 N. Division Street and 981-983 Main Street also appear to have been constructed in this period, although they have been altered in subsequent periods. There are likely other early buildings to discover under the accretions of later façade improvements, but this awaits a more intensive architectural analysis.

POST CIVIL WAR GROWTH AND DEVELOPMENT

In spite of its tremendous growth and development, more than half of Peekskill's commercial district was composed of older wood frame buildings. Post Civil War construction added more substantial brick commercial buildings to the district, but it would not be until the twentieth century that frame buildings along Division Street were wholly replaced. Many would remain along Main and South streets and Central Avenue until they were cleared away by Urban Renewal in the 1960s. Postwar prosperity and the eclectic architectural tastes of the late nineteenth century converged to provide some stylish new buildings in the historic district.

Peekskill's trademark image is a view north on N. Division Street from South Street that includes a three-story brick commercial building with a wood shingled Moorish tower appended to its third-story corner. Every traveler following the Post Road since the 1880s has encountered this unique urban feature. For years it has marked the gateway to the village's commercial district. Yet, the Italianate style prevailed, perhaps introduced prior to the Civil War but clearly continued well afterwards. The distinctive feature of this style was the bracketed cornice at the roofline and windows openings headed by either full or segmental arches. One of the more notable examples is the three-story brick commercial building located at 1008 Main Street (PHOTO 6). A projecting wood cornice spans the roofline façade with paired brackets spaced by molded panels on the fascia. Arched headers (aka labels) and projecting sills, both fabricated of cast iron, embellish second- and third-story windows. A building located at 950 Main Street displays exceptionally ornate decoration. Its deep overhanging wood cornice is supported by four massive brackets that are spaced to demarcate the three window bays on the facade. The sections of fascia between the brackets are arched to echo the pattern of arched windows on the upper two stories below. Cast iron labels detail the heads of the segmental arch window openings. They are cast to be three-dimensional with raised outside edges, a central key element and side

pendants. The cast iron sills are equally pronounced with molded drip edges and stylized consoles at the outside ends. The storefront has been altered and was probably constructed with cast iron elements as well.

More than a dozen more commercial buildings on Main, North Division and South streets display the distinctive bracketed cornices and either arched windows with labels or flat-headed windows with lintels elaborated with a molding strip (12-16 N. Division St., PHOTO 11). This window decoration was fashioned in stone and cast iron, and there are labels that were constructed of brick protruding from the façade. Two examples of wood frame buildings with facades designed in the Italianate style survive at 911 and 913 South Street (PHOTO 26). Although their street walls have been renovated in recent years, they still retain their original wood cornices and brackets and represent this rare modest level of commercial architecture. One house in Doctor's Row on Main Street provides an example of the Italianate taste applied to middle class domestic architecture in the period (1132 Main St., PHOTO 7). Square in form, the edge of the hipped roof of the two-story, wood frame house is distinguished with a shadowy overhang with paired brackets. The roof line of the full front porch is similarly appointed, and the windows are topped with molded headers. This was a taste that was popular throughout the last half of the nineteenth century.

Another architectural design trend visible in the historic district is the Second Empire style, which is distinguishable by a mansard roof elaborated with slate shingles and ornamented window dormers. The most noteworthy and, perhaps, earliest example in the district is the Riley Building, situated on the southwest corner of South and South Division streets (937 South St./104 S. Division St., PHOTOS 18, 21 & 22). With a narrow, three-story, three-bay façade facing South Street, the brick building presents a façade nearly four times as long to S. Division Street. First and second story windows are flat-headed with marble lintels and sills flush with the exterior brick walls. The heads of the third story windows are segmental arches with brick labels protruding out slightly from the wall. (Arcaded openings have been added to one section of the South Division Street façade.) The architectural focal point of the building is the roof. The slate mansard roof slopes in a concave arc to a massive wood cornice at the top of the street facades. It projects dramatically from the plane of the walls and is embellished with large brackets spaced outside the window bays and modillion blocks in between. Molded panels fill the spaces between the brackets on the fascia. The expanse of the slate mansard is punctuated with shed-roof dormers, one on the South Street façade and eight on the South Division Street side. Street-level alterations obscure evidence of the original design and configuration of storefronts and entrances; however, the Riley Building is one of the most important architectural landmarks in the historic district.

Two other Second Empire style buildings exist on South Street. The first two stories of a three-story, three-bay, brick commercial building located at 925 South Street have been renovated, but the third and roof levels remain essentially intact with arched windows and dormers. A small, two-story building located at the northeast corner of South and Union streets was built as a residence as indicated by its smaller scale (900 South St., PHOTO 24). It has been subsequently joined with a detached shop and altered to such a degree that only its patterned slate mansard roof and dormers survive to indicate its original style. Although

altered to an equally extreme degree, the Second Empire style building erected at 19 North Division Street contains distinctive Romanesque arched windows in the façade, a very unusual feature in the context of the entire region. Historic photographs indicate that the heads of these windows were once embellished with brick or stone labels and sills, which were evidently chipped off or otherwise removed when the current cement plaster was applied to the façade. Dormers were likewise removed from the slate mansard roof and replaced with the existing skylights.

Four houses designed in the Second Empire style were constructed on "Doctor's Row" on Main Street. They represent the redevelopment of this streetscape in the late nineteenth century, replacing smaller, more modest houses that had previously been built there. All are wood frame structures. Two appear to be early applications of the style in a more Picturesque manner prescribed by A.J. Downing. The plainest, located at 1112 Main Street, is a simple two-story, four-bay building with roof and porch cornices detailed with a close, regular spacing of narrow brackets with acorn pendants. Windows are surrounded by wide board trim with corner blocks. The house located at 1124 Main Street is more decorated, but utilizes more traditional Classical details for embellishment. Dentil courses ornament the fascias of roof and porch cornices and window headers. Pairs of thin, scroll-sawn brackets are spaced between windows bays, and on the porch, are positioned above the pillars supporting the roof. Bay windows are built out on the façade. Round arch dormers and brick chimneys are in the roof. The design of this house illustrates a transitional point between the use of the mansard roof in the Picturesque architecture of the mid-nineteenth century and its pivotal function in the definition of the Second Empire style later in the century. The other two houses aptly illustrate the transformation to the latter. The example located at 1116 Main Street has lost its front porch and other features have been removed for or concealed by added siding, but the surviving segmental arch windows, ornate cornice, engaged tower and corbelled chimneys are characteristic elements of the Second Empire style. The house located at 1204 Main Street also incorporates these defining features, including a convex bow to the mansard roof, which was a very French detail.

At the end of the nineteenth century the Italian and French Renaissance styles lost their appeal and a more modern English taste began to influence mainstream commercial and residential architecture. A number of significant commercial buildings were constructed in the historic district in the 1890s, particularly along South Street as the downtown core began to spread in that direction. Older, smaller wood frame shops and houses were quickly replaced with substantial three-story brick buildings in a new, restrained style. With its creative juxtaposition of upper-story windows and recessed brick panels outlined by meandering stone belt courses, the design of the façade of the McDermott Building was dramatic departure from the antique European styles that governed earlier buildings (832 South St., PHOTO 25). It maintained the heavy ornamental cornice feature of its predecessors, but this one was fabricated out of lighter and more malleable sheet iron, which allowed for more intricate shapes and decoration as well as embossed names and dates. Close by at 906 South Street, there is another building with a densely patterned pressed metal cornice with the construction date 1892 embossed in a pediment in the center (PHOTO 24). Although its façade is more regularized than that on the McDermott Building, it, too,

incorporates recessed panels and stone belt courses to enliven its appearance. The Lincoln and Wessells buildings, neighbors located at 930 and 934 South Street, respectively, have conventional three-story facades that are up-dated with elaborate metal cornices (PHOTO 24). In fact, the Italianate brick labels over the upper story windows in the Wessells Building implies that an older c. 1865 vintage building was modernized in keeping with the new construction occurring on the street. This attests to parts of older buildings having been incorporated into many of Peekskill's late nineteenth and early twentieth century commercial buildings.

It is clear that development was concentrated along South, Park and Brown streets at the turn of the twentieth century as the downtown's center shifted there from the older core at Main and N. Division streets. Yet, important new buildings appeared in other parts of the district in this period. The Ulm Brothers Building, located at 1049 Main Street, combines pressed brick, terra cotta ornament, and a large metal cornice in an arcaded, Romanesque design. The Odd Fellows' lodge, built in 1892 at 942 Main Street, also employed Romanesque elements to denote the exoticism enjoyed by fraternal organizations. Its façade displays bands of terra cotta and bolded brick, an irregular arrangement of windows, and the characteristic pressed metal cornice with tall central pediment.

One of the more popular downtown resources is known as the Flatiron Building because of its triangular plan created by the intersection of South Division, Brown and Esther streets (PHOTOS 9 & 18). Although its particular construction history is still a mystery, the building does not appear on maps until after the 1892 map of the city is published; the building is pictured in an "Aero View" of Peekskill published in 1911.⁹ The design of the three-story building is Italian with an first floor scored with the horizontal joints of coursed stone and a smooth ashlar surface on the upper stories. This provides the building with an antique appearance; however, the exterior walls are constructed of concrete block. The roofline of the entire building is decorated with a metal cornice detailed with a dentil band. Because of its unusual location and dimensions, there are many vantage points in the downtown that provide a glimpse of this local landmark.

Residential neighborhoods continued to expand and develop at the turn-of-the-century, and the modern, or Queen Anne, style also had an impact on changing tastes in domestic architecture. Only a few houses have been included in the historic district, but one of Peekskill's most significant properties is represented. The Dwight S. Herrick House is an Queen Anne style house located at 124 Union Street. Designed by William Rutherford Mead in 1873, who later helped establish the legendary architectural firm McKim, Mead & White, it is a distinctive *avant garde* example of the emerging English taste. It is well preserved on the exterior and interior and appropriately functions as the city's historical museum. While more modest, two neighboring houses at 108 and 112 Union Street indicate the influence of the Herrick House on subsequent construction there. Erected ten or fifteen years later, these houses incorporate front-gable facades and corner towers that were likely inspired by the

⁹ Atlas of Westchester County (J.R. Bien & Co., 1893), p. 26. This map is dated 1892 although the atlas publishing date was a year later. Also Aero View of Peekskill, N.Y. (NY: Hughes & Bailey, 1911).

more stylish house up the hill. A Queen Anne style residence was added at the eastern, outside end of "Doctor's Row" in this period aptly illustrating the progression of architectural taste in the city (1134 Main St., PHOTO 7).

EARLY TWENTIETH CENTURY DEVELOPMENT

The twentieth century brought extensive and significant changes to Peekskill's downtown commercial center. Four principal phases can be identified. The first phase occurred in the first two decades of the century and can be seen as a continuation of the modernizing trend that had been introduced at the end of the nineteenth century. The second phase encompasses the 1920s and 1930s; the period between the World Wars when the impact of the automobile was first experienced. In this phase, Peekskill businesses were intent on capitalizing from the traffic on the U.S. Highway that passed through the city and created new amenities. The developing center at South and South Division streets experienced a radical make-over utilizing new architectural ideas that percolated in this period. The third phase occurred following the Second World War when the automobile, again, prompted significant changes in the plan and function of the commercial district. The new street (Bank Street), constructed in 1935 had created an area in the city that over the next fifteen years filled with buildings of new design. The last phase began in the late 1950s when plans for the extreme reconfiguration of the city were initiated. Beginning with the demolition of old buildings for parking lot construction, which served the dual function of slum clearance and providing needed space for shoppers' cars, the city government soon embarked on implementing a broader and more ambitious plan of urban renewal with state and federal support. Occurring within the last fifty years, this final stage is outside the period of significance and will not be addressed in this nomination in any great detail. However, urban renewal has had a clear and lasting effect on Peekskill's downtown, and it needs to be understood as a factor in the existing conditions of the historic district. Another generation will pass before its historical significance can be considered in a critical context. For now, urban renewal's impact on the historic district, at best, can be evaluated only as non-contributing.

The Guardian building was completed in 1906, and it has had a lasting impact on the skyline of Peekskill's downtown (920 First St., PHOTOS 21, 22 & 23). The huge five-story brick building was built by the Roman Catholic Church of the Assumption to be a community center as well as a church. Its First Street façade is organized in three parts: a rusticated stone base with five entrances within arched openings, a two-story middle section with a central pavilion *in antis* and a stone entablature, and a one-story attic section supporting a monumental cornice and pediment. The fifth story is set back from the façade and covered by a hipped roof. On the interior there is a main-floor auditorium with a seating capacity of 1100 that serves doubly as a theater and a sanctuary. On the upper floors the building houses a recreational hall, a dining room, bowling alleys, handball courts, sixteen classrooms and a roof garden. Designed by New York church architect John F. Kerby, this anomalous religious building is a local landmark. The original Church of the Assumption is located in the historic district on the southeast corner of Union and First streets. Completed in 1866, the Gothic Revival style brick building has been adapted to function as a rectory.

Another religious building was being erected at the same time on Main Street. The First Hebrew Congregational Temple was a much smaller and more modest house of worship than The Guardian (813 Main Street, PHOTO 1). It is sited on a lot adjacent to the First Baptist Church (831 Main Street). Completed in 1904, the temple had a conventional nave form with a pointed Gothic façade, lancet windows and an entrance pavilion with a pointed façade echoed that on the building.

Four new buildings were built on the south side of Park Street in the early decades of the twentieth century. Up to this time, the city block bounded by Park, South Division, Brown and James streets was owned by the Brown family and remained relatively undeveloped. By the turn of the twentieth century the Brown estate began dividing and selling lots for development. This action resulted significant new construction being concentrated in this area. Park Street was widened at its intersection with South Division and Central Avenue to mitigate its staggered alignment. This resulted in the south side of Park Street forming an obtuse angle with South Division Street. The Ballard Building was completed in 1915 (1001-1005 Park St., PHOTO 16). A large, three-story brick building with a deceptively wide façade, the plan of the building tapers to a point on the west side across the side wall of the neighboring building fronting on South Division Street. Constructed with buff-colored novelty brick with a dramatic off-center pavilion with paired arched windows and a sign parapet, it would have been a conspicuous addition to the downtown's central intersection. Wide metal cornices embellish the roofline and storefronts. Abutting the Ballard Building on the east is The Dimond Building, which is dated a year earlier (1007-1011 Park St., PHOTO 16). It is a two-story building, also constructed of buff-colored brick, divided into three identical shop and second-story oriel window units. Pronounced metal cornices ornament roof and storefront levels; the cornice is impressed with the building's name and construction date. Two more three-story buildings with flat restrained facades and metal cornices complete the streetscape (1013 & 1017 Park St., PHOTO 16).

Two substantial new buildings also appeared on the north side of South Street between Union Avenue and Depew Street replacing older frame ones. New development had been spurred in this area with the construction of the Depew Opera House on the northeast corner of Depew and South streets in 1892 and the growth of residential subdivisions south along Depew Street in the same era. The opera house burned in 1900 and the Raleigh Hotel was erected in its place. (The hotel burned in 1915) The Murden Building and its unnamed neighbor were built around 1908 when the hotel was in operation (804 & 810 South St., PHOTO 25). The Murden Building was designed in a conservative fashion with a non-textured brick five-bay façade embellished only by flush stone window lintels and sills and pressed metal bracketed cornices at the roof line and over the storefront. The three-bay façade of the building at 810 South Street was fabricated of rock-faced molded concrete blocks. This building also has a metal cornice.

New construction in the historic district gained momentum in the decades following 1920. Much of it was focused on the west end of former Brown estate. On South Division Street, a one-story department store with a glazed terra cotta façade was built for McCrory's 5 & 10

Cent Store c. 1920 (no. 13-21, PHOTO 22). Abutting this store's south side, the two-story Hermax Building was built a few years later at the corner of South Division and Brown streets (no. 23-27). The latter building was also veneered with glazed terra cotta tiles on its two street facades. Both contained large, open sales rooms in a modern fashion. Office space was created on the second floor of the Hermax Building illuminated a wide band of plate-glass windows on the street walls. The clean, streamlined appearance of the buildings, along with the technological innovations they represented, was a striking contrast to the existing nineteenth-century architecture. Around the corner on Brown Street, a new Masonic Lodge was completed in 1926 (1016 Brown St., PHOTO 17). While incorporating the Moorish Gothic motifs favored by the fraternity, the tapestry brick façade of the building was designed in a modern idiom. (This building was the victim of fire in 2002 and only the exterior walls remain.) In 1930 the Paramount Theater was constructed west of the Masonic Lodge (1006-1010 Brown St., PHOTO 17). Designed by Chicago movie theater architects Rapp and Rapp for Paramount Pictures, the building was configured with a faux half-timbered façade in a Tudor Revival Style. A second Tudor Revival building was erected at this time at 824-830 South Street (PHOTO 25).

Peekskill's two banks erected new buildings in the early 1920s. The Peekskill National Bank & Trust Company opened its white marble-clad office on the southwest corner of South Division Street and Central Avenue in 1920 (2. S. Division St., PHOTOS 15 & 20). Replacing an earlier bank on the site, the modern Classical style of the bank with its tall window openings was a distinctive feature in the streetscape from a number of vantage points. The façade of the Westchester County National Bank was equally white and modern in its mid-block location on the east side of North Division Street (no. 37-39). It has tall Roman columns framing its two-story entry and a Classical entablature. A decade later, the Peekskill Evening Star built a new office at 824 Main Street in a Moderne style designed by the architectural firm of Stern & Peyser (PHOTO 2). Faced with limestone ashlar, the building is distinguished by an arched, two-story entrance in a central pavilion.

The Colonial Revival style found early expression in the district in the distinctive façade of a building built at 11 N. Division Street (PHOTO 10). It is distinguished by a large glazed terra cotta architrave framing the second-story windows with an over-sized scroll-neck pediment. The metal cornice is impressed with brackets and swags. An older building located on 1006-1010 Park Street was updated with the addition of a new brick facade and slate roof in the 1920s. Metal frame windows and a semi-circular domed hood with a finial over the entrance are distinctive features of the renovation. A new post office building was constructed in a Colonial Revival style on the site of the previous one at 738 South Street.¹⁰ Designed by government architects under the supervision of Frank Wetmore the project was funded under the National Works Program during the Great Depression. With its arcaded façade and Neoclassical motifs, it is part of a national collection of buildings representing a renewal of the federal presence in local communities across America. Perhaps inspired by the architectural image of the New Federalism, Peekskill architect Ralph F. Hopkins designed a new municipal building in a Colonial Revival style in 1936 (840 Main St.,

¹⁰ This property was listed on the National Register as part of a state-wide thematic nomination in 1989.

PHOTO 3). Like the Post Office, the two-story Municipal Building was constructed of brick with a limestone-faced foundation. Street elevations are detailed with brick quoins, limestone headers and sills and a limestone cornice. The entrance is located in a beveled wall cutting across the corner facing the Main-Nelson street intersection. It is faced with limestone and supports a two-stage wood frame cupola. Just to the east is a one-story store block with a brick and limestone façade in a style very similar to the Municipal Building (904-910 Main St., PHOTO 4).

The storefronts of existing buildings were altered in significant ways in the early twentieth century in an effort by commercial property owners to keep their businesses looking successful. Some of these alterations were motivated by the desire to identify with broader corporate or trade images. One modernizing element visible throughout the district was the addition of second-story store windows. This alteration also signifies the removal of living units from the upper stories of commercial buildings and the intensification of commercial functions in these buildings. Often a store would expand into the upper floor, yet in some cases a second store or office business would occupy the upper space. Third floors could have also been used for less expensive rental space, but often they were needed for storage. Distinctive examples of second-story store windows are located at 393 Central Avenue, 44 and 114-116 North Division Street, and 913, 923 and 925 South Street. Most storefronts were also redesigned in the early twentieth century. Although most of these alterations have been renovated in subsequent modernizations, a few remain, notably the streamlined, Moderne glass wall and display windows popular in the 1930s and 1940s that can be seen at 938 South Street (PHOTO 20) and 13 & 19 North Division Street (PHOTO 11).

