

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

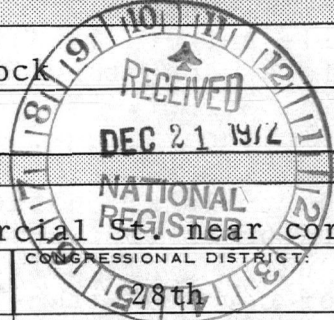
(Type all entries - complete applicable sections)

STATE:  
New York

COUNTY:  
Otsego

FOR NPS USE ONLY

ENTRY DATE  
APR 11 1973



1. NAME

COMMON:  
The Major's Inn and Gilbert Block

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:  
*both*  
~~North and South sides of Commercial St~~ near corner Rte. 51

CITY OR TOWN:  
Gilbertsville

CONGRESSIONAL DISTRICT:  
28th

STATE: New York      CODE: 036      COUNTY: Otsego      CODE: 077

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input checked="" type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____
ACCESSIBLE TO THE PUBLIC: Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No			

4. OWNER OF PROPERTY      see also continuation sheet

OWNER'S NAME:  
Mr. and Mrs. John Shrager

STREET AND NUMBER:  
R.D. 1

CITY OR TOWN:  
South New Berlin

STATE:  
New York

CODE:  
036

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
Otsego County Courthouse

STREET AND NUMBER:  
193 Main Street

CITY OR TOWN:  
Cooperstown

STATE:  
New York

CODE:  
036

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:  
Board for Historic Preservation  
Statewide Survey of Historic Buildings, Districts & Sites

DATE OF SURVEY:  
1972       Federal     State     County     Local

DEPOSITORY FOR SURVEY RECORDS:  
Board for Historic Preservation

STREET AND NUMBER:  
South Swan Street Building

CITY OR TOWN:  
Albany

STATE:  
New York

CODE:  
036

SEE INSTRUCTIONS

STATE: New York

COUNTY: Otsego

ENTRY NUMBER: APR 11 1973

FOR NPS USE ONLY

DATE:

Hamilton Fish, Jr.

## 7 DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Major's Inn and Gilbert Block were constructed in Gilbertsville between 1893-1897. Similar in style, the buildings face each other from the north and south sides of Commercial Street. They are the visual center of attraction in the village.

The Gilbert Block, on the north side of Commercial Street, is comprised of three two-story attached brick commercial structures varying slightly in height. Each structure has a gable roof covered with slate and a front (south) facade of coursed stone. The first floor of each building is devoted to business space, and is three bays wide, with a central doorway flanked on either side by large display windows.

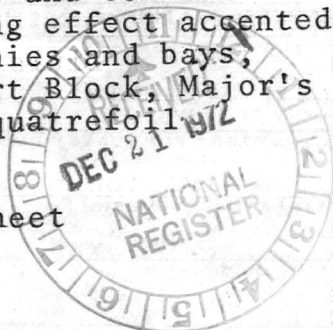
Decorative elements vary from building to building. The gable end of each building on the second story has mullion windows with transoms, set in a facade notable for its half-timbered effect. The westernmost building has a centrally-located chimney, and is accented on the front facade below the second story windows with a decorative band with quatrefoil motif. The central and eastern buildings have centrally located decorative panels below the gable-end windows. The central building of the commercial block has a clock just below the roof ridge.

Major's Inn, situated on the south side of Commercial Street, is similar to the Gilbert Block in style. The varied and lively use of building materials enhances the strength and character of the building by creating an impression of color, light and shadow.

Constructed of stone, brick, stucco and wood, Major's Inn stands on the site of the 1822 Gilbert homestead, the northwest corner of which was incorporated into the 1895 structure.

The three and one-half story building is irregular in plan. Its basically gable roof, covered with slate, is interrupted by a number of chimneys, dormers and conical roofs on towers. The building has a rambling effect accented by the use of a variety of projecting balconies and bays, towers and several porches. Like the Gilbert Block, Major's Inn also has half-timbering and bands with quatrefoil motif as decorative elements.