The west side of North Division Street north of Central Avenue was redeveloped in the 1920's and 1930's as brick commercial buildings replaced a row of wood frame buildings there. This event is dramatically evident in the streetscape where one lone nineteenth-century store block survives in the midst of Moderne- style facades (PHOTO 11). The streetscape provides a catalog of early twentieth-century façade styles. The building located at 4 N. Division displays glazed terra cotta tiles in its cornice; no. 6 is sheathed in black glass and has a sinuous glass storefront; no. 8 has a façade that has been recently resurfaced and its original material is unknown; no. 20 has a façade of tapestry brick with a patterned band across the cornice; no. 22 has a limestone front with a pronounced second-story window surround; nos. 26-28 are plastered with Neoclassical decoration; and no. 32 is simply plastered, which at the time was a popular technique of modernizing old brick facades in townhouse rows in New York City. All but the double building at 26-28 North Division Street have the trademark large window occupying the upper-story space, and they illustrate the range of shapes and decorative treatments available.

In 1930 the Post Road (U.S. Rt. 9) was relocated to the west side of the city along the Hudson River, and a significant amount of traffic bypassed the downtown. Main Street was designated as U.S. Route 6 and became the principal eastbound route. These changes were likely factors in the construction of a new street in the district in 1935. Bank Street was created between Main and Park streets east of North Division Street in space remaining from the defunct Peekskill Plow Works. The project was undertaken by the Westchester County

National Bank, whose North Division Street property backed up to the new street and, hence, conveyed its name. The street connected to Main Street through the site of the Hotel Budd, which was demolished. This building had occupied the site since the nineteenth century and was noted on the 1892 map of the site as the Eagle Hotel. Previous to the Hotel Budd, it was known as the Colonel Williams Hotel. A wood frame house fronting on Park Street was also torn down to make way for the new street. Space was cleared within the block to accommodate lots for development. The first building to appear there was a gas station erected by the Pure Oil Company on the northeast corner of Main and Bank streets in 1938 (55 Bank St., PHOTO 12). Even though it is captioned with many different names, including the Bank Street Service Station, the brick building's distinctive Dutch Colonial design with steep-pitched gable roof was a trademark of the Pure Oil Company, one of the first oil producers to distribute gasoline in New York through a network of prototype stations. This building is a rare survivor, especially in its original urban setting.

The Bank Street development clearly evinces the planning that was occurring in response to the effects the automobile had on downtown commercial activity. In its early stages, much of the space was used for off-street parking. The first buildings built on the street were an auto supply store associated with the Firestone Tire Company (10 Bank St., PHOTO 13) and a building containing the Valley Brook Market and the Peekskill Fish Market (17-21 Bank St., PHOTO 12). Both buildings were functioning by 1940. Early photographs of Bank Street under construction depict an A&P Supermarket on the north side of Main Street at the new intersection. The store, now occupied by the Salvation Army Thrift Shop, replaced a wood frame house on that lot c. 1940 (1022-1024 Main St., PHOTO 6). All these buildings were one-story, flat-roof box buildings constructed with concrete blocks and distinguished by simple brick facades. The A&P storefront was styled in conformance with the franchise's uniform corporate design. The Valley Brook Market/Peekskill Fish Market retains its distinctive Moderne style brick façade and aluminum storefronts. It also retains billboards on its roof, a distinctive feature of the 1940s streetscape. The impact of the automobile is evident in the Bank Street development. A used car lot occupied the northwest corner of Bank and Park streets until the 1950s. The streamlined stainless steel Center Diner, manufactured by the Silk City Diner Co. in New Jersey, was a roadside feature adapted to the inner city (13 Bank St., PHOTO 12).

Further construction was suspended during the Second World War, but immediately afterwards buildings appeared that significantly changed the face of the city. The northeast corner of Main and North Division streets was leveled leaving only the Westchester County National Bank. F.W. Woolworth & Co. built a large two-story department store in the space made south of the bank in 1946. The building had identical textured brick facades with plate-glass storefronts and streamlined metal signs spanning their full widths on both North Division and Bank streets (27-35 N. Division St./14 Bank St., PHOTO 14). In the same year, architect Ralph F. Hopkins, who was also serving as the mayor of the newly incorporated *City of Peekskill*, designed an addition to the rear of the Westchester County National Bank. It presented a new entrance to Bank Street in a smaller, Moderne interpretation of the bank's North Division Street façade (16 Bank St., PHOTO 14). The Genung Department Store building was completed in the space bounded by North Division, Main and Bank streets in

1947. Also designed by Mayor Hopkins, the three-story, steel-frame building wrapped in a yellow brick veneer rounded corners and horizontal bands of windows was an instant landmark (41-47 N. Division St., PHOTOS 8 & 14). Stair towers at the inside corners of the building contained three narrow vertical bands of windows that offset the horizontal orientation of the main mass of the building.

A parking lot was constructed between Park and Brown streets opposite the southern end of Bank Street by the newly-established Peekskill Parking Authority in 1953. A row of frame residences on Brown and Park streets were demolished and their lots combined and paved, further designating Bank Street as an important commercial axis in the reconfiguration of the downtown commercial district. By the time the parking lot was completed two one-story, buildings with multiple storefronts had been completed on the two corners where Bank and Park street intersected. Their rounded corners, echoing the Genung Department Store, and deep overhanging eaves projecting slightly upward were in keeping with the streamlined, modern appearance of the Bank Street development (1 & 2 Bank St., PHOTO 13). The low scale was a novelty in the city and reflected the suburban store development with which the city merchants were competing. This was a harbinger of the later, more destructive attempts to recast urban environments in response to suburban flight.

The Bank Street development and other municipal efforts to accommodate the automobile in the city did not stem the decline of downtown retail commerce in the Post WWII Era. Peekskill was not alone in this crisis; every city in the Hudson Valley – and the Northeast – large or small, was experiencing the effects of depopulation and economic loss. This situation was exacerbated by the deteriorating condition of housing and the growing impoverishment of remaining residents. Of course, in New York State, as well as other places this social problem was complicated by the prejudice of racial conflict. By the end of the 1950s state and federal programs were hastily launched to stem the tide of urban blight. The City of Peekskill vigorously participated in these efforts of urban renewal. Plans for a reconstituted urban landscape were promulgated, and a large area of was designated for clearance. The eastern boundary of the historic district essentially follows the western limit of the Academy Street Urban Renewal Project Area that was initiated in 1960. Likewise, the western boundary of the historic district reflects the eastern extent of the Main Street-Central Avenue-South Street Improvement Program launched a decade later.¹¹ Fortunately, the core area of the city's traditional downtown commercial district was spared, and although it experienced hard economic times in the 1970s and 1980s, it began to revitalize in the 1990s. The Urban Renewal Program ended with the visionary plan for the city accomplished in only a piecemeal fashion. The city government has now refocused its efforts on improving downtown and re-establishing it as a community center.

¹¹ See John Curran, Old Peekskill's Destruction in the 1960s and 1970s by Urban Renewal, Fires, Riots and the Parking Authority (Peekskill: Office of the City Historian, 2000).

DOWNTOWN PEEKSKILL HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

PHOTOGRAPHS (All photographs by Neil Larson, 2003)

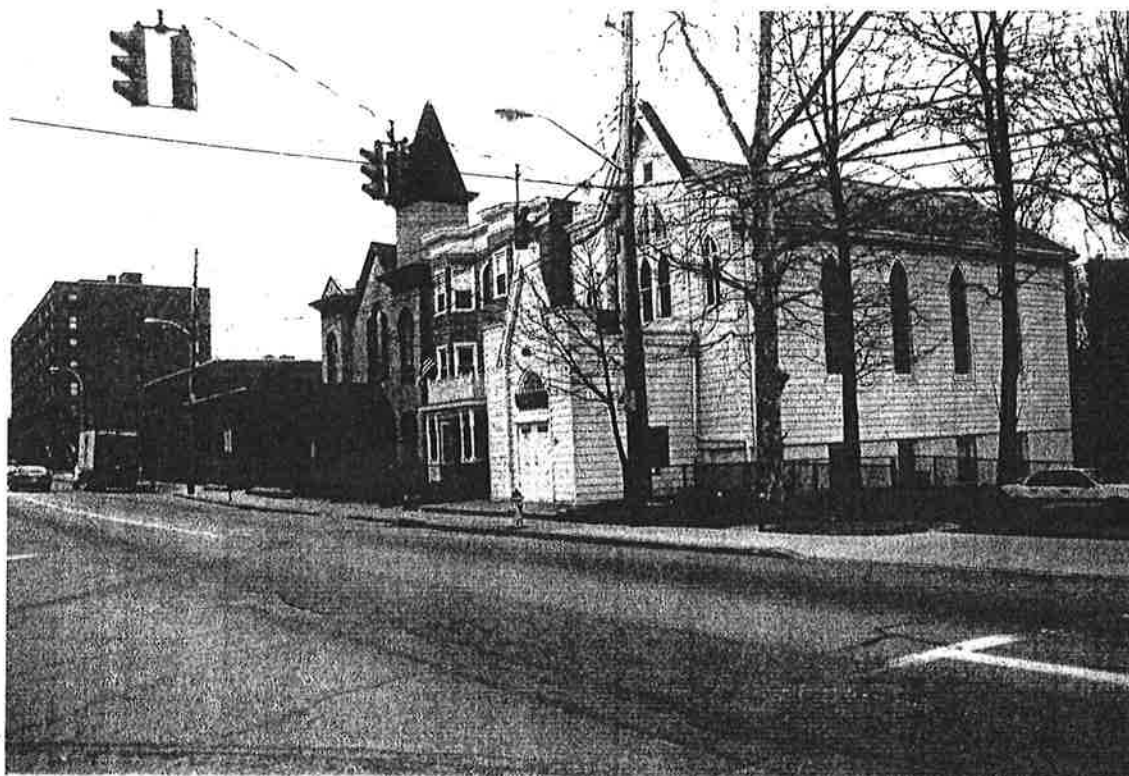


PHOTO 1. Main Street, south side east of Decatur Avenue; right to left, street numbers 825 (First Hebrew Congregation Temple), 829 (apartment building) & 831 (First Baptist Church).



PHOTO 2. Left, 824 Main Street (Peekskill Evening Star Building); right, 828 Main Street (Cortlandt Hook & Ladder Co. Headquarters).

DOWNTOWN PEEKSKILL HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

PHOTOGRAPHS (All photographs by Neil Larson, 2003)



PHOTO 3. 840 Main St. (Peekskill City Hall, 1936) at NW corner of Nelson St. & Main.



PHOTO 4. Main St., north side east of Nelson St.; left to right, street numbers: 900-902 (Nelson Building), 904-910, 916, & 942.

DOWNTOWN PEEKSKILL HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

PHOTOGRAPHS (All photographs by Neil Larson, 2003)



PHOTO 5. Main St., north side, west of North Division St.; right to left, street numbers: 994, 992, 986-990, 982, 970, 950, & 942.

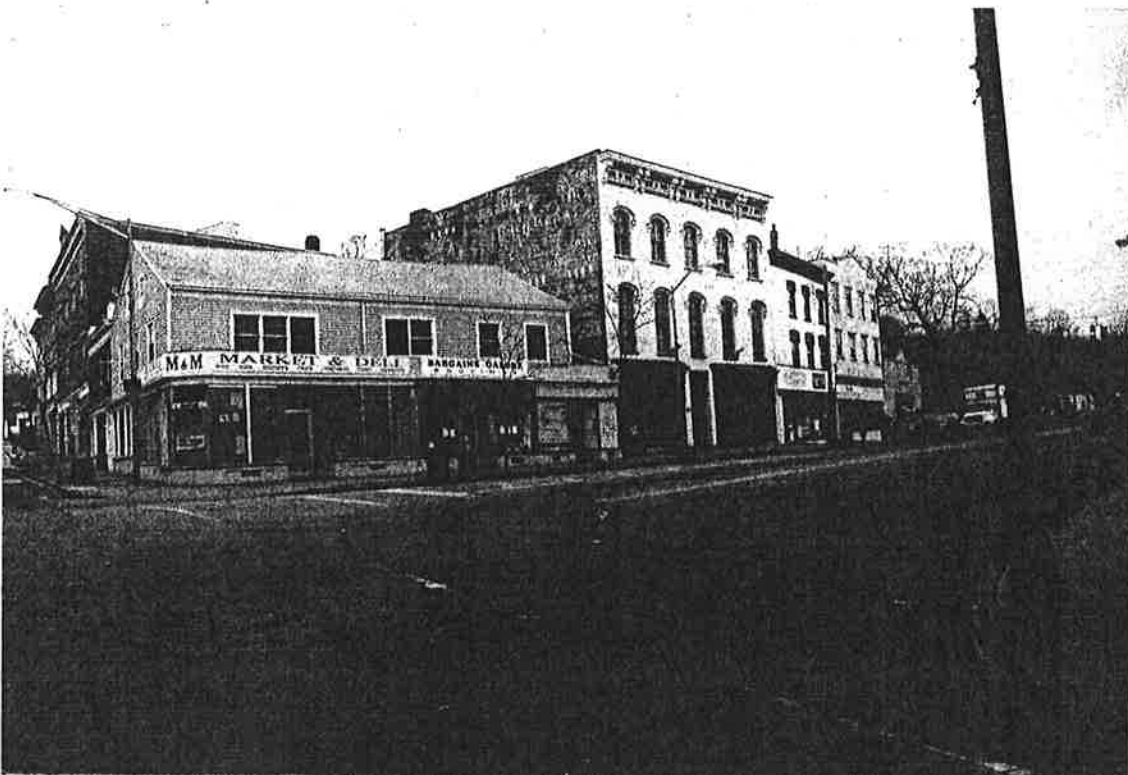


PHOTO 6. Main St., north side, east of North Division St.; left to right, street numbers: 1000 ("Mandeville's Inn"), 1008, 114-1016, 1020, & 1022-1024.

DOWNTOWN PEEKSKILL HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

PHOTOGRAPHS (All photographs by Neil Larson, 2003)



PHOTO 7. Main St., north side west of Broad St.; "Doctor's Row;" right to left, street numbers: 1138, 1134, 1132, 1124, 1122, & 1116.



PHOTO 8. Main St., south side, both sides of intersection with Bank St.; left, 1037 Main St. (E.J.Tompkins Building); right, 41-47 N. Division St. (Genung's Department Store); 55 Bank St. is obscured from view.

DOWNTOWN PEEKSKILL HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

PHOTOGRAPHS (All photographs by Neil Larson, 2003)



PHOTO 9. N. Division St., north of Main St.; left, street numbers: 108, 112-116, 118, 122-124, & 150; right, street numbers: 103, 105-111, 113-117, & 119.



PHOTO 10. N. Division St. north of Park St./Central Ave.; gazebo in Jan Peek Square in the ROW; Moorish tower is on building at 1 N. Division.

DOWNTOWN PEEKSKILL HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

PHOTOGRAPHS (All photographs by Neil Larson, 2003)



PHOTO 11. N. Division St. west side north of Central Ave.; left to right, street numbers: 4, 6, 8, 12-16, 20, 22, 26-28, 32,36, 38, & 44.



PHOTO 12. Bank St. looking south from Main St.; left to right, street numbers: 55 (Bank Street Service Station), 17-21 (Peekskill Fish Market), 13 (Center Diner), 9 & 1.

DOWNTOWN PEEKSKILL HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

PHOTOGRAPHS (All photographs by Neil Larson, 2003)

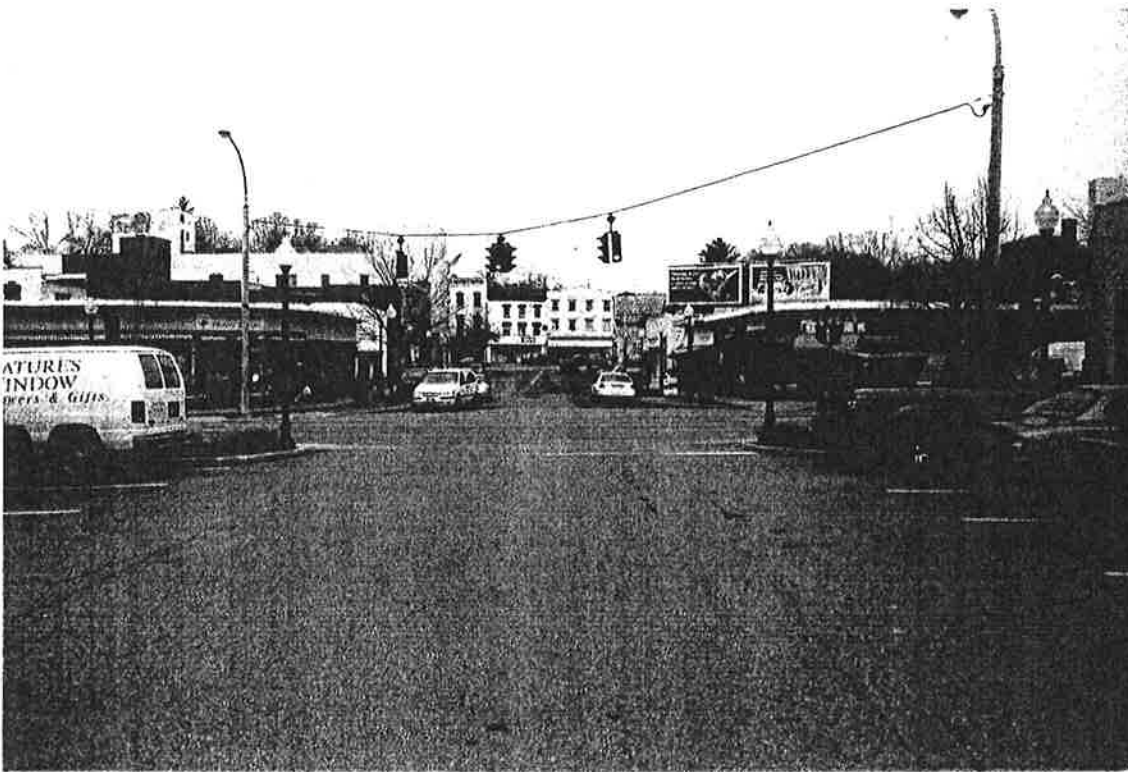


PHOTO 13. Bank St. looking north toward Main St.; Park St. intersection in foreground; rounded corner buildings are 1 & 2 Bank St.; roof-top billboards are on 17-21.



PHOTO 14. Bank St. west side; left to right, street numbers: 14 (F. W. Woolworth Co. store), 16 (Westchester County National Bank), & 41-47 N. Division St. (Genung's Department Store).

DOWNTOWN PEEKSKILL HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

PHOTOGRAPHS (All photographs by Neil Larson, 2003)



PHOTO 15. Central Ave., south side west of Division St.; left to right, 2 S. Division St., street numbers: 939, 933-935, & 929-931 Central Ave.



PHOTO 16. Park St., south side east of Division St.; right to left, street numbers: 1001-1105 (Ballard Bldg.), 1007-1011 (Diamond Bldg.), 1013, & 1017 (The Eleanor).

DOWNTOWN PEEKSKILL HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

PHOTOGRAPHS (All photographs by Neil Larson, 2003)



PHOTO 17. Brown St. looking west; 3-story bldg. on left is 1023; on right, right to left is 1016 (Masonic Temple), & 1006-1010 (Paramount Theater).



PHOTO 18. Brown St., south side east of S. Division St.; left to right, street numbers: 1013, 1007-1011, 101 S. Division St. (Flatiron Bldg.); in background 104 S. Division St. (Riley Bldg.).

DOWNTOWN PEEKSKILL HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

PHOTOGRAPHS (All photographs by Neil Larson, 2003)



PHOTO 19. South side of Flatiron Building at center of photo (101 S. Division St.); Ester St. on right; S. Division St. on left; First St. in foreground.



PHOTO 20. S. Division St., east side north of South St.; right to left, street numbers: 2, 8, 12, 16, & 938 South St.

DOWNTOWN PEEKSKILL HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

PHOTOGRAPHS (All photographs by Neil Larson, 2003)



PHOTO 21. S. Division St. looking north from south edge of district; east/right side, right to left, street numbers: 211, 209, & 201; west/left side, left to right, 920 First St. (The Guardian), 104 S. Division St. (Riley Bldg.), & 16 S. Division St.



PHOTO 22. S. Division St. looking south from intersection with Park St./Central Ave.; street numbers: 1-3, 13, 15-19, 23-27; on right, in background, 104 S. Division St. (Riley Bldg.) & 920 First St. (The Guardian).

DOWNTOWN PEEKSKILL HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

PHOTOGRAPHS (All photographs by Neil Larson, 2003)



PHOTO 23. Front (south) façade of 920 First St.
“The Guardian;” aka
Church of the Assumption (1905).

DOWNTOWN PEEKSKILL HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

PHOTOGRAPHS (All photographs by Neil Larson, 2003)

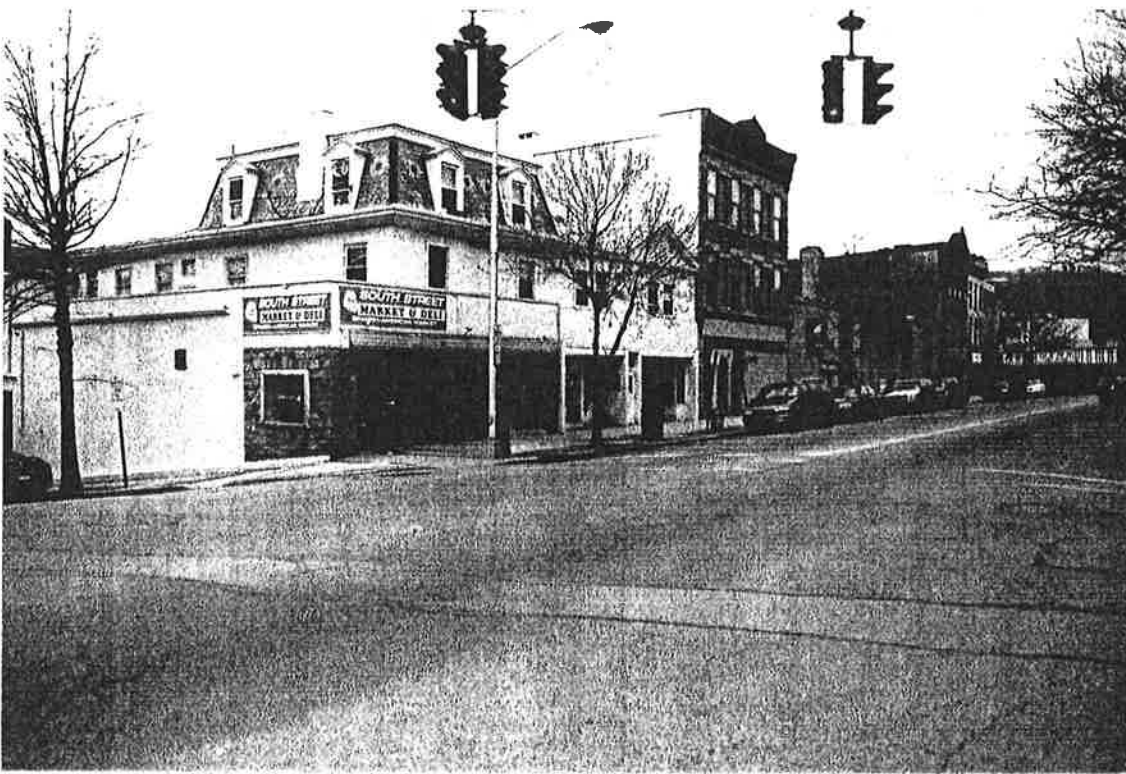


PHOTO 24. South St., north side east of Union St.; left to right, street numbers: 900, 904, 906, 928-930, & 934.



PHOTO 25. South St., north Side, west of Union St.; right to left, street numbers: 832, 824-30, 812-818, 810, 804, & 800.

DOWNTOWN PEEKSKILL HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

PHOTOGRAPHS (All photographs by Neil Larson, 2003)



PHOTO 26. South St., south side east of Union St.; former 2nd Presbyterian Church/Field Library in foreground.

PEEKSKILL DOWNTOWN HISTORIC DISTRICT

Significance and Historical Background

SIGNIFICANCE

The Peekskill Downtown Historic District is historically and architecturally significant as representing the distinctive characteristics of the development of a commercial downtown in Peekskill during the last half of the nineteenth century and its culmination in the first half of the twentieth century. The area developed soon after the Revolutionary War as an agricultural milling center on Magreger's Creek, where it intersected the post road between New York and Albany. In the early nineteenth century, a foundry was established there utilizing iron produced in the Hudson Highlands. Production increased rapidly, and Peekskill became a regional iron center specializing in stoves and farm implements. The village expanded to house industrialists and laborers coming to Peekskill in increasing numbers. Following the Civil War local prosperity had spurred sufficient commercial demand that industries were pushed farther east into the gorge and along the Hudson River. New stylish brick commercial properties appeared, concentrated along three principal thoroughfares: the post road (South and North Division Streets), the road to the landing (Main Street), and the road to Danbury, Connecticut (South Division Street). The irregular street plan, complex intersections and dense streetscapes combines to create a visually distinctive urban environment, and the historic district retains the compact scale of a nineteenth-century downtown now rare in the Hudson Valley. Peekskill's industry and commerce maintained their vitality into the twentieth century. The historic district contains a remarkable number of public and commercial buildings built in the 1920s and 1930s. Of particular interest is the development on and around Bank Street, which was created 1935 between Main and Park streets across the last foundry site in the downtown. Distinctive examples of Moderne architecture were constructed there that inspired a boom in redevelopment of many older buildings. Local architect Ralph R. Hopkins was instrumental in the promulgation of the *avant garde* style, although he also designed Peekskill's new city hall (the village became a city in 1940) in a more enduring Colonial Revival style. Like all cities in the Hudson Valley, large and small, Peekskill's economy soured after the Second World War and its demographics changed significantly as white middle class families and their businesses fled the city for outlying suburban areas, and the old buildings downtown became the home to a growing and impoverished African American population. This was the prelude to Urban Renewal, which had an extremely destructive effect on the commercial district. Peekskill gradually emerged from this dark period and has experienced a revitalization of its historic fabric and a resurgence of commercial redevelopment as homesteaders, independent entrepreneurs and artists have repopulated the downtown. Its unique location and history coupled with a strong and diverse collection of intact historic buildings creates a distinctive historic district.

HISTORICAL BACKGROUND

The origin of the City of Peekskill dates back to 1685 when Ryck Abramsen and five others purchased 1800 acres of land on the Hudson River from a group of Mahican tribes living in that region. The lot was within a much larger area (86,000 acres) that Stephanus Van Cortlandt had purchased from the Indians and was to be confirmed by royal patent in 1697. The smaller grant became known as Ryck's Patent and it was bounded on the south and east by Van Cortlandt's

lands, on the west by the Hudson River, on the north by the Annsville Creek. The Annsville Creek had been “discovered” by a Dutch trader, Jan Peek, on a 1654 voyage up the Hudson when he turned east into the creek’s broad mouth mistaking it for the river’s channel. Peek spent the winter there trading for furs with the Indians; the creek, and later the town, became eponymous with him. Ryck’s Patent contained another creek, later to be called Magregere’s Brook, after Hugh McGregere who owned land upstream. This brook would be the power source for Peekskill’s later development. It was this elevated site east of the gorge through which the brook entered the Hudson River that the Indians called Sachus and, presumably was the location of a campground or village. The first white settlement occurred on the Annsville Creek, or Peek’s Kill, however. It was slow to develop, and by the time of the Revolutionary War it was still a small community. A collection of about 20 houses was reported to have existed along Magregere’s Brook when Gen. George Washington used the Birdsall House as a headquarters there in 1781. This place was at an important intersection of the King’s Highway that connected New York and Albany on the east shore of the Hudson and the road from the Hudson to Danbury, Connecticut, where it joined the road to Boston.¹

Peekskill was a pivotal stronghold of the American forces during the Revolution. After New York City fell to the British in the Spring of 1776, Peekskill represented the front line of the rebel’s defense of the Hudson. Not only was it located at the southern entrance into the Hudson Highlands, it was where the King’s Ferry crossed the river. This ferry connected the principal road to New England with the principal route to the southern colonies. It was crucial to protect this crossing. As a result, Peekskill developed into a major supply depot, troop compound and a command center for the Continental Army.

The area to the south in Westchester County, on the east side of the river, and Orange and Rockland counties, on the west side of the river, was a neutral zone throughout the war, and was overrun by marauding gangs from both sides. All this made Peekskill particularly vulnerable. Fortifications were built on the hills surrounding the town as outlooks and artillery batteries. This did not prevent the British from attacking, and they made two separate sorties against the American forts and forces in March and October of 1777. Store houses and barracks were burned, and the Peekskill suffered substantial losses (500 barrels of flour, eighty hogsheads of rum, an immense quantity of military stores, and the forage yard with all the hay, straw, and corn)² but the rebels held their ground. The second assault carried the British all the way north to Kingston (the state capitol), which they burned to the ground. Fortunately, it was on this mission that they learned of Burgoyne’s defeat at Saratoga. The enemy had planned to converge from north and south and gain control of the Hudson. With the news, the British chose to retreat back to New York City and a disaster had been averted.³

¹ Rev. William J. Cumming, “Cortlandt,” in J. Thomas Scharf, ed., History of Westchester County, New York, Vol. II Chapter V (1886) pp. 365-376.

² William T. Horton, Pioneers, Patriots and People, Past and Present: A History of Peekskill, New York (by the author, 1954), pp. 49.

³ Cumming, pp. 368-376. Also, William T. Horton, pp. 33-53; David M. Ellis, et al., A History of New York State (Ithaca NY: Cornell UP, 1967) pp. 105-118.

At the conclusion of the War of Independence in 1783, a new era of building commenced in Peekskill. River traffic, which had been interrupted by the war, resumed with increasing force. In 1785 the New York Legislature granted an exclusive franchise to Isaac Van Wyck, Talmadge Hall and John Kinnery to conduct a stage coach service along the Albany Post Road, and Peekskill was one of the designated layover spots where horses were changed.⁴ This increase in commercial interchange spurred settlement. A Methodist congregation was founded in 1788, and by 1795 it had acquired land on South Street between Union Street and what later became Depew Street. The Cortland Masonic Lodge was organized in 1793. The initial First Presbyterian Church was built on South Street in 1797. Other churches followed: the Friends Meeting House, 1811; St. Peter's Episcopal Church, 1838; and the Dutch Reformed Church, 1839.⁵

In 1799 Nathaniel Brown built a dam and water-powered mill for grinding on Magregere's Brook, initiating the extensive industrial development that would occur in the heart of Peekskill. A 1850 map drawn by James B. Brown, based on his recollections of the settlement in 1800, documents the extent of development in place at the beginning of the 19th century.⁶ Together with the large tracts of farmland and the riverfront establishments that characterized the 1800 landscape of the village, a number of businesses were sited on the two roads that defined village. Most of these were located along North (now Main) Street: an "Old Hotel" kept by David Stanley; James Diven's Store and the Diven Hotel; an unidentified store house; a cider mill; and shops belonging to John Christian, merchant; Jessie Thorn, millwright; Elmay Purday, silversmith; Joel Frost, merchant; and Solomon Levi, "Jew Merchant." Besides the three commercial enterprises situated on the Post Road (South and Division streets)—a leather store (probably Nathaniel Brown's); John Cooper's hat shop; and a blacksmith shop, there were also Methodist and Presbyterian churches. In addition, Mathew Farrington's grist mill; Nathaniel Brown's grist and charcoal Mill; a bark mill; Stephen Brown's saw mill and tannery were located along Magregere's Brook. Interspersed among these enterprises were approximately 30 residences. The village was estimated to have had a population of 250 by this date, as noted on James Brown's map.

The first decades of the 19th century proved to be a time of consolidation and steady growth for Peekskill. In 1816 it was incorporated as a village separate from the Town of Cortlandt by an act of the New York State Legislature.⁷ The population grew by 1315% between 1800 and 1855—from 250 to 3538 persons. Sometime between 1800 and 1837, Center Street (now Central Avenue) was constructed. The new street ran along Magregere's Brook for the most part, except at its south end, where the brook was channeled under the roadway, daylighting at the Hudson River. Its alignment between and roughly parallel to Main Street and South Street created additional access to industrial sites in the heart of the community. Union Street, running north-south across the stream west of Division Street was also constructed between at the time. An 1837 map reveals that the streets presently traversing Peekskill's core were essentially in

⁴ Horton, p. 63.

⁵ Horton, pp. 167 – 192.

⁶ Horton, p. 61.

⁷ Cumming, p. 389.

place by that date, providing an enduring framework for later infill development and redevelopment.

Schools, banks, hotels, newspapers, additional and expanded churches and new industries were all required by the growing population of the first half of the 19th century, and the new buildings that housed them clustered to create a downtown. The Peekskill Volunteer Fire Department was organized in 1826, and the Peekskill/ Cortlandt Hook and Ladder Co. #1 in 1833.⁸ Both undoubtedly were needed by that point. The Westchester County National Bank and the Eagle Hotel was established on Main Street in 1833 and 1835, respectively. Daniel Smith prepared a lot division plan in 1836 that included not only five new lots along Washington and South streets, but also a large lot for the Society of Friends Meeting House on the corner.⁹ In 1845 the Second Presbyterian Church was built at the SE corner of Union and South streets. A year later the First Presbyterian Church rebuilt on its South Street site.¹⁰ The Washington Engine Co. No. 2, organized in 1840, and a firehouse erected on Mabie Street (now Nelson Street) by 1852.¹¹ One exception to the construction of specialized buildings was the Post Office, which changed locations every few years according to who had been appointed the Postmaster and his place of business. They all were located within the village center on Main Street, North Division, or Central Avenue. (It wasn't until after 1880 that the federal government mandated a permanent location for the Post Office.)¹² Between 1837 and 1852, many more houses were built in the district. For example, the north side of Main Street between James and Broad streets contained only one house in 1837 and was built out by 1852.¹³ One of these early houses (1112 Main Street) was owned by Hawley and Harriet Green, African Americans who reportedly used their home to harbor escaping slaves from the south—its location near Magregere's Brook made it a logical station on the Underground Railroad for fugitives coming up the Hudson River. Maritime traffic was at its peak on the Hudson River in 1840 with 100 steamboats and as many sloops in operation, highlighting this period as one of growth, increasing trade, and continued technological progress.¹⁴

One of the most significant influences on the village's earlier physical appearance was the location of several foundries and stove works in the community's center. The area immediately west of the historic district beyond Union Street, where Nathaniel Brown's mill pond and mills first stood, underwent the most dramatic alteration when the dam was removed and large factory buildings moved in. East of there, within the district, two were established in 1826: Stephen Gregory's plowshares foundry on the north side of Main Street, where Pugsley Park is now located, and Seth Hait's Peekskill Plow Works at 907 Main Street. The Taylor and Finch foundry was established in 1830 on Division Street. The Wiley, Conklin & Co. also sited its stove factory

⁸ Horton, p. 97.

⁹ Blueprint of the Property of Daniel D. Smith in the Village of Peekskill dated September 29, 1836 on file at the Field Library Local History Department.

¹⁰ Curran, p. 27.

¹¹ Horton, p. 99; Map of Peekskill (NY: M. Dripps, 1852), on display at the Peekskill Museum.

¹² Horton, pp. 135-139.

¹³ Map of Peekskill (1852)

¹⁴ John Curran, Peekskill, New York: A Chronological History (Peekskill NY: Peekskill Museum, 1995) p. 26.

on Division Street in 1834, then built a foundry on Center Street to manufacture heating stoves and cooking ranges, which later became to Union Stove Works. Peoples Stove Works was begun in 1835 by Southard and Roberston, located on Main Street between North Division and James streets. A separate foundry owned by Southard and Hyatt was built on Main Street in 1840.¹⁵

Hundreds of men were employed in these industries, providing a ready market that early entrepreneurs targeted. With increased property values in the vicinity of the “manufacturaries,” the property was divided and myriad small shops and services sprang up around them. Cigar stores and saloons were among the most numerous. Two- and three-story buildings were the norm, with an occasional four-story edifice. These were generally built up to the front and side property lines with party walls to maximize their square footages. With numerous factories in nearby Verplank producing 100,000 bricks annually between 1850 and 1870, masonry became the construction material of choice for new downtown buildings.

Technological advances accelerated by the mid-nineteenth century. As the century drew to a close, they greatly influenced the extent, appearance and organization of the village. Land uses began to be more segregated as industry gained ground and residences in the commercial core were considered far less desirable. Those who could afford to, moved to outlying areas. The 1852 map shows the beginning of this trend—residential blocks with the newly created streets of Howard, Cortland, and Orchard were platted northeast of downtown together with new residential lots to the southwest along Smith, Washington and South streets. Telegraph poles and wires were installed in 1848, with service available the next year.¹⁶ By 1849 the Hudson River Rail Road was constructed between New York City and Peekskill, bringing further development, especially along the waterfront, which now boasted two transportation modes.¹⁷ (Within 25 years a new railroad depot was built c. 1875.) The Peekskill Gas Company was established in 1855, locating its Gas Works in the middle of downtown on the block bordered by Main, Union, Division and Central. The 1863 Park Street Firehouse was an up-to-date facility with a four-story hose tower. A municipal water system was installed in 1875.¹⁸ Telephones were introduced in 1877, and by 1882 there were 36 in Peekskill. Daily delivery of mail, made possible by regular train service, was enhanced with door-to-door delivery in 1886—another factor that served to draw residences away from the commercial core. In turn this created a market for electric trolley service, which began in the 1890s. Streetcars ran north to Annsville and south to Verplank along North Division and South streets as well as eastward out Main Street. Apart from a slump in manufacturing, particularly of plowshares, the Civil War seems to have had a minimal dampening effect on the expansion Peekskill was undergoing during that period.¹⁹

In 1889, Union Street north of Main Street was renamed Nelson Street after former Congressman William Rufus Nelson (1784-1869) who owned a large tract of land on either side of Union

¹⁵ Curran, p. 26

¹⁶ Curran, p. 27.

¹⁷ Horton, p. 74.

¹⁸ Curran, p. 35.

¹⁹ Curran, p.30.

Street north of Main.²⁰ Both corner lots contained prominent buildings associated with him—his home and a detached law office were located on the northwest corner, while the northeast corner contained a three-story commercial building. That building housed both the Post Office and the telegraph office in 1867. Nelson was born in Hyde Park, and was educated at the Poughkeepsie Academy. After studying law and passing the bar he commenced his law practice in Peekskill in 1807. He served as District Attorney for Putnam, Rockland, and Westchester counties for thirty years, while concurrently fulfilling a number of official duties. From 1810 to 1821 Nelson was Peekskill's Postmaster; from 1820 to 1821 he was Peekskill's representative to the State Assembly; from 1824 to 1827 he was both a State Senator and a Judge of the Court for the Correction of Errors; and he was a member of the Thirtieth and Thirty-first U.S. Congresses, 1847-1851.²¹

The end of the nineteenth century brought continued development in all sectors of the community together with the beginnings of redevelopment. Numerous houses in the commercial core were demolished to make way for new retail shops and office buildings; some were adapted to commercial uses. The U.S. Government bought a house on the northwest corner of South and Depew streets owned by Isaac T. Montross and renovated it for office use. After 1880, when the Postmaster General required Post Offices to maintain permanent addresses, the Peekskill branch moved to this location. Similarly, the substantial William Nelson house at the northwest corner of Union (now Nelson) and Main streets was purchased by the Town of Cortlandt for its offices in 1898.²² In 1881 the village offices were housed on the second floor of the Jordan Building at 982 Main Street and in January of that year the first police regulations were adopted by the Village Board of Trustees calling for the establishment of police headquarters at that location.²³ New residences at the east end of Main Street in the district replaced more modest dwellings and incorporated professional offices leading to the appellation of "Doctor's Row." Churches were rebuilt to accommodate their expanding congregations. A new St. Peter's Episcopal Church was built in 1891 on the same site of its previous 1838 church on North Division Street at the edge of the historic district. In 1904 the First Hebrew Congregation of Peekskill built a synagogue on Main Street, at the far western edge of the historic district.