See Continuation Sheet



SEE INSTRUCTIONS

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

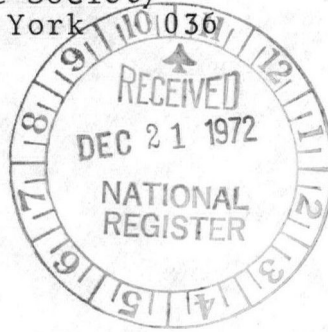
(Continuation Sheet)

STATE New York	
COUNTY Otsego	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	APR 11 1973

(Number all entries)

Number 4. Owner of Property

Village Improvement Society  
Gilbertsville, New York



**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE New York	
COUNTY Otsego	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	APR 11 1973

(Number all entries)

Number 7.

The interior of the Major's Inn is most notable on the first floor, where there are several large stone fireplaces and extensive use was made of wood paneling. A large Gothic dining hall was added in 1915 when the inn was in its heyday, and this area is now used for theatrical productions in the summer. Upper floors serve as residences for theatre cast members.

To the south (rear) of the building is a spacious lawn with carefully tended gardens containing a large variety of flowers and shrubs.



**6. SIGNIFICANCE**

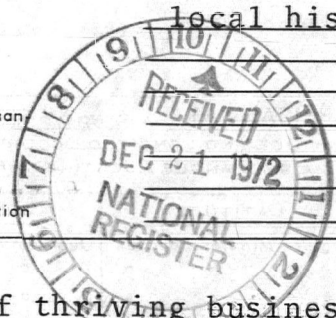
PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) 1822, 1895-97, 1915

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input checked="" type="checkbox"/> Other (Specify) <u>local history</u>
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input checked="" type="checkbox"/> Theater	
<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			



STATEMENT OF SIGNIFICANCE

A favorite resort and location of thriving businesses in Gilbertsville during the nineteenth century, the Major's Inn and Gilbert Block continue to function as they did when first constructed. Together, these are the most prominent buildings in a quiet and historic village.

Founded and first settled in 1786 by Abijah Gilbert of Warwickshire, England and his family, Gilbertsville grew to be a prosperous business community through the mid-nineteenth century from the income of such establishments as a tavern, blacksmith shop, tannery, woolen factory, grist mill, general store, mercantile concern, shoemaker's workshop and a millinery shop. According to local tradition the village, famous for its hospitality, was the largest stop on the stage coach line which ran north-south between the junction of the Unadilla and Susquehanna Rivers to Utica, New York.

Because of its flourishing character, the village was able to survive several major fires in 1866, 1874 and 1893. After the third fire, Gilbertsville, in the late nineteenth century, had lost most of its earlier industrial establishments, but was able to sustain itself as a resort area to which city dwellers might escape.

The Major's Inn and Gilbert Block were both built in this new atmosphere of relaxation after the 1893 fire, both replacing structures of a similar nature which had been destroyed in the blaze. The Gilbert Block reflects the ability of a few small businesses to recover after a major setback. Major's Inn became a popular resort, a favorite of prominent theatrical personalities, and brought the village a new source of income. The building was known for its unique style.

See Continuation Sheet

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

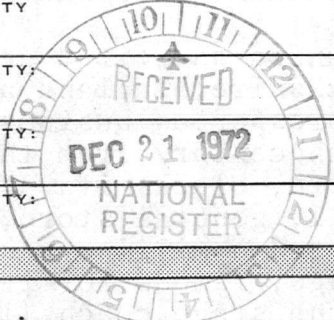
10. GEOGRAPHICAL DATA *see also Continuation Sheet*

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	
				The Major's Inn		
				42 28 17	51 19 39	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 5 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



11. FORM PREPARED BY

NAME AND TITLE:  
**Lenore M. Rennenkampf, Research Assistant**

ORGANIZATION: **Board for Historic Preservation** DATE: **Dec. 1972**

STREET AND NUMBER:  
**South Swan Street Building**

CITY OR TOWN: **Albany** STATE: **New York** CODE: **036**

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name Alexander Albrecht

Title State Liaison Officer

Date December 15, 1972

I hereby certify that this property is included in the National Register.