Peekskill was at its industrial zenith in 1895 with seven iron and stove foundries, produce mills, sash and blind factories, paper mills, a ship yard, pottery factory, nickel plating works and factories producing a variety of clothing and household goods. The number of stoves, ranges and heaters exported from Peekskill alone in 1894 numbers 200,000. As the established industries grew, several relocated further downstream on Magregere's Brook and the waterfront where more room was available to expand their physical plants. New foundries and

²⁰ City of Peekskill Clerk's Office, "Transcript of Ordinances and Resolutions Village of Peekskill January 14, 1874 – September 1890." This street renaming was a part of a comprehensive street naming and numbering system recommended by the Highway Department and adopted by Resolution of the Village Trustees on June 4, 1889.

²¹ Web site: <http://bioguide.congress.gov/scripts/biodisplay.pl?index=N000045>.

²² Copy of newspaper article dated January 31, 1970 on file in the Field Library Local History Department.

²³ Horton, p. 107; Sanborn Fire Insurance Map, 1887.

manufacturing facilities were also located there rather than in the downtown district, as retail and office development drove up prices and spread into every available space.

One of the latest areas in the district to develop was the block south of Park Street and north of Brown Street between South Division and James, a remnant of property owned by Stephen Brown.²⁴ Street names in this area of the city also reflect the historical importance of the Brown family—Nathaniel Brown (Stephen's father) at one time was the largest landowner in the settlement and developed large sections of the village. It was he who laid out and named Broad Street. Another son, James, a trustee of the Village from 1831 to 1839, was the namesake of James Street which runs north from Brown Street, while daughters Elizabeth and Ester were also commemorated by having short streets running south from Brown named after them.²⁵ The downtown property was known as the J. Brown estate, its ownership having descended from Stephen Brown. It was still undeveloped and was depicted as a park-like green space on the 1883 birdseye illustration of the community.²⁶ Photos from this time show a stone fence around the entire block.²⁷ As late as 1892, most of the block was still occupied by the "Misses Brown," although a brick YMCA building had been constructed on its western, South Division Street, frontage. Also sited on the block that year were the residence of G.W. Bagley; the D.H. Polhill Livery; and the residence of S.R. Knapp, which property took up the entire southwest corner of the block.²⁸ By 1911 an underwear factory operates at the east end of the block.²⁹

A fitting finale to Peekskill's century of growth was perhaps the performance of John Philip Sousa and his band of the newly composed "Stars and Stripes Forever." The performance took place at the short-lived Depew Opera House on the northeast corner of South and Depew streets, built in 1892. The building was named after Chauncy M. Depew, born on Peekskill's South Street, who went on to become a New York State Assemblyman, Secretary of State for New York, President of the New York Central Railroad, Republican nominee for U.S. President, U.S. Senator from the district and community benefactor.³⁰ In the case of the opera house, after \$75,000 had been raised by subscription, Depew covered the balance needed for its construction.³¹ A new north-south road was developed extending south to his family's farm between 1883 and 1892 and consequently named Depew St. in honor of his father, Isaac. (Another shorter street running north-west parallel to and west of Depew St. was named Chauncy Place.)³² In 1901 Chauncy Depew donated the family homestead to the village for a park.³³ The opera house was lost to fire in 1900 and rebuilt as the Ralaigh Hotel the following

²⁴ Map of the Village of Peekskill in 1800 (1850: copied Charles R. Swain in 1877; rpt.[2000]).

²⁵ Colin Naylor, "Peekskill street names reflect early history," The Evening Star, September 13, 1975. Also Margaret McCord Robinson, "How Peekskill Streets Were Named," The Evening Star, multiple issues [1931], in Vertical File, Local History Department, Field Library.

²⁶ Peekskill, New York [birds-eye view] (Troy, NY: L.R. Burleigh, 1883).

²⁷ Historic photographs on file in the Local Historic Department, Field Library.

²⁸ "Map of Peekskill," [1892] in Atlas of Westchester County, New York (NY: J. R. Bien, 1893).

²⁹ Curran, p. 48.

³⁰ Curran, pp. 23, 30, 31, 37, 40.

³¹ Untitled newspaper article, c. 1970, Vertical File, Local History Department, Field Library.

³² "Map of Peekskill, [1892]"

³³ Curran, p. 42; Horton, p. 319.

year. That burned in 1915, and after being abandoned for 10 years, the building was rehabilitated to house the Peekskill Theater.³⁴ (The theater was demolished in 1968 and the lot is the site of the Artlofts infill development.)

Another major fire that punctuated the first year of the new century was that of the so-called Brown Street Foundry on the corner of Elizabeth and Brown streets just outside the historic district. Built in the mid-1800s, it first served as a barn and feed storehouse, then being used as a tannery, third as a shoe and leather factory, fourth as another leather business, fifth as the James Finch McCutchens Foundry and finally as the Blank Book Factory.³⁵ Such losses cleared the way for new enterprises that better suited the times.

As development continued, the character of the Brown Block was transformed. On the Brown Street side, the Elks Lodge and Club was built in 1903. The Knapp residence at the corner of Brown and Division was sold and demolished in 1910. The Brown sisters willed this property to the city expressly to allow for widening of the intersection of Brown and South Division streets.³⁶ This was followed by the construction of the Reynolds Building at this corner. On the south side of Brown, the Colonial Theater and a two-story brick Telephone Exchange Building had been built by 1911 (the Telephone building has since been rebuilt). The rest of this street frontage was filled with wood frame buildings, both shops and dwellings, and the once open land was fully developed, though the wood buildings would be redeveloped soon enough. Only one of these houses remained as late as 1923.

Other streets were modified by 1911: Abbey Street, which once connected John Street to Diven Street through property owned by William Nelson (Abbey was the name of his wife), was renamed John Street and slightly reconfigured. Later it was cut off between Decatur and Hadden. During this period Mill Street, Mechanic Street and Williams Streets all lying within the block bordered by Main, Union and Central Avenue were abandoned. In turn, Washington Street was extended through this same area past South Street to connect with Central Avenue.³⁷

The birth of the automobile era in the early twentieth century created the momentum for further transformation of the downtown and the village in general. As residential growth spread outward, churches in the center of the city were abandoned or adapted for different uses. The Second Presbyterian Church, built on the corner of South and Union streets in 1845, was renovated for use by the Field Library in 1921. A 1922 advertisement for the "Big Frost Realty Sale" presented a long list of houses and properties up for auction as potential subdivision or redevelopment sites. More automobile-related businesses moved into the district; e.g. in 1925 the Rollins Motor Company took over a grocery store at 154 North Division. Further evidence of the change taking place was the end of trolley service in 1927 to be subsequently replaced by

³⁴ Untitled newspaper article, c. 1970, Vertical File, Local History Department, Field Library.

³⁵ Untitled newspaper article, June, 1, 1900, Vertical File, Local History Department, Field Library.

³⁶ Margaret McCord Robinson, "How Peekskill Streets Were Named."

³⁷ Determined by comparison of 1892, 1911 and 1923 Sanborn Maps and supported by historic photographs on file in the Local History Department, Field Library.

bus service. Other new developments such as the Paramount Movie Theater on Brown Street, which opened in 1930, reflect the changing past-times of the American citizenry.

Another major change to the face of Peekskill's Main Street came in 1929. That year Cornelius A. Pugsley, a banker and former Congressman donated land he had purchased on the north side of the street, extending through to Howard Street, for a park. It was officially dedicated in 1931. Pugsley was born and spent his entire life in Peekskill. He was educated in its public schools, made millions only to lose them in the Depression, and was one of the community's most generous philanthropists. In 1867 he began work as a postal clerk and was assistant postmaster by 1870. He left that job to take the position of bank teller with the Westchester County National Bank where he rose to the position of President in 1897. He is credited with making that institution highly profitable—one of the foremost in earning power and standing in the country. A Democrat, he served a two-year term in the Fifty-seventh U. S. Congress and was highly regarded, even by his political opponents. Evidently political life was not for him, as he declined nomination as the Democratic candidate for vice-presidency of the United States in the campaign of 1908 and as candidate for New York State Governor in 1918. However, he was increasingly active in a range of civic and charitable organizations. Appointed to the progressive Westchester County Park Commission formed in 1923 (one of the earliest local park organizations in the nation and which was involved in the development of parkways throughout the county), he developed a strong interest in park development. This interest was honored by his son Chester Pugsley in 1929 with an endowment to the American Scenic and Historic Preservation Society to fund annual "Honorable Cornelius Amory Pugsley Medals." Now presented by the National Park Foundation, these awards are considered one of the most prestigious in the country that recognize outstanding contributions to the promotion and development of public parks in the United States.³⁸

Clearance of the old Southard-Robertson stove foundry from the center of the block bounded by Main, Division, Park, and James streets, as well as demolition of the Hotel Budd (formerly the Continental Hotel, Colonel Williams Hotel, and Eagle Hotel) in 1932 laid the groundwork for nearly complete redevelopment of the block and the construction of Bank Street in 1935. This wide road ran north-south between Main and Park. Pugsley, was a key investor in this redevelopment scheme, along with other Board Members of the Westchester County National Bank, hence the street's name.³⁹ The first building to be erected on the newly cleared site was the Thomas F. Gardner Gas Station at the corner of Main and Bank by 1938. The remainder of the block would be used as an extensive parking lot for quite some time until the street's development was finally complete. Only a food market and the Center Diner were in place by 1941. The Westchester County National Bank building (to which the Pugsley house was once attached) fronted on Division Street and was expanded in 1952 to afford frontage on the new Bank Street as well. It wasn't until this year that the new street was completely fleshed out with

³⁸ Web Sites: www.rpts.tamu.edu/Pugsley/pugsley.htm; www.rpts.tamu.edu/Pugsley/evolution.htm; www.leisurestudies.uiuc.edu/Alumni/newsletters.htm.

³⁹ "Face of Bank Street Changing," *The Evening Star*, March 20, 1946, p. 1. Also historic photographs on file in the Local History Department, Field Library.

new shops.⁴⁰ This was to be the end of new investment and the construction of commercial establishments in downtown Peekskill for nearly thirty years.

By the late 1960s, suburbanization had made its mark on downtown Peekskill. Disinvestment was rampant and city officials were desperate for a cure, which it thought it found in the Federal government's Urban Renewal initiatives launched that decade. Entire blocks of the downtown were slated for demolition and futuristic highrise housing developments—in all 350 buildings were demolished from 1961 to 1976. Yet several forces conspired to cut short the fulfillment of “a new Peekskill”—the tapering off of federal money to bankroll the scheme, lack of follow-through in rebuilding demolished buildings, and finally public resistance and consequent political fallout. What remains of the historic commercial core, particularly along Division Street and South Streets, has come to be viewed as key to the city's revitalization and sense of place.⁴¹

⁴⁰ City Directories, 1935 to 1953, Local History Department, Field Library.

⁴¹ John Curran, Old Peekskill's Destruction (Peekskill NY: Office of the City Historian, 2000).

PEEKSKILL DOWNTOWN HISTORIC DISTRICT

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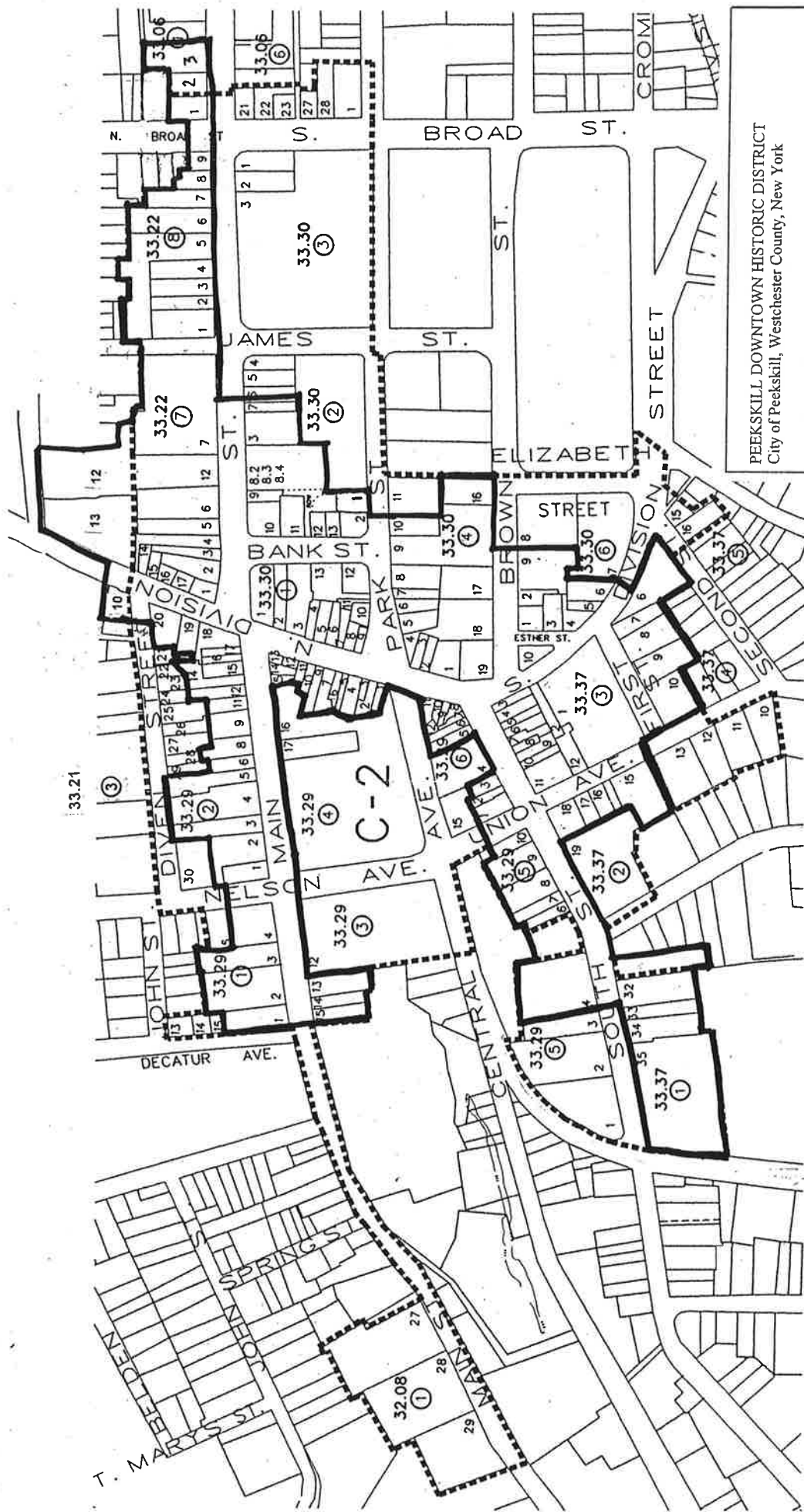
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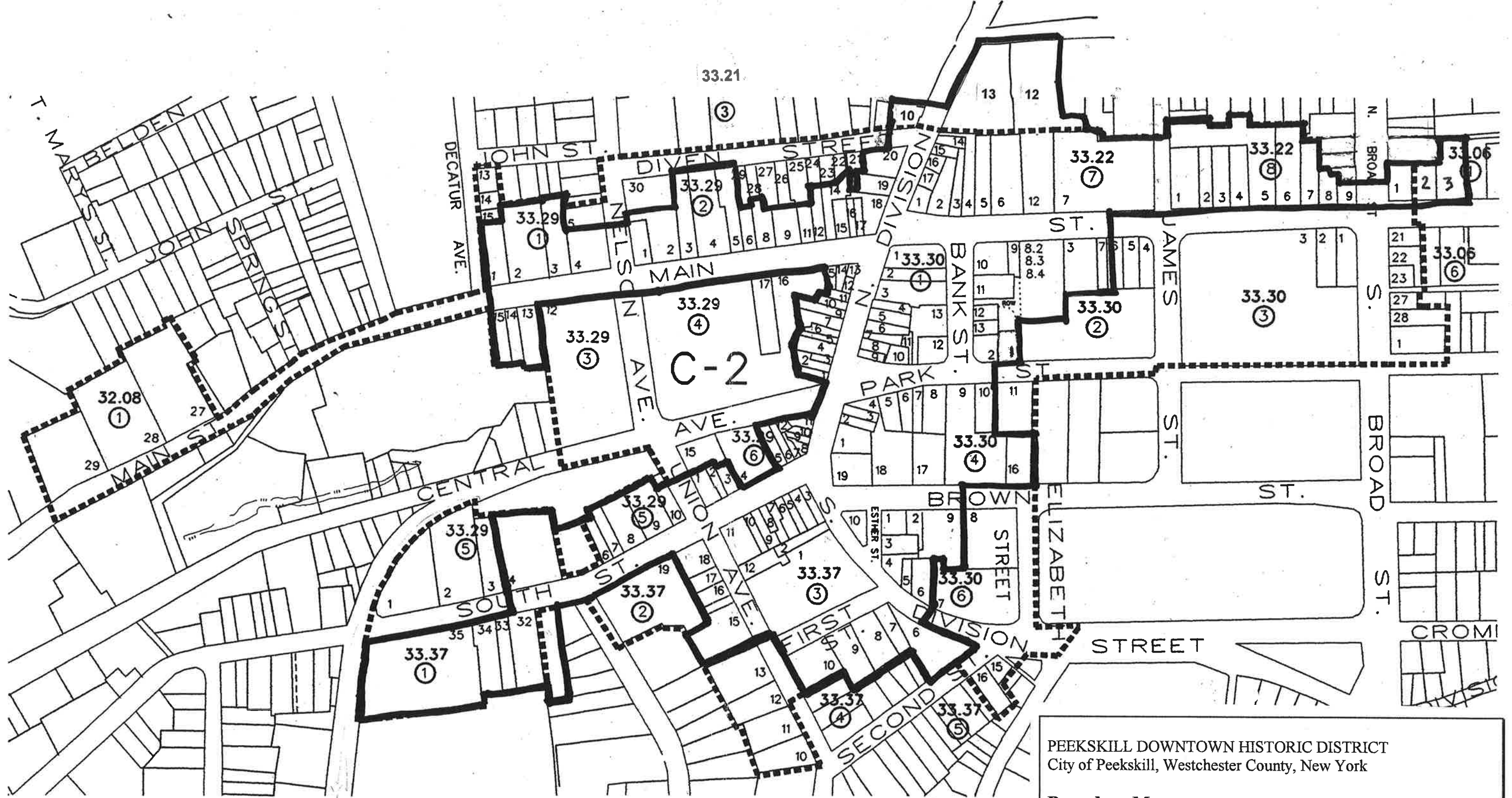
Boundary Map

Solid lines represent National Register historic district boundary
Dotted lines represent local historic district boundaries
Use section-block-lot numbers to refer to building list

No scale

North at top of page

SOURCE: City of Peekskill Assessors Tax Maps



PEEKSKILL DOWNTOWN HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

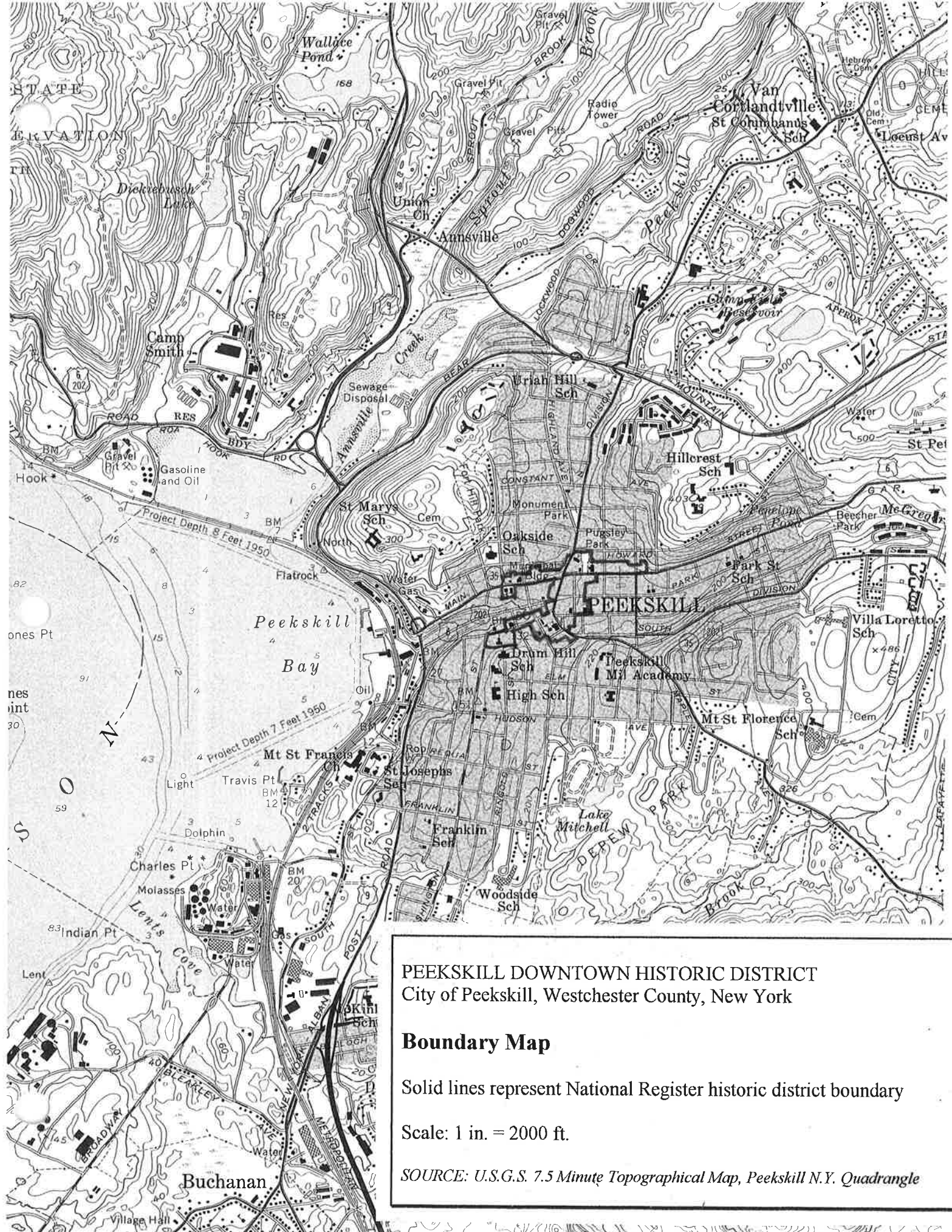
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SOURCE: City of Peekskill Assessors Tax Maps



PEEKSKILL DOWNTOWN HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

Boundary Map

Solid lines represent National Register historic district boundary

Scale: 1 in. = 2000 ft.