Robert A. Utley  
 Director, Office of Archeology and Historic Preservation

Date 4/11/73

ATTEST:  
W. J. [Signature]  
 Keeper of The National Register

Date 4.3.73

UTM Ref. 4-23-76  
 G12825111e 124000

SEE INSTRUCTIONS

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE	New York
COUNTY	Otsego
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	APR 11 1973

(Number all entries)

Number 8.

James L. Gilbert and Joseph T. Gilbert III, descendents of the first Gilberts, directed the construction of both the Gilbert Block, (1893-95) and Major's Inn (1895-97). This is believed to account for the similarities in architectural style. According to Mrs. Philip Seaman, Butternuts Town Historian, the architect for Major's Inn, working in consultation with James L. Gilbert, was Augustus Allen of New York City. It is believed that a local family of builders, the Woodlands, carried out the construction work. The architect for the Gilbert Block was a Mr. Ward of the H.F. Bigelow Co. of Boston. The architects for these buildings are mentioned in the Otsego Journal of February 16 and September 14, 1893.

The days of an elegant and leisurely life style were numbered as the depression of the 1930's and the war years lessened the ability of many to afford holidays. Major's Inn closed when the village was forced to look outside itself for employment.

The Gilbert Block is presently owned by the Village Improvement Society of Gilbertsville and is rented out for three businesses. Major's Inn was purchased from the Village Improvement Society by a private owner in 1968 and is presently being used by the Gilbertsville Academy of Arts and Sciences for a seasonal business venture. Large numbers of visitors come to Major's Inn in the summer to enjoy the restaurant and Shakespearean festival theatre.

The architecture of Major's Inn and the Gilbert Block, showing some English influence, makes them outstanding landmarks for both the village and the surrounding area. Enhanced by the use of such elements as irregular plans and rooflines, half-timbering and multiple-sash windows, the buildings are notable for their picturesque character and unique style.



**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE New York	
COUNTY Otsego	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	NOV 11 1973

(Number all entries)

Number 9.

Biographical Review. Otsego County Citizens. Boston: 1893.

Ecob, Helen Gilbert. Reminiscences of Early Days. 1927.

The History of Otsego County. 1878.

Files of the Board for Historic Preservation, Albany, New York

Mrs. Anne Gilbert Mangold, Village Historian. Gilbertsville,  
New York.

Mrs. Diantha Dow Schull. Mount Vision, New York

Mrs. Philip Seaman, Butternuts Town Historian, New York.





**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

*(Continuation Sheet)*

STATE New York	
COUNTY Otsego	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	APR 11 1975

*(Number all entries)*

Number 10.

Gilbert Block

Latitude

42° 28' 19"

Longitude

51° 19' 37"



PROPERTY <sup>the</sup> Mayer's Inn + Gilbert Block STATE NY

OTsego Co.

WORKING NUMBER 12.21.72.1982

5/31/73  
73001249

TECH REVIEW  
Photos 3  
Maps 1

CONTROL REVIEW

AKJ  
2-23-73

HISTORIAN more architectural merit than hist. sign.

? Accept-AML  
3/15/73

Accept 3-17-63  
C. Skell

ARCHITECTURAL HISTORIAN very pretty block - nice planning even for 20th c.