SOURCE: U.S.G.S. 7.5 Minute Topographical Map, Peekskill N.Y. Quadrangle

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DISTRICT RESOURCE LIST

PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.30-2-2	1 Bank St.		1-story, masonry, 4-unit commercial building, rounded corner at south end, deep roof eave, altered storefronts; similar to building opposite at 2-8 Bank St.	c. 1946	Moderne	building	C	12 13
33.30-1-12	2 Bank St.		1-story, masonry, 3-unit commercial building, rounded corner at south end, deep roof eave, altered storefronts; similar to building opposite at 1-7 Bank St.	1946	Moderne	building	C	13
33.30-2-13	9 Bank St.		1-story, masonry, 2-unit commercial building, deep roof eave, altered storefronts	c. 1950	Moderne	building	C	12
33.30-1-13	10 Bank St.	Amorosi Firestone Auto Supply Store	2-story, masonry commercial building, plastered exterior, metal and glass storefront; vacant lot east of building used for parking	c. 1940	none	building	C	
33.30-2-12	13 Bank St.	Center Diner	1-story, streamlined "dining car" form, enamel metal panel siding, wood windows, domed roof, rear service ell	1940	Moderne	building	C	12
33.30-1-3	14 Bank St. [27-35 N. Division St.]	F.W. Woolworth Co. Store	2-story, masonry commercial building, yellow brick façade veneer on both N. Division & Bank streets, 5-bay façade w/ windows recessed in surface; intact storefront w/metal streamlined sign board (name changed) and glass storefront; Ralph F. Hopkins, architect [See 37-39 N. Division St.]	c. 1947	Moderne	building	C	14
33.30-1-2	16 Bank St.	Westchester County National Bank						14
33.30-2-11	17-21 Bank St.	Valley Brook Market / Grand Union / Peekskill Fish Market	1-story, masonry 2-unit commercial building, brick façade veneer, aluminum and glass storefronts with transom signs; two large billboards on roof	c. 1940	Moderne	building structure	C C	12 13

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DISTRICT RESOURCE LIST

PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.30-2-6	55 Bank Street [1027 Main St.]	Bank Street Service Station	1-story brick masonry service station with steep pitched gable roof with end chimneys, office section faces Bank St., side ell with single service bay and rear ell with two service bays facing Main St.	c1937	Dutch Colonial Revival (Roadside)	building	C	12
33.30-6-10	1001-1003 Brown St.	Flatiron Building	[See 101 S. Division St.]					
33.30-4-18	1006-1010 Brown St.	Paramount Theatre	Masonry movie theater building with brick veneer and tripartite façade with false half-timbered panels, center section has pointed pediment and original illuminated marquee; storefronts in flanking sections; Rapp & Rapp (Chicago), architect	1930	Tudor Revival	building	C	17
33.30-6-1	1007-1011 Brown St.		Two 3-story, side-gable roof wood frame commercial buildings later joined with a hyphen and clad with cement stucco; two storefronts	c. 1840 c. 1900	Greek Revival	building	C	18
33.30-6-2	1013 Brown Street		1-story, masonry commercial building, brick veneer on front, wood storefront with vinyl claboards siding on marquee	c. 1940	none	building	C	18
33.30-4-17	1016 Brown St.	F. & A.M. (Masons) Cortlandt Lodge, No. 34	2-story, masonry fraternal club building, brown brick veneer with limestone ornament, monumental pointed entrance, bracketed cornice band; extensively damaged by fire in 2001	1926	Moorish	building	C	17
33.30-6-9	1023 Brown St.	N.Y. Telephone Co. Exchange	3-story, masonry commercial building, brick veneer, entrance front	1952	Art Deco	building	C	17
33.30-4-9	Brown St.		[See 1023 Park St.]					
33.30-4-16	1038 Brown St.	B.P.O.E. (Elks) Peekskill Lodge	2-story, wood frame fraternal club building with monumental semi-circular Corinthian portico, elaborate Classical cornice, pilasters and architraves, metal clapboard siding	1902-03	Colonial Revival	building	C	

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City of Peekskill, Westchester County, New York

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DISTRICT RESOURCE LIST

PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.29-6-5	929-31 Central Ave.		3-story, brick commercial building, 4 bays wide, simple wood cornice, intact wood storefront; iron fire escape on facade; Shares lot with 930 South St.	c. 1870	Italianate	building	C	15
33.29-6-6	933-35 Central Ave.		3-story, brick commercial building, 3 bays wide, unembellished parapet wall at roof, patterned brick belt above 2 nd story, intact wood storefront, iron fire escape on facade; Shares lot with 934 South St.	c. 1925	Tudor Revival	building	C	15
33.29-6-12	939 Central Ave.		3-story, brick masonry commercial building, bracketed cornice, arched label moldings above 3 rd -floor windows, wide 3-sided oriel on 2 nd floor above glazed storefront	c. 1870 c. 1900	Italianate	building	C	15
33.30-6-10	101-104 Esther St.	Flatiron Building	[See 101 S. Division St.]					
33.30-6-4	109-222 Esther St.		[See 201 S. Division St.]					
33.30-6-3	201 Esther St.		1-story, 2-unit masonry commercial building, parapet above roof with tile cap	c. 1940	None	building	C	
33.37-4-9	911 First St.	Church of the Assumption Rectory	2-story, wood frame dwelling, raised basement mansard roof with dormers, full front porch, rear ell, metal clapboard siding; two detached garages; formerly associated with original Church of the Assumption at 131 Union St.	c. 1865	Second Empire	building outbldgs (2)	C C (2)	

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DISTRICT RESOURCE LIST

PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or not-contributing	PHOTO NO.
33.37-3-1	920 First St.	The Guardian/ Church of the Assumption	5-story, stone and brick masonry multi-purpose building; monumental façade facing First St. with rusticated stone ground story supporting a 2-story colonnade and banded top story with bracketed cornice and pediment, glazed gynecasium on roof; side façade facing S. Division St. has rusticated stone ground story containing rear entry with iron canopy; erected to function as a community center but adapted to house Roman Catholic Church of the Assumption and school; John E. Kerby (NYC), architect	1905	Renaissance Revival	building	C	21 22 23
33.37-4-8	921 First St.	Lent House	2-story, wood frame dwelling, raised basement, bracketed cornice, central cross-gable with Venetian window, full front porch, metal clapboard siding; detached garage	c. 1860	Italianate	building outbuilding	C C	
33.37-4-7	925 First St.	Horton House	2-story, wood frame dwelling, raised basement, full front porch (enclosed with basement built out below, rear shed ell, metal clapboard siding; detached garage	c. 1850	Greek Revival	building outbuilding	C C	
33.29-3-15	813 Main St.	First Hebrew Congregation Temple	Small wood frame religious building with front gable roof, lancet windows, projecting entrance vestibule with pointed parapet, metal clapboard siding	1903-04	Gothic Revival	building	C	1

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DISTRICT RESOURCE LIST

PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.29-1-1	824 Main St.	Peekskill Evening Star Building	Masonry building with 2-story front section with limestone veneer on street elevations, three-bay façade with central pavilion with monumental arched glazed entrance and tall parapet with carved sign, rear section 1 tall story, constructed of brick with range of tall windows to illuminate press room within. Stern & Peyser, architects	1930	Moderne	building	C	2
33.29-1-2	828 Main St.	Truman Minor House Cortlandt Hook & Ladder Company	3 connected buildings functioning as fire company headquarters. 1: 2-story plastered masonry dwelling on raised basement, flat roof, classical cornice and entrance porch, re-plastered with faux brick pattern and color, cornice and openings encased with metal. 2: 2-story, wood frame, gambrel roof equipment, stable and assembly building attached to rear. 3: 2-story, plastered masonry fire house, truck door on ground level with pediment supported by columns, roof-level pediment	1: c.1850 2: c.1904 3: c.1920	Greek Revival none Classical Revival	building	C	2
33.29-3-14	829 Main St.		3-story wood frame tenement dwelling, flat roof, 3-bay façade central entrance bay with porch (once 2-story) and arched window flanked by 3-sided bay windows, bracketed cornice, asphalt siding	c. 1903	Classical Revival	building	C	1
33.29-3-13	831 Main St.	First Baptist Church	Small wood frame religious building with front gable roof, 3-part façade with central entrance with vestibule and large tripartite arched window above flanked by engaged towers at the corners, western tower topped with short steeple; enlargement and alteration of earlier church	1845-47 1871	Romansque	building	C	1

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DISTRICT RESOURCE LIST

PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or not-contributing	PHOTO NO.
33.29-1-3	836 Main St.		Parking lot for city offices; replaced a house	c. 1990	n/a	structure	NC	
33.29-1-4	840 Main St.	Peekskill City Hall	2-story masonry public building, brick on limestone basement, ornamental limestone faced entrance beveled on NE corner topped by wood frame 2-stage cupola, sweeping exterior stairs provide access to entrance. Ralph F. Hopkins, architect; Kaimowitz & Goldberg, general contractors	1936	Colonial Revival	building	C	3
33.29-2-1	900-902 Main St.	Nelson Building	3-story, brick commercial building, flat roof with bracketed cornice, 6-bay façade, marble lintels and sills for windows and doors, marble storefront at street level, later addition on rear (north)	c. 1850	Italianate	building	C	4
33.29-2-2	904-910 Main St.		1-story masonry 3-unit comm. building, brick façade with limestone trim, center store front capped by parapet with stone piers and urns at corners, storefronts altered	1923	Colonial Revival	building	C	4
33.29-2-3	916 Main St.	J.D. Sherman Building	3-story brick commercial building, flat roof, five bay façade with bracketed cornice, molded stone lintels, altered storefront	c. 1860	Italianate	building	C	4
33.29-2-4	922-924 Main St. 926-930 Main St.		Vacant lot comprised of two former building sites	---	n/a	site	NC	
33.29-2-5	934 Main St.		Vacant lot; formerly site of early 19 th century wood frame commercial building	2000	n/a	site	NC	
33.29-2-6	942 Main St	I.O.O.F. Lodge Building	3-story brick commercial building and fraternal organization lodge, decorative pressed brickwork on façade with 3 rd -story date plaque and pressed metal cornice and pediment, 3-bay façade, arched windows on 2 nd story, window sash replaced storefront altered but retained pressed metal cornice	1892	Romanesque	building	C	4, 5
33.29-2-8	950 Main St.		Vacant lot; formerly a building site	---	n/a	site	NC	

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DISTRICT RESOURCE LIST

PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.29-2-9	960 Main St.	J.U. Dorsey Building	3-story brick commercial building with stone quoins and heavy bracketed cornice, three bay façade, segmental arch windows with pronounced label molds and sills, painted wall sign intact, storefront altered;	c. 1870	Italianate	building	C	5
33.29-2-11	968-970 Main St.		Vacant lot now part of enlarged lot 2-story wood frame commercial building, original front gable roof removed leaving only remnant on façade, building extensively altered with brick and wood shingle façade, brick wall on west side remains from neighboring building	--- c. 1850 c. 1960	n/a Colonial Revival	site building	NC NC	5
33.29-2-12 33.29-4-15	974 Main St. 979 Main St.		Vacant lot; formerly a building site 1-story masonry commercial building with brick façade, large metal glazed storefront, replaced earlier wood frame building	--- c. 1920	n/a Moderne	site building	NC C	
33.29-4-14	981-983 Main St.		3-story brick masonry commercial building with added wood cornice, 4-bay façade, windows with stone lintels and sills, altered storefront	c. 1850	Greek Revival	building	C	
33.29-2-14	982 Main St.	Jordan Building	2-story masonry commercial building, 3 bay façade with Vitrolite glass storefront (altered) and 2 nd -story quoins and metal sash windows cement plaster on exterior; a renovation or replacement of an earlier 3-story brick building with mansard roof	c. 1925	Moderne	building	C	5
33.29-4-13	987 Main St.		3-story brick corner commercial building, wood cornice with dentil strip, 3-bay façade facing Main St. and 2-bays facing N. Division St., rounded corner with a single window bay, windows with stone lintels and sills, storefront facing Main St. (altered).	c. 1850	Greek Revival	building	C	

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DISTRICT RESOURCE LIST

PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.29-2-15	990 Main St.		3-story brick commercial building with parapet and bracketed cornice, 4-bay façade with cement plaster, altered storefront and replaced windows with shutters	c. 1875 c. 1980	Colonial Revival	building	C	5
33.29-2-16	992 Main St.		3-story brick commercial building with bracketed cornice, 2-bay façade, intact storefront, window sash replaced	c. 1870	Italianate	building	C	5
33.29-2-17	994 Main St.	Koern's Store	3-story brick commercial building, facade encased with enameled metal panels, metal frame storefront with metal awning, large multi-pane metal window in upper story	c. 1870 c. 1945	Moderne	building	C	5
33.29-2-18	996-998 Main St.	Sutton Building	[See 108 N. Division St.]					
33.22-7-1	1000 Main St.	"Mandeville's Tavern"	2-story wood frame dwelling with gable roof, exterior altered with addition of brick store front built out to sidewalk and a brick rear ell, brick once covered upper story but more lately removed and restored with wood clapboard, window openings altered and sash replaced; 1-story brick addition to rear (103 N. Division St.); the oldest commercial building in the district	c. 1820	Federal	building	C	6
33.22-7-2	1008 Main St.		3-story brick masonry commercial building, 5-bay façade painted with wood cornice, segmental arch windows on upper stories with stone label molds, storefronts restored	c. 1865	Italianate	building	C	6
33.22-7-3	1014-1016 Main St.		3-story brick masonry commercial building, 3-bay façade painted with wood cornice, segmental arch windows on upper stories with stone label molds, storefront altered	c. 1870	Italianate	building	C	6
33.22-7-4	1020 Main St.	Westchester Lighting Co. Building	3-story brick masonry commercial building, 4-bay façade with cement plaster façade with pointed parapet with molded edge, wood window trim, altered storefront	c. 1920	Mission	building	C	6

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DISTRICT RESOURCE LIST

PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.22-7-5	1022-1024 Main St.	A&P Super Market (Salvation Army Thrift Store)	1-story brick masonry commercial building, solid brick façade with center entrance and display windows, sign band across top with Salvation Army emblems, central pediment signifies entrance [see 55 Bank St. listing]	c.1940	box store	building	C	6
33.30-2-10	1027 Main St.	Bank Street Service Station	Vacant lot; formerly site of Peekskill Y.W.C.A. that utilized Charles C. Knight House (c. 1870) and Walters-McNutt House, moved from neighboring lot to east to rear of property c. 1920, buildings burned and were demolished in 2003	---	n/a	site	C	
33.22-7-6	1028 Main St.		Vacant lot	---	n/a	site	C	
33.30-2-9	1031 Main St.		Rectangular green space with mature trees and scattered park furniture and a memorial plaque on a boulder commemorating Cornelius A. Pugsley's gift of the land; the site of Peekskill's first iron foundry (c.1820); Pugsley demolished or relocated five houses to clear the area for the park including the Walters-McNutt House, which was attached to the neighboring Y.W.C.A. (See 1028 Main St. above)	1931	n/a	site	C	
33.22-7-12	1036 Main St.	Pugsley Park						
33.30-2-8.2 33.70-2-8.3 33.70-2-8.4	1037 Main St.	E.J. Tompkins Building	2-story brick masonry commercial building with black terra cotta façade, 3 bays divided by stepped pilasters that extend above the roofline, narrow center bay with storefronts to 2nd story, flanked by bays with storefronts and 2 nd -story window bands, storefronts altered and windows replaced with variety of materials including glass block	c. 1935	Moderne	building	C	8

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DISTRICT RESOURCE LIST

PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.22-7-7	1040 Main St.	St. Paul's Methodist Church	1-story brick and glass religious building, long, sway-back gable roof, free-standing steel bell cote; replaced church built on site in 1856	1967	Modern	building	NC	
33.30-2-3	1043-1047 Main St.		Parking lot; portion of property that contains parking deck is excluded from district	c. 1970	n/a	structure	NC	
33.30-2-7	1049 Main St.	Ulm Brothers Building	3-story brick commercial building with a painted façade, pronounced metal cornice with ULM BROS pressed in central arch, 2 arched entrances on street level with arched terra cotta headers, plate glass window added between them, upper story windows decorated with terra cotta headers, top story contains arched windows	c. 1890	Late Italianate	building	C	
33.22-8-1	1102 Main St.		Vacant lot, open grassy area, site of Dutch Reformed Church, demolished in 1965	1965	n/a	site	C	
33.22-8-2	1106 Main St.		1-story masonry commercial building with brick façade, parapet top with concrete cap stones, storefront altered	c. 1920	Colonial Revival	building	C	
33.22-8-3	1112 Main St.	Catherine Flagler House	2-story, wood frame dwelling, 4-bay façade with porch over entrance, mansard roof with bracketed cornice and dormers, rear ell, wood clapboard siding	c. 1870	Second Empire	building	C	
33.22-8-4	1116 Main St.	Gilbert Sutton House	2-story, wood frame dwelling, 4-bay façade with engaged tower on east corner, porch over entrance and across the rest of the façade removed, mansard roof with bracketed cornice and dormers, fire escape on façade, rear ell, metal clapboard siding	c. 1870	Second Empire	building	C	7