ACCEPT  
KH  
3/16/73

ARCHEOLOGIST

REVIEW UNIT CHIEF

BRANCH CHIEF

J. M. [Signature]  
4/2/73  
[Signature]  
4/3/73

KEEPER

National Register write-up \_\_\_\_\_

Send-back \_\_\_\_\_

Federal Register entry 6-5-73

Re-submit \_\_\_\_\_

Entered

APR 11 1973

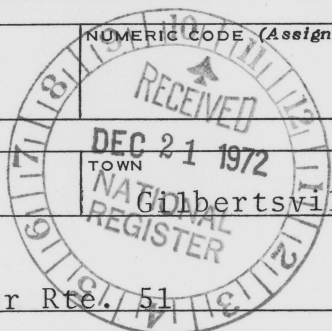


UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
Major's Inn		
2. LOCATION		
STATE	COUNTY	TOWN
New York	Otsego	Gilbertsville
STREET AND NUMBER		
South side of Commercial Street near corner Rte. 51		
3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
Lenore M. Rennenkampf	August, 1972	New York State Board for Historic Preservation
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC.		



APR 11 1973

Looking north at south (rear) elevation of Major's Inn

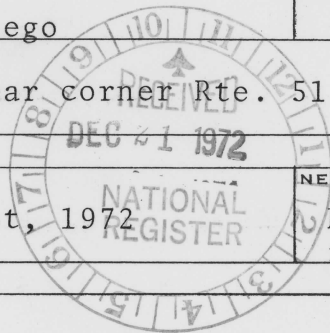


UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
Major's Inn and Gilbertsville		APR 11 1973
2. LOCATION		
STATE	COUNTY	TOWN
New York	Otsego	Gilbertsville
STREET AND NUMBER		
South side Commercial Street near corner Rte. 51		
3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
Lenore M. Rennenkampf	August, 1972	N.Y. State Board for Historic Preservation
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC.		



Looking southeast at north (side) and west (right-main entrance) facades of Major's Inn.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

1. NAME		NUMERIC CODE (Assigned by NPS)
COMMON	AND/OR HISTORIC	
McGilbert Block		APR 11 1973

2. LOCATION		
STATE	COUNTY	TOWN
New York	Otsego	Gilbertsville

STREET AND NUMBER

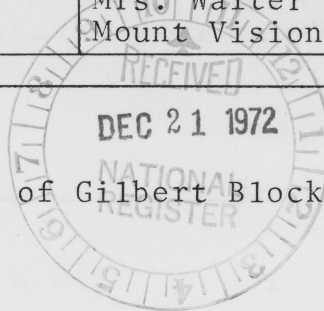
North side Commercial Street near corner Rte. 51

3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
Diantha Schull	1972	Mrs. Walter Schull Mount Vision, New York

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View looking north at south (front) facade of Gilbert Block.





**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

*(Type all entries - attach to or enclose with map)*

**1. NAME**

COMMON	AND/OR HISTORIC	NUMERIC CODE <i>(Assigned by NPS)</i>
Major's Inn and Gilbert Block		APR 11 1973

**2. LOCATION**

STATE	COUNTY	TOWN
New York	Otsego	Gilbertsville

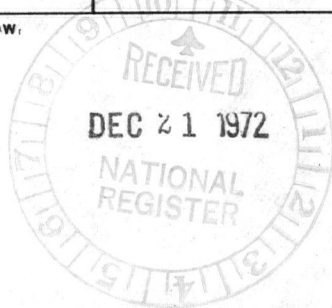
**STREET AND NUMBER**  
North and  
South side Commercial Street near corner Rte. 51

**3. MAP REFERENCE**

SOURCE	DATE	SCALE
U.S.G.S.	1943	1: 24,000

**REQUIREMENTS: PROPERTY BOUNDARIES, WHERE REQUIRED, AND NORTH ARROW.**

topographic  
7.5 min. series  
Gilbertsville Quad.