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PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.22-8-5	1122 Main St.	Edward Wells House	2-story, wood frame dwelling, 3-bay façade with full front porch, paired windows, gable roof with wide front cross gable with pair of arched windows, 1-story side bay windows and rear ell, vinyl clapboard siding	c. 1865	Italianate	building	C	7
33.22-8-6	1124 Main St.	William Hunt House	2-story, wood frame dwelling, 4-bay façade with full front porch, 2-story bay windows on east side, mansard roof with bracketed cornice and dormers, side addition, wood clapboard siding; detached garage	c. 1870	Second Empire	building outbuilding	C C	7
33.22-8-7	1132 Main St.	James Sherwood House	2-story, wood frame dwelling on raised basement, 3-bay façade with wraparound porch, paired windows, hipped roof with front and side cross gables, brick entrance built out from front of the house for basement entry, composition siding; detached garage	c. 1860	Italianate	building outbuilding	C C	7
33.22-8-8	1134 Main St.		2-story, wood frame dwelling with complex façade and cross-gable roof, large 2-story cross-gable pavilion and recessed entrance bay, wraparound porch, metal clapboard siding	c. 1890	Queen Anne	building	C	7
33.22-8-9	1138 Main St.		2-story, wood frame dwelling, hipped roof with dormers, full front porch (altered and partially enclosed, side addition, stucco siding with perma-stone applied to base of porch and addition	c. 1910	Craftsman Four Square	building	C	7
33.06-1-1	1204 Main St.	John H. Baxter House	2-story, wood frame dwelling, 3-bay façade with central entrance pavilion, wraparound porch, mansard roof with bracketed cornice and dormers, ornamented window headers, wood clapboard siding; detached wood frame carriage barn	c. 1865	Second Empire	building outbuilding	C C	

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PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.06-1-2	1206 Main St.		2-story wood frame dwelling with front cross gable, 5-bay façade, center entrance, full front porch with scroll-sawn braces and railing, bracketed cornice on house and porch roofs, wood clapboard siding	c. 1850	Italianate	building	C	
33.06-1-3	1214 Main St.		2-story wood frame dwelling with front cross gable, 3-bay façade, center entrance, paired windows, full front porch with scroll-sawn frieze, bracketed cornice on house and porch roofs, raised brick basement, wood clapboard siding	c. 1850	Italianate	building	C	
none [in ROW]	N. Division St.	Jan Peek Square Park	Paved triangular park at SE corner of N. Division and Park streets, elevated metal bandstand	1977	n/a	site	C	10
33.30-1-9	1 N. Division St.		3-story brick corner commercial building, 3-bay façade on N. Division St., 7-bays wide on Park (facing park), wood cornice and wood shingled oriel tower with ogee dome roof on SW corner, altered storefront	c. 1870 c. 1895	Italianate Moorish	building	C	10
33.30-1-8	3-7 N. Division St.		3-story brick commercial building, 3-bay façade, arched upper story windows with label molds, wood cornice, altered storefront	c. 1870	Italianate	building	C	10
33.29-4-1	4 N. Division St.		2-story brick commercial building with an altered façade with glazed terra cotta tiles enframing a still later arched plastered insert and aluminum and glass storefront	c. 1870 c. 1930 c. 1960	Moderne	building	C	10 11
33.29-4-2	6 N. Division St.		2-story brick commercial building with an altered façade with Carrara glass panels covering the façade and storefront, 3-part metal frame window in 2 nd story	c. 1870 c. 1930	Moderne	building	C	10 11

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33.29-4-3	8 N. Division St.		2-story brick commercial building with an altered façade with plastered façade and wood cornice, stylized multi-part window in 2 nd story, altered storefront	c. 1870 c. 1980	Post Modern	building	C	10 11
33.30-1-7	11 N. Division St.		3-story brown brick commercial building, 3-bays on façade within architraves, wood bracketed cornice, altered storefront	c. 1900	Colonial Revival	building	C	10
33.29-4-4	12 N. Division St.		3-story brick commercial building, 5-bay façade, upper story windows with molded stone headers and sills, wood bracketed cornice, altered brick storefront	c. 1870	Italianate	building	C	10 11
33.30-1-6	13 N. Division St.		3-story brick commercial building, 5-bay façade, arched upper story windows with label molds, wood bracketed cornice, restored storefront	c. 1870	Italianate	building	C	10
33.30-1-5	19 N. Division St.		3-story brick commercial building, 3-bay façade, arched upper story windows (label molds removed), mansard roof with wood cornice, restored storefront, skylights inserted in roof, cement plaster applied to façade	c. 1870	Second Empire	building	C	10
33.29-4-5	20 N. Division St.		2-story brick commercial building with a textured brick façade and patterned band for a cornice, central window in 2 nd story, altered storefront	c. 1920	Moderne	building	C	10 11
33.29-4-6	22 N. Division St.		2-story brick commercial building with a limestone façade with carved band at cornice, windows in carved surrounds in 2 nd story, intact storefront	c. 1930	Moderne	building	C	10 11
33.30-1-4	25 N. Division St.		3-story brick commercial building, 3-bay façade, wood cornice, altered storefront, 3 rd story windows altered (middle one removed), cement plaster applied to façade	c. 1870	Italianate	building	C	10

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PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.29-4-7	26-28 N Division St.		2-story brick commercial building with a plastered 4-bay façade, wood cornice, 4 casement windows with keyed headers in 2 nd story, altered storefronts [See 14-16 Bank St.]	c. 1930	Moderne	building	C	10 11
33.30-1-3	27-35 N Division St.	F.W. Woolworth Co. Store	2-story brick commercial building with an altered plastered façade, multi-part window in 2 nd story, altered storefront					
33.29-4-9	32 N. Division St.		2-story brick commercial building with an altered plastered façade, multi-part window in 2 nd story, altered storefront	c. 1930	Moderne	building	C	11
33.29-4-10	36 N. Division St.		3-story brick commercial building with a 4-bay façade and wood cornice, stone headers and sills, replacement window sash, altered storefront	c. 1870	Italianate	building	C	11
33.30-1-2	37-39 N Division St. [16 Bank St.]	Westchester County National Bank Building	3-story brick commercial building with limestone façade, monumental 2-story entrance flanked by Roman columns with bronze entry and glazing above, cornice band above carved sign, three square windows centrally placed in attic level ; Addition to rear (16 Bank St.) was a 2-story, masonry commercial building with limestone façade, three bays separated by fluted pilasters, carved decorative bands above windows and along parapet	1922/ 1946	Classical Revival/ Moderne	building	C	
33.29-4-11	38 N. Division St.		3-story brick commercial building with a 4-bay façade and wood cornice, stone headers and sills, replacement window sash, altered storefront	c. 1870	Italianate	building	C	11

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PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.30-1-1	41-47 N. Division St.	Genung's Department Store	3-story yellow brick commercial building bordering on three streets (N. Division, Main, & Bank), rounded facades and entrances on N. Division and Bank streets with tower segments on inside of block, horizontal window bands on rounded sections, vertical window bands on towers and spaced windows on Main Street wall, fenestration recently altered; Ralph F. Hopkins, architect	1947	Moderne	building	C	8 14
33.29-4-12	42 N. Division St.		3-story brick commercial building with a 3-bay façade and wood cornice, large windows added to upper stories, altered storefront	c. 1850 c. 1900	Italianate	building	C	11
33.22-7-1	103 N. Division St.		[See 1000 Main St.]					9
33.22-7-17	105-111 N. Division St.	Eagle Building	3-story brick commercial building, 4-bay stone façade, metal cornice with central parapet sign: EAGLE BUILDING/1898, paired windows with stone headers, intact storefront	1898	Colonial Revival	building	C	9
33.29-2-18	108 N. Division St. [996-998 Main St.]	Sutton Building	3-story masonry corner commercial building, exterior covered with cement plaster, 4-bay façade facing Main St. and an 8-bay façade on N. Division St. Windows paired in vertical groupings recessed in panels, 2 nd and 3 rd stories window pairs divided by tile band, parapet top with raised edge and wood cornice, storefront(s) in-filled and altered, entrance on N. Division St. has sign with "Sutton Building" in plaster; includes street numbers 996- 998 Main Street	c. 1910	Mission	building	C	9

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PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.29-2-18	112-116 N. Division St.		2-story double brick commercial building with wood cornice, each part with 3-part bay window (alteration) on 2 nd story and largely intact storefronts	c. 1850 c. 1900	Greek Revival	building	C	9
33.22-7-16	113-117 N. Division St.		3-story brick commercial building, 3-bay façade (painted), arched 3 rd -story windows with label molds, 2 nd -story window replaced with two 3-part picture windows, wood bracketed cornice intact, altered storefronts	c. 1870	Italianate	building	C	9
33.29-2-19	118 N. Division St.		3-story brick commercial building with a 3-bay façade and wood cornice, recessed windows with arched openings on top story, replacement window sash, altered storefront	c. 1870	Italianate	building	C	9
33.22-7-15	119 N. Division St.		3-story brick commercial building, 3-bay façade (painted), arched upper story windows with label molds, sash replaced, wood bracketed cornice, restored storefront	c. 1870	Italianate	building	C	9
33.29-2-19	122-124 N. Division St.		3-story brick commercial building with a 3-bay façade and wood cornice, brick label molds, replacement window sash, altered storefront, metal fire escape on façade	c. 1870	Italianate	building	C	9
33.22-7-14	123 N. Division St.		1-story, concrete block masonry garage	c. 1950	none	building	NC	
33.29-2-20	128 N. Division St.		Parking lot with portions of foundations from previous buildings	c. 1990	n/a	structure	NC	
33.22-7-13	131 N. Division St. [1001 Howard St.]	St. Peter's Episcopal Church	Stone church with buttressed, gable roof nave section and engaged tower, also a parish house and a 2-story brick house used as and office; property nominated individually to the National Register	1891	Gothic Revival	building building building	C C C NR	
33.21-3-10	150 N. Division St.		3-story, yellow brick commercial building, flat roof, red brick lozenge and dentil pattern; in parapet, red brick also used in 2 nd -story window headers and meander patterns between stories; garage in courtyard	c. 1920	Moderne	building outbuilding	C C	9

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PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.30-4-4	1001-1005 Park St.	Ballard Building	3-story, brick commercial building, 5-bay brown brick façade with principal bay west of center, triple window units, upper units in principal bay arched, pressed metal cornice, metal letters applied to read: BALLARD/BLD'G/1915, storefronts largely intact	1915	Classical Revival	building	C	16
33.30-1-10	1006-1010 Park St.		2-story brick commercial building, 2 sections: east section 3 bays wide with central entrance flanked by storefronts and metal frame picture windows above, slate mansard roof with large dormers, c. 1920 renovation of c. 1870 building; west section with storefront and three bays on upper floor, flat roof with iron balustrade	c. 1870 c. 1920	Tudor Revival	building	C	
33.30-4-5	1007-1011 Park St.	Dimond Building	2-story brick commercial building with 3 store units, each with a storefront with oriel window above, wide pressed metal cornice, name embossed: 1914 DIMOND BLD'G 1914, entrance to upper stories on east side	1914	Classical Revival	building	C	16
33.30-1-11	1012 Park St.		2-story brick commercial building, narrow 2-bay façade with heavy bracketed cornice, door and display window on street level, 1-shaped plan wraps around rear of 1006-10 Park St.	c. 1910	Italianate	building	C	
33.30-4-6	1013 Park St.		3-story brick commercial building, 3-bay façade with entrance and upper-story paired windows in arched openings in central bay flanked by storefronts and paired windows in keyed flat arched openings, metal cornice with dentil band, windows replaced and storefronts altered	c. 1920	Colonial Revival	building	C	16
33.30-1-12	1014-1016 Park St.		[See 2 Bank Street]					

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PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.37-1-34	729 South St.		3-story wood frame dwelling, 3-bay façade with cross-gable dormer and added wraparound porch, side ell, vinyl clapboard siding and shutters	c. 1850 c. 1880	Gothic Revival	building	C	
33.37-1-33	735 South St.		2-story wood frame dwelling, front-gable pavilion with 3-story square tower and pyramidal roof at entrance, front-gable porch at entrance, vinyl clapboard siding and shutters, slate roof	c. 1880	Gothic Revival	building	C	
33.29-5-4	738 South St.	U.S. Post Office	1-story, brick public building, 5-bay façade with central entrance and window bays set within tall arched openings, limestone basement, cornice and entrance architrave, James A. Wetmore, architect; Listed on the National Register	1931	Colonial Revival	building	C	
33.37-1-32	739 South St.		2-story wood frame dwelling, front gable 3-bay façade with verge boards along roof edge, 2-story full front porch with knee wall added, 1-story masonry shop added to front extending to sidewalk, composition siding	c. 1850 c. 1900	Gothic Revival	building	C	
33.37-1-31	747 South St.	Miller Building	3-story brick commercial building encasing earlier 3-story dwelling with mansard roof, five bay façade, central entrance flanked by storefronts, decorative brick pattern with stone sign block between 2 nd and 3 rd stories: "MILLER/1928," parapet at roof line capped with glazed tile, slate mansard roof and dormers visible above western 3 bays	c. 1870 1928	Moderne	building	C	
33.29-5-5	800 South St.	Artlofts	2-story masonry multi-dwelling, part of larger loft housing complex, brick veneer, façade divided into 2 parts, one 3 bays wide and the other 2 bays wide, wide pilaster separate entrances, 2 nd story windows taller than ground story, wood cornice	2002	Italianate Revival	building	NC	25

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33.29-5-6	804 South St.	Murden Building	3-story brick masonry commercial building, 5-bay façade with metal cornice embossed with sign: 1908 MURDEN 1908, window openings with stone lintels and sills, sash replaced, storefronts altered but retain metal cornice	1908	Classical Revival	building	C	25
33.29-5-7	810 South St.		3-story brick commercial building with a 3-bay molded concrete block façade and pressed metal cornice, altered storefront, metal fire escape on façade	c. 1910	Classical Revival	building	C	25
33.29-5-5	812-818 South St	Artlofts	2-story masonry multi-dwelling, part of larger loft housing complex, brick veneer, 6-bay façade divided by pilasters into 3 sections, center section contains entrance and signified by pediment in roof, mansard roof and pediment echo roof of neighboring building to east (824-30 South St.) [This is part of the larger Artlofts complex for which parcels have been combined for tax purposes]	2002	Second Empire Revival	building	NC	25
33.37-2-18	823 South St.		Vacant lot, site of demolished building	---	n/a	site	C	
33.29-5-9	824-830 South St.		3-story brick commercial building, 4-bay façade with two center bays paired under half-timbered cross gables, street level storefronts within arched openings, panels between stories with timber and herringbone patterned brick, metal window sash, storefronts altered but retain integrity	c. 1920	Tudor Revival	building	C	25

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PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.29-5-10	832 South St.	McDermott Building	3-story brick commercial building, 4-bay façade with metal cornice embossed with sign: 1896/McDERMOTT, window openings with stone lintels and sills, sash replaced, recessed panels in brick between 2 nd and 3 rd stories and in center bays of 3 rd story, storefront altered but retains cornice	1896	Queen Anne	building	C	25
33.29-6-1	900 South St.		2-story brick corner commercial building, 2-bay façade with slate mansard roof and dormers, windows sash replaced, 1-story store built out on front and side, joined by a hyphen to 904 South St., later alterations	c. 1870 c. 1950	Second Empire	building	C	24
33.37-3-11	901 South St.	Second Presbyterian Church/Field Library	Wood frame religious building with front gable nave, center entrance with pedimented porch, flanked by pairs of pilasters at corners, 4 window bays on side elevations divided by pilasters, walls and pilasters resided with wood shingles, concrete block ell added to south end of east side in 1952.	1845 1870 1952	Greek Revival	building	C	26
33.29-6-2	904 South St.		2-story wood frame commercial building, front gable roof, windows sash replaced, 1-story store built out on front and side, joined by a hyphen to 900 South St., later alterations	c. 1850 c. 1950	Greek Revival	building	C	24
33.29-6-3	906 South St.		3-story brick commercial building, 4-bay façade with metal cornice embossed with date: 1892, window openings with rough dressed stone lintels and sills, sash replaced, storefront altered	1892	Queen Anne	building	C	24

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33.37-3-10	907 South St.		2-story wood frame commercial building, altered storefront flanked by entrances to upper story, band of large plate glass windows on 2 nd story, wood cornice	c. 1900	Classical Revival	building	C	26
33.37-3-9	911 South St.		2-story wood frame commercial building, altered façade with storefront and arched doorway on street level and 3 arched windows in 2 nd story, wood cornices at roof and above storefront survive.	c. 1870 c. 1990	Italianate	building	C	26
33.37-3-8	913 South St.		2-story wood frame commercial building, storefront at street level, 3 large plate glass windows on 2 nd story, wood bracketed cornice joins with easterly neighbor (919-21) South St., facades altered c. 1990	c. 1870 c. 1990	Italianate	building	C	26
33.37-3-7	923 South St.		2-story wood frame commercial building, storefront at street level, 3 large plate glass windows on 2 nd story, wood bracketed cornice joins with westerly neighbor (913-17) South St., facades altered c. 1990	c. 1870 c. 1990	Italianate	building	C	26
33.37-3-6	925 South St.		3-story brick commercial building, slate mansard roof, 3 rd and roof stories intact with arched windows, 2 nd story updated with bowed 3-part window across façade, altered storefront	c. 1870 c. 1900	Second Empire	building	C	26
33.29-6-5	930 South St.	Lincoln Building	3-story brick commercial building, 5-bay façade with elaborate metal cornice embossed with sign: LINCOLN BUILDING, window openings with stone lintels and sills, sash replaced, 3 rd story windows taller indicating a ballroom or meeting hall within, storefront altered; shares lot with 929-931 Central Ave.	c. 1890	Classical Revival	building	C	24

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PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.37-3-5	929 South St.		3-story brick commercial building, wood bracketed cornice, 3 rd -story paneled over with faux half-timbering, 2 nd story updated with bowed 3-part window across façade, altered storefront with wood shake mansard	c. 1870 c. 1900 c. 1990	Italianate (altered)	building	C	26
33.37-3-4	933 South St.		2-story wood frame commercial building in 2 parts, 2-bay gable roof section with 2-bay flat roof extension to east, metal clapboard siding, window sash replaced, storefronts in each (altered)	c. 1870	Greek Revival	building	C	26
33.29-6-6	934 South St.	Wessells Building	3-story brick commercial building, 3-bay façade with elaborate metal cornice embossed with sign: WESSELLS, window openings with brick label molds and stone lintels, sash replaced, storefront altered; shares lot with 933-935 Central Ave.	c. 1870 c. 1895	Italianate	building	C	24
33.37-3-3	937 South St. [104 S. Division St.]	Riley Building	3-story brick corner commercial building, 3-bay façade facing South St and 10 bays on S. Division St. side, slate mansard roof, heavy bracketed cornice, window openings with stone lintels and sills on 2 nd story and brick label molds and stone sills on the 3 rd story, numerous dormers in the roof, sash replaced in various places and ways, altered storefront on South St., arcaded storefront on S. Division St. metal fire escape	c. 1870	Second Empire	building	C	18 21 22
33.29-6-7	938 South St.		3-story brick commercial building, 3-bay stucco façade with clay tile pent at cornice level, 3 rd -story arched windows intact, street and 2 nd -story windows altered with addition of Carrara glass storefront (joining store with building to east – 16 S. Division St.) and paired picture windows above	c. 1920 c. 1950	Mission	building	C	20

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33.30-4-3	1-3 S. Division St.		3-story brick commercial building, 3-bay façade, wood bracketed cornice, window openings with brick label molds and stone sills, sash replaced, storefront altered	c. 1870	Italianate	building	C	22
33.29-6-11	2 S. Division St.	Peekskill National Bank & Trust Company	2-story masonry corner commercial building with cement plastered finish on S. Division St. and Central Ave. facades, central entrance on S. Division St. framed by monumental columns and flanked by 2-story windows, similar windows on beveled corner and Central Ave. façade, pronounced cornice, clock on corner facet.	1920	Classical Revival	building	C	15 20
33.29-6-10	8 S. Division St.		3-story brick commercial building, 3-bay façade with metal cornice, window openings with stone lintels and sills, sash replaced, freight door opening in center bay 2 nd story, storefront altered	c. 1850 c. 1900	Greek Revival	building	C	20
33.29-6-9	12 S. Division St.	Clinton Building	3-story brick commercial building, 3-bay façade with cement plaster, parapet sign panel at roofline: CLINTON, window openings with stone sills, sash replaced, storefront altered	c. 1850 c. 1990	Greek Revival (altered)	building	C	20
33.30-4-2	13 S. Division St.		3-story brick commercial building, 4-bay façade with wood cornice, window openings with stone lintels and sills, sash replaced, storefront altered with Cararra glass panels and plate glass display windows	c. 1890 c. 1950	Classical Revival	building	C	22
33.30-4-1	15-21 S. Division St.	McCrorry's 5 & 10-Cent Store	1-story brick commercial building, glazed terra cotta tiles framing wide storefront and decorating parapet, wide sign panel above storefront, plate glass display windows intact	c. 1920	5 & 10 Corporate Identity	building	C	22

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DISTRICT RESOURCE LIST

PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.29-6-8	16 S. Division St.		3-story brick corner commercial building, 3-bay façade on S. Division St. and 2-bay façade on South St., with metal bracketed cornice on both sides, window openings with stone lintels and sills, sash replaced, Carrara glass storefront added to combine with store in neighboring building at 338-40 South St.	c. 1870 c. 1950	Italianate	building	C	20 21
33.30-4-19	23-27 S. Division St.	Hermes Building	2-story brick corner commercial building, glazed terra cotta tiles on facades facing S. Division and Brown streets, storefronts on street level of S. Division St. side, wide window units on 2 nd story on both sides, ornamented parapet at roof line	c. 1925	Classical Revival	building	C	22
33.30-6-10	101 S. Division St. [100-104 Ester St. & [1001-1003 Brown St.]]	Flatiron Building	3-story, 5-sided masonry commercial building with façade facing S. Division, Brown & Esther streets, rusticated concrete block wall on street level with flush block on upper stories, windows framed with concrete architraves, cornices wrap building above street and 3 rd stories, principal entrance in 1-bay facet at corner of S. Division & Brown within storefront	c. 1900	Italianate	building	C	18 19
33.37-3-3	104 S. Division St.	Riley Building	[See 937 South St.]					18, 21
33.37-3-2	110 S. Division St.		Parking lot	---	n/a	structure	NC	
33.37-3-1	114 S. Division St.	The Guardian	[See 920 First St.]					
33.30-6-4	201 S. Division St. [109 – 111 Ester St.]		2-story, brick shop building with sides facing S. Division and Esther streets, S. Division side covered with cement plaster entrance on S. Division (altered), wood bracketed cornice; also see 109-111 Esther St.	c. 1900	Italianate	building	C	21
33.30-6-5	209 S. Division St.		2-story wood frame dwelling, storefront added to façade, wood shingle siding	c. 1880	none	building	C	21

PEEKSKILL DOWNTOWN HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

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DISTRICT RESOURCE LIST

PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.30-6-6	211 S. Division St.		2-story wood frame dwelling, 3-bay façade, office front added to street level with pent above	c. 1850	Greek Revival	building	C	21
33.37-4-6	216 S. Division St.	Travis House; Colonial Inn	2-story, wood frame dwelling, raised basement, bracketed cornice, central cross-gable with arched windows, full front and side porches, side ell, wood clapboard siding	c. 1860	Italianate	building	C	
33.37-2-17	108 Union Ave.		2-story wood frame dwelling, front gable façade, full front porch supporting engaged corner tower with pyramidal roof, asbestos shingle siding	c. 1890	Queen Anne	building	C	
33.37-3-12	109 Union Ave.	Raymond House	2-story wood frame dwelling, 3-bay façade with full front porch and cross-gable dormer, bracketed cornice, wood clapboard siding; relocated in 1904 for construction of The Guardian	c. 1850 1904	Gothic Revival	building	C	
33.37-2-16	112 Union Ave.		2-story wood frame dwelling, front gable façade, entrance within engaged corner tower with pyramidal roof, stucco siding; detached garage	c. 1890	Queen Anne	building outbuilding	C C	
33.37-2-14 33.37-2-15	124 Union Ave.	Dwight S. Herrick House/ Peekskill Museum	2-story wood frame dwelling, front gable roof and bay with verge boards and shingle gable decoration, porch at entrance, engaged 3-story tower at rear (side piazza removed), prominent chimneys, rear ell, wood clapboard and shingle siding; William Rutherford Mead, architect	1873-78 1944	Queen Anne	building	C	

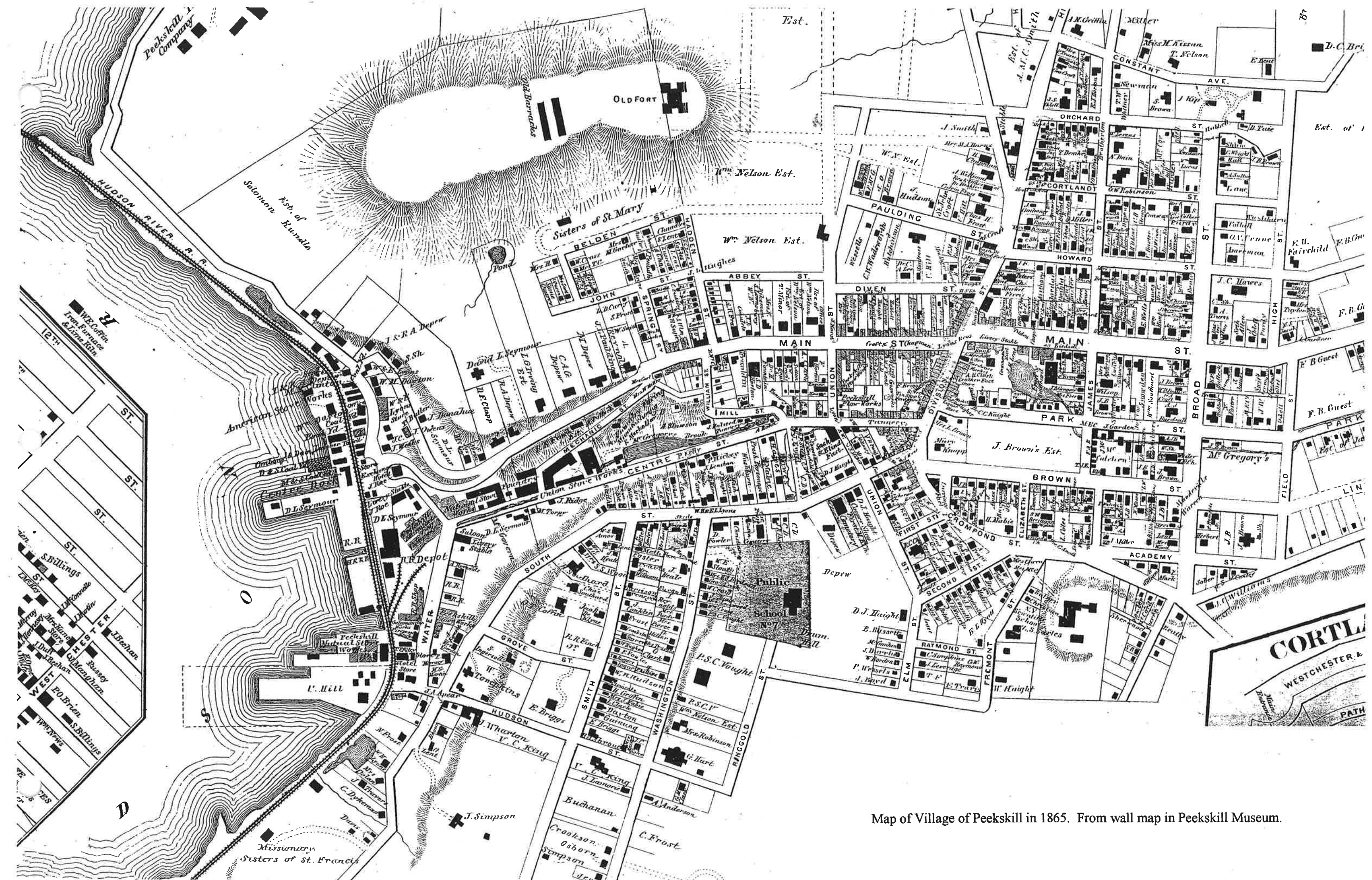
PEEKSKILL DOWNTOWN HISTORIC DISTRICT
City of Peekskill, Westchester County, New York

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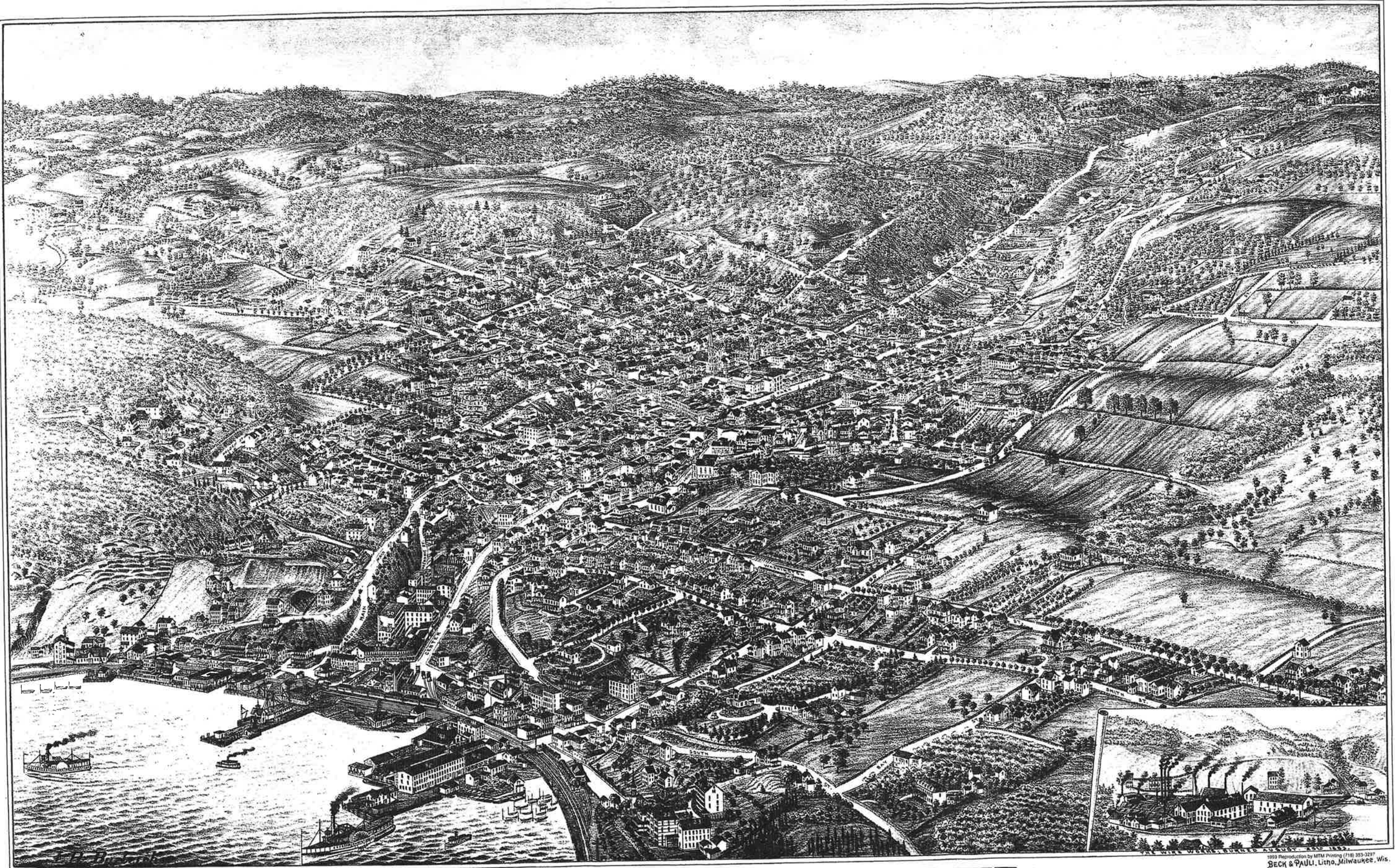
DISTRICT RESOURCE LIST

PARCEL NUMBER	STREET ADDRESS	HISTORIC NAME (if known)	DESCRIPTION	DATE	STYLE	RESOURCE TYPE	STATUS contributing or non-contributing	PHOTO NO.
33.37-4-10	131 Union Ave.	Church of the Assumption	2-story brick masonry religious building, engaged buttressed tower on façade with arched entranceway, altered in c. 1905 to function as a rectory when new church built (920 First St.), original roof replaced with hipped roof, tower shortened and capped, second story added within and windows altered accordingly	1867 c. 1905	Romanesque	building	C	

TOTALS: Contributing Buildings.....140 Contributing Outbuildings11 Contributing Sites7 Contributing Structures1 Contributing Objects ...0
Non-contributing Buildings7 Non-contributing Outbldgs0 Non-contributing Sites ...5 Non-contributing Structures ..6 Non-contributing Obj ...0



Map of Village of Peekskill in 1865. From wall map in Peekskill Museum.



Published & Drawn by L. R. BURLEIGH, Troy, N.Y. 1883.

- 1 Reformed Church.
- 2 St. Paul M. E. Church.
- 3 Church of the Assumption, R. C.
- 4 Second Presbyterian Church.
- 5 South St. M. E. Church.
- 6 First Presbyterian Church.
- 7 Baptist Church.
- 8 Episcopal Church.
- 9 Friends' Chapel.
- 10 Colored M. E. Church.
- 11 Orthodox Friends' Chapel.
- 12 Wesleyan Methodist Chapel.

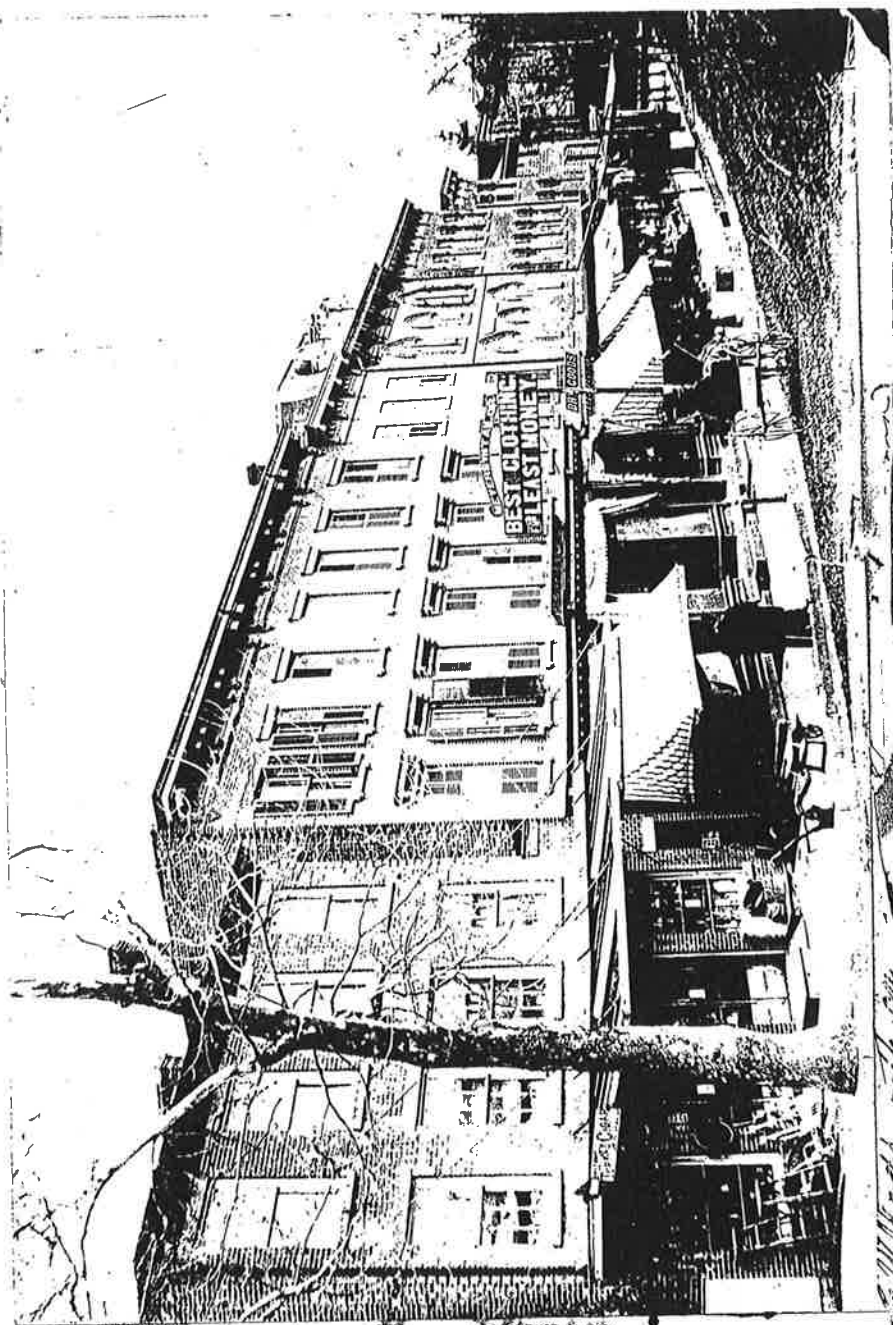
- 14 Peekskill Military Academy.
- 15 Westchester County Institute.
- 16 Drum Hill School.
- 17 Howard Street School.
- 18 John Street School.
- 19 St. Gabriel's School.
- 20 The Boland Farm, R. C. Orphan Asylum.
- 21 St. Margaret Chapel.
- 22 Academy of "Our Lady of Angels."
- 23 Friends' Chapel.
- 24 St. Joseph's Convent.
- 25 St. Joseph's Home.
- 26 Railroad Depot.
- 27 Post Office.

PEEKSKILL, N. Y.

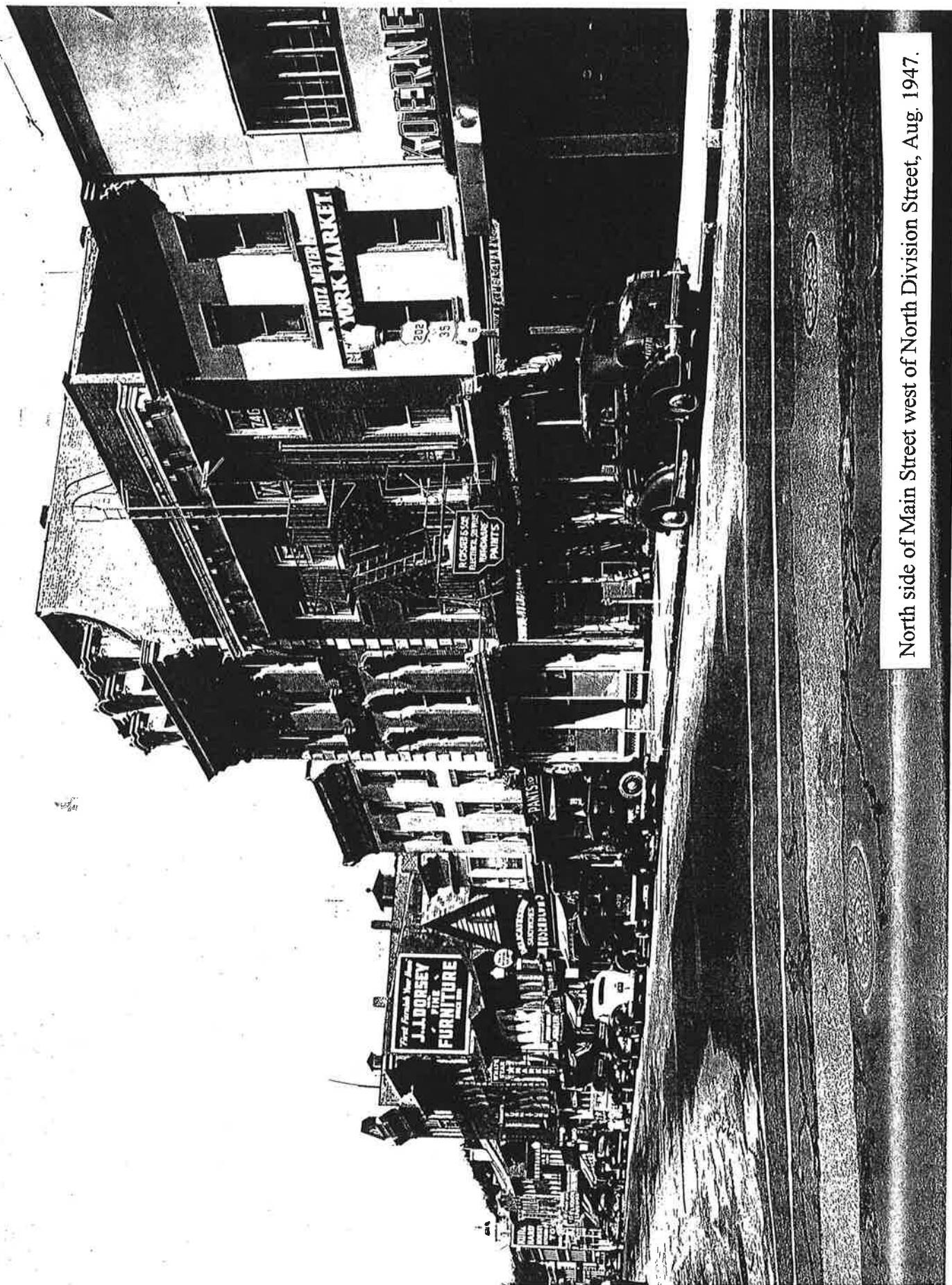
- 28 Town Offices.
- 29 Westchester National Bank.
- 30 Peekskill Savings Bank.
- 31 Gas Works.
- 32 Telephone Exchange.
- 33 Eagle Hotel.
- 34 Continental Hotel, A. P. Sutton.
- 35 Huboon Avenue House, John G. Smith.
- 36 Schuchard Brothers & Co., Stove Foundry.
- 37 Finch & Co., Foundries.
- 38 Union Stove Works.
- 39 The Sanford National Stove Works.
- 40 Peekskill M'g. Co.
- 41 National Stove Co.

- 42 Peekskill Stove Works, Moulton & Lent.
- 43 The L. J. Baxter Iron Works.
- 44 Ely & Ramsey's Stove Works.
- 45 New York Emory Co.
- 46 Upper Wharf.
- 47 Central Wharf.
- 48 Steamboat Wharf.
- 49 Horton & Mahle, Fire Brick Works.
- 50 Peekskill Nickel-Plating Works.
- 51 Westchester Nickel-Plating Works.
- 52 Hunter & Brothers, Sash, Blinds, &c.
- 53 Anderson Brothers' Machine Works.
- 54 Shirt Manufactory, T. J. Maxwell.

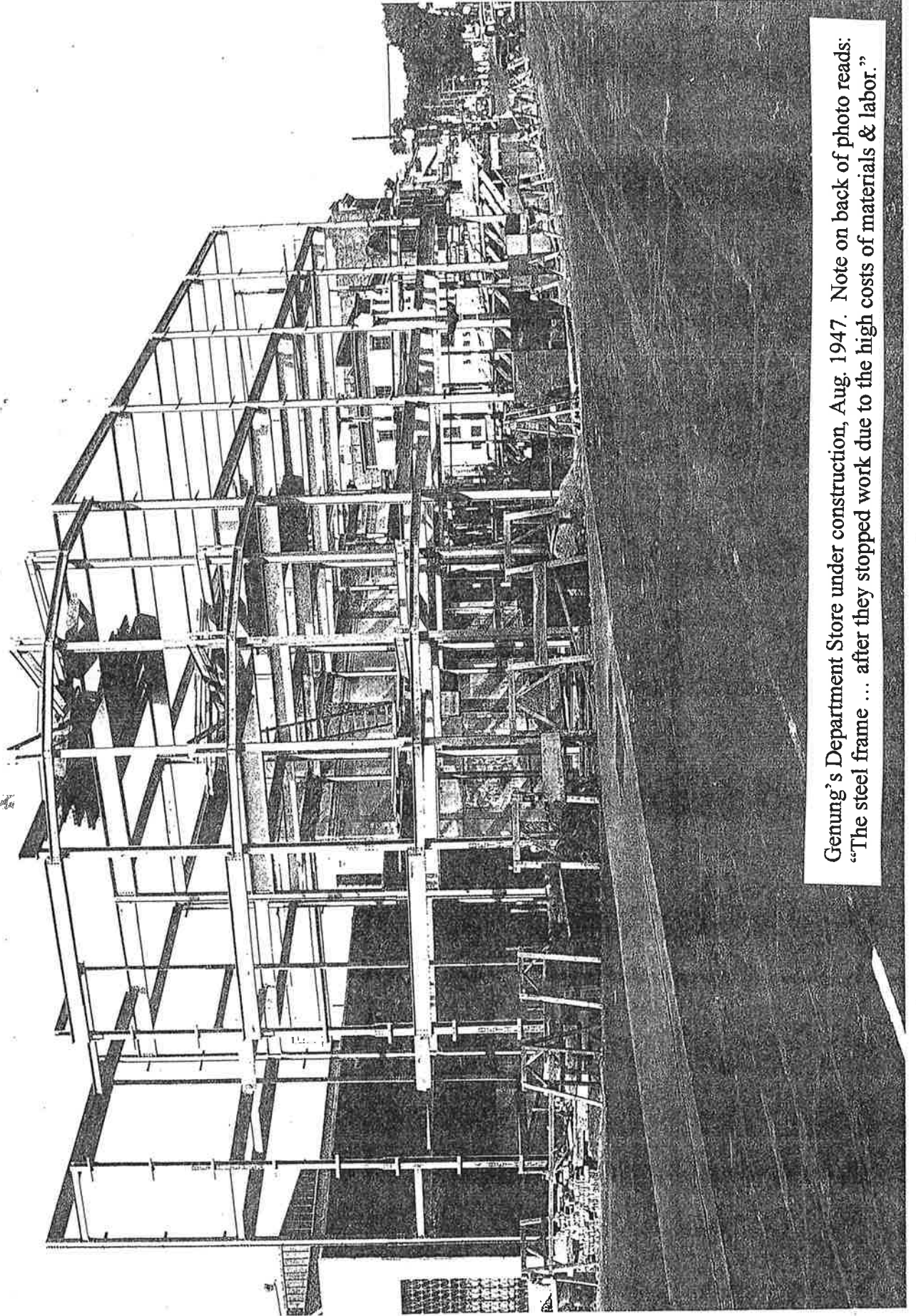
1893 Reproduction by MTM Printing (718) 353-3237
BECK & PAULI, Litho, Milwaukee, Wis.



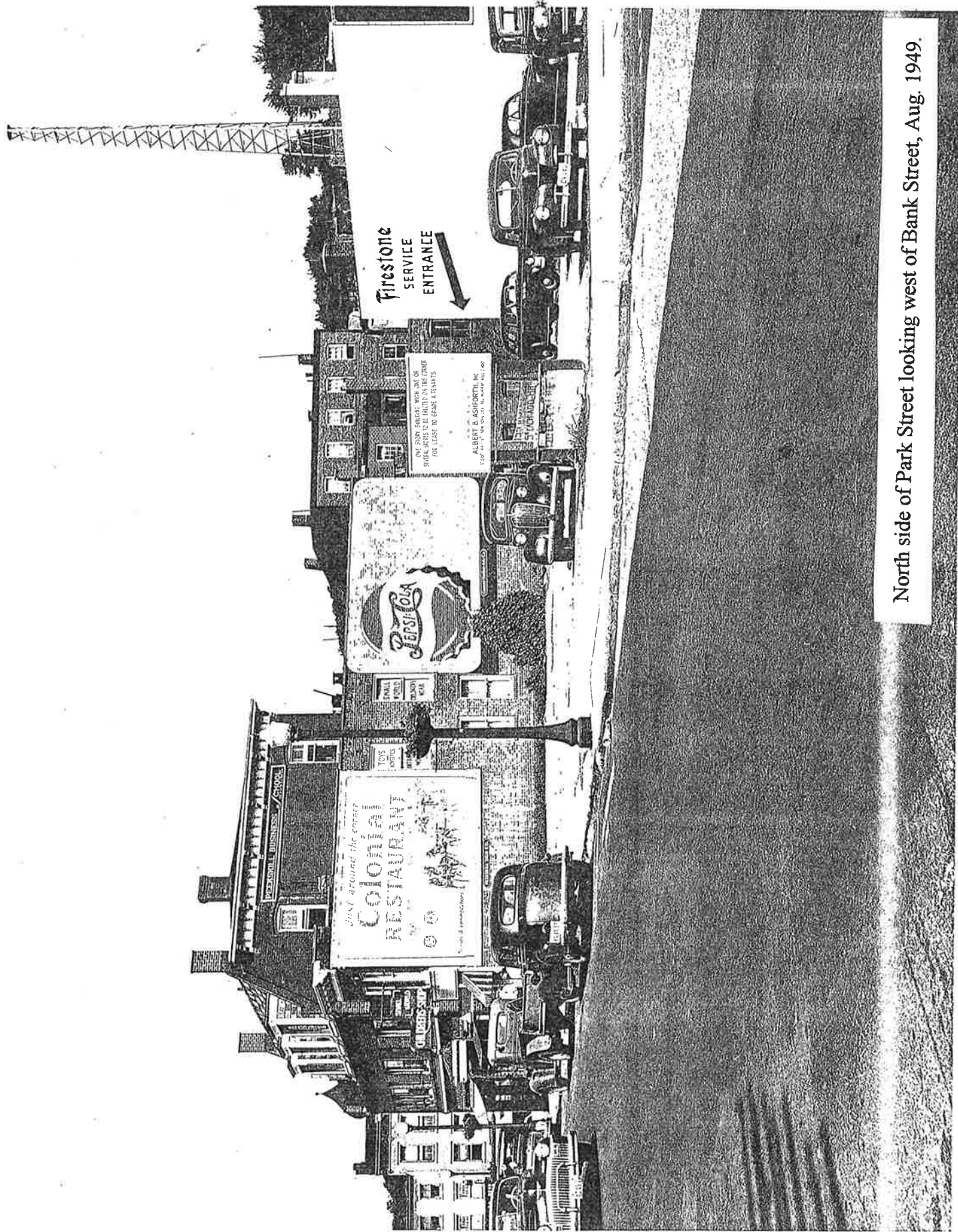
East side of North Division Street south of Main Street, 1877.



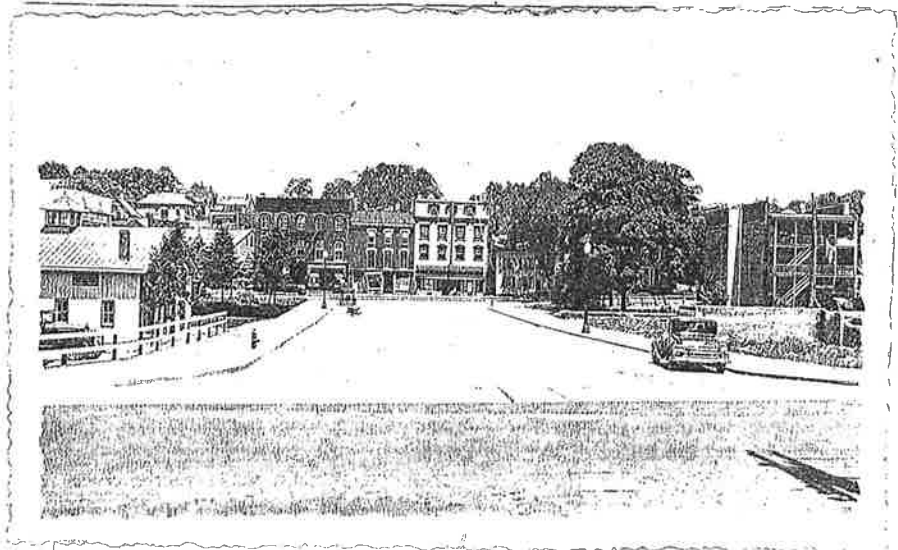
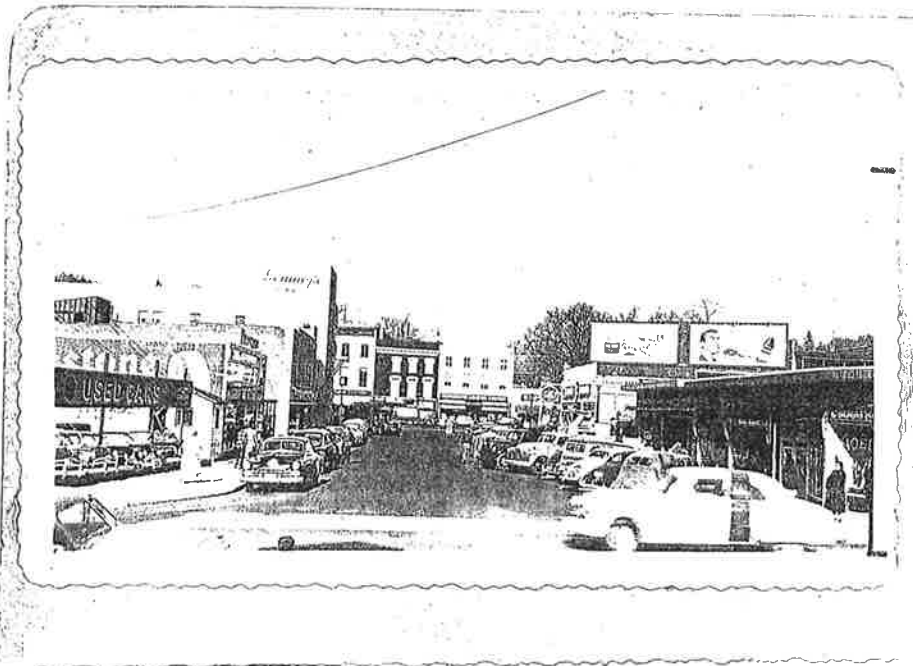
North side of Main Street west of North Division Street, Aug. 1947.



Genung's Department Store under construction, Aug. 1947. Note on back of photo reads:
"The steel frame ... after they stopped work due to the high costs of materials & labor."



North side of Park Street looking west of Bank Street, Aug. 1949.



Views of Bank Street, top to bottom

- view looking north from Park Street, c. 1955
- view looking south from Main Street, c. 1935
- view looking north from Park Street, c. 1935.

GF-Bank Street

1946

THE EVENING

A SHIELD FOR NONE, A VOICE FOR ALL

PHONE 1200

Member of Associated Press
Member of County News Bureau Service

PEEKSKILL, NEW YORK, WEDNESDAY, MARCH 20, 1946

Face of Bank Street Changing



Bank Street has become a beehive of activity, with work now in progress on three new business buildings, all of which are to be completed by Summer. Another building is slated for construction this Fall, after the Medical Arts building is torn down.

The above photograph was taken last week, only a few days after ground had been broken for the new Firestone building which is being erected by the Amorosi Corporation, of Peekskill.

Only a lot or two distant from the Firestone building will be erected the F. W. Woolworth Company's new building. Near the pine trees, shown in the background, ground has been broken for the addition to the Westchester County National Bank building. The trees have since been removed.

Plans for the latter building, prepared by Mayor Ralph F. Hopkins, were filed yesterday with the Department of Public Works. Assistant

Commissioner of Public Works Bruno Pisani has issued a permit for the building and also a sidewalk permit to allow the contractor to use a portion of the sidewalk.

Mr. Bartlett, foreman for the A. Barbarusi Company, of Mount Vernon, is in charge of the local work. The addition, which will be constructed to the rear of the present bank building, will have an entrance on Bank Street. There will be a basement, which will have a lift, coal

bunker, oil tanks, boiler room, silver vault and stationery and supply vault. The present vaults, located in the Medical Arts Building, will be moved to the main floor of the addition.

Many changes will be made in the present main floor of the bank, with the new meeting room of the board of directors, rest rooms and the accounting department located in the mezzanine.

-Star Photo

FIELD LIBRARY
PEEKSKILL, N. Y.

Died Sept. 11
1962

Ralph F.

HOPKINS [41]

Architect Headed City Government For Six Years

Ralph F. Hopkins, 74, the architect who designed Peekskill's City Hall which he was later to occupy as Mayor from Jan. 1, 1942 to Dec. 31, 1947, died early today at his home, Seymour Lane. He had been in ill health for several months.

Mr. Hopkins, an ex-member of the Westchester County Planning Commission, was a past president of the Peekskill Rotary Club, serving as president in 1952-53. He was a member of the Board of Trustees of the Peekskill Military Academy and still held this office at the time of his death. He had served as a trustee since 1949.

Office in New York

A well known architect, he had his office in New York City for many years. Later he rented quarters here in the Ballard Building, at Park Street Circle.

Mr. Hopkins was born in Yorktown, March 16, 1928, the son of Frederick and Della Fiewellin Hopkins. He attended the Drum Hill High School from which he graduated in 1906. He worked with his father and his uncle in the contracting business in Peekskill, constructing many homes and business buildings.

As an architect, he was formerly associated with D. Everett Ward, whose work includes many prominent buildings in New York City, among them the home office of the Metropolitan Life Insurance Company and others. In 1941, when he was a candidate for Mayor, he was associated in the office of E. R. Bishop, architect, doing business for several large insurance companies and

(Continued on Page Two)

(Continued from Page One)

municipal institutions.

Mr. Hopkins was also the architect for the Masonic Temple here. He also served as architect for many local residences.

Local Offices

He served as a member of the Board of Review in Peekskill and the zoning Board and was also a director of the Peekskill Hospital. He was past president and former member of the Peekskill Board of Education. He served as

vice president of the Boy Scout Council.

Mr. Hopkins was a member of the Cortlandt Lodge, No. 34, F. and A. M.

On January 26, 1916, he married Lillian Couch of Peekskill, who survives, as do five children.

He was an Elder of the Peekskill Presbyterian Church and held that office until his death. From 1919 to 1937 he was a member of the Sessions of the Presbyterian Church.

On Jan. 1, 1949 he was appointed by County Executive Herbert Gerlach as a member of the Westchester Planning Commission.

Parking Authority Chairman

He served as chairman of the Peekskill Parking Authority since it was formed in 1949 and held that post until October, 1960, when he resigned. Under his chairmanship the Authority opened five municipal parking lots and took over supervision of parking meters, originally installed by the City.

Mr. Hopkins succeeded the late William T. Horton, as Mayor, on January 1, 1942. Later, on January 1, 1948 he was succeeded by John N. Schneider.

In 1944 he was elected by members of the Peekskill Rotary Club to receive the Rotary Achievement Award of 1943.

He was elected to the Peekskill Board of Education in the Spring of 1937 and later held the position of president.

During the war he was with George A. Fuller, designing acetone plants to be erected by the West Virginia Pulp and Paper Co.

Among the local residences designed by Mr. Hopkins were homes of Dr. Ray Wallace Moe, Dr. Albert E. Philin, Thomas C. Macpherson, E. Whitney Travis, Albert Jenks, Frank Wessells, and others.

Church Work

He was Secretary and Superintendent of the Sunday School of the Peekskill Presbyterian Church for some time. He succeeded the late Sanford R. Knapp as Clerk of the Session. He was instrumental in the consolidation of the First and Second Presbyterian Churches in Peekskill.

He was raised in Cortlandt Lodge, No. 34, F. and A. M. on December 3, 1925. He was vice president of the Westchester County Commuters Association and served as a member of the Board of Review for four years.

He was a former member of the Mayflower Association. He served three years as director of

Cit. Hall
Masonic Hall
Residence -

Died

Sept. 11, 1962.

the Peekskill Hospital.

Prior to moving to Seymour Lane, Mr. and Mrs. Hopkins resided at 117 Nassau Place.

Survivors

He is survived by his wife, Lillian Couch Hopkins; three sons, Stephen, of East Fishkill, Ralph, of San Jose, Calif., and James, of Peekskill, and two daughters Mrs. William (Jean) Stetson, of Memphis, Tenn., and Mrs. William (Virginia) Torpy, of Peekskill; also 15 grandchildren.

The funeral services will be held Thursday at 2 P.M. from the Peekskill Presbyterian Church, South Street, with the Rev. Hugh Nevins officiating. The body is in repose at the J. J. Dorsey Funeral Home tonight from 7 to 9 P.M. and again tomorrow from 2 to 5 and 7 to 9 P.M. Interment will be at Hillside Cemetery.

1962