PH003178

The Major's Inn and Gilbert Block  
Gilbertsville, Otsego County, New York

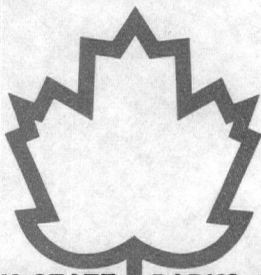
UNITED STATES Magnetic North  
DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS  
(NEW BERLIN SOUTH)

WEST WINFIELD 33 MI.  
MORRIS 4.4 MI.

N.Y. 23 42°30'00" 20'  
CORNERS 2.2 MI.

1730" 42°30'00"





NEW YORK STATE PARKS & RECREATION

• South Swan Street Building, South Mall, Albany, N.Y. 12223

Alexander Aldrich  
Commissioner

December 15, 1972

Dr. William Murtagh  
Keeper of the National Register  
Room 3209  
1100 L Street, N.W.  
Washington, D.C. 20005



Dear Dr. Murtagh:

As the State Liaison Officer, I am forwarding the enclosed nomination to the National Register of Historic Places:

The Major's Inn and Gilbert Block, Gilbertsville, Otsego Co.

The above nomination has been reviewed and approved by the Governor's Advisory Committee on Historic Preservation in accordance with the criteria outlined in Section 2.2 of the Grants Guide.

The staff of the State Board for Historic Preservation, the officially designated Preservation Agency, would welcome the opportunity to discuss this submission with your office.

Sincerely,

ALEXANDER ALDRICH

ENTRIES IN THE NATIONAL REGISTER

STATE      NEW YORK

Date Entered      APR 11 1973

<u>Name</u>	<u>Location</u>
West Point Foundry	Cold Spring vicinity Putnam County
The Major's Inn and Gilbert Block	Gilbertsville Otsego County
Hart-Cluett Mansion	Troy Rensselaer County
Bethlehem House	Bethlehem vicinity Albany County

Also Notified

Hon. Jacob K. Javits  
 Hon. James L. Buckley  
 Hon. Howard Robison  
 Hon. Hamilton Fish, Jr.  
 Hon. Carleton J. King  
 Hon. Samuel S. Stratton

Mr. Alexander Aldrich, Commissioner  
 Parks and Recreation  
 Room 303, South Swan Street  
 Building  
 Albany, New York 12223

Director, Northeast Region

PHR NRowland: pcl 4/17/73

OTSEU

Bill 6/2  
132 Upland Terrace  
Bala Cynwyd, Pa  
19004

May 28, 1975

National Historic Landmark Registry  
Washington D.C.

Gentlemen:

We have recently acquired the Major's Inn, in Gilbertsville, New York which we are informed is a registered historical landmark.

Because we hope to operate the Inn as a guest house, we wondered if plaques declaring it a National Historic Landmark are available. (We thought our potential guests might forgive the bats in their rooms if we could prove the designation.)

Also, is there anything forbidden by the registry short of demolition that we should

know about?

Thankyou.

Sincerely,  
Rebecca Schwabach  
(address above)

LEBOVICEX  
6-17-75  
K. Colz  
6-17-75

H34-PR

JUN 19 1975

OTSEGO Co.

Ms. Debby Schwabach  
132 Upland Terrace  
Bala Cynwyd, Pennsylvania 19004

Dear Ms. Schwabach:

Thank you for your letter concerning the Major's Inn, Gilbertsville, New York, which was entered in the National Register of Historic Places, April 11, 1973.

While the National Register does not have a program to present plaques to properties listed on the Register, your State may have such a program. We suggest you consult the State Historic Preservation Officer of New York, Dr. Orin Latsman, Commissioner, Parks and Recreation, Room 303, South Swan Street Building, Albany, New York 12238, for further information. The National Historic Landmarks Program of the National Park Service does present plaques to properties designated as national historic landmarks. A leaflet describing this program is enclosed.

Listing on the National Register is Federal recognition that a property possesses historic values and is worthy of preservation. Inclusion of a property on the Register insures that the Advisory Council on Historic Preservation is given an opportunity to review and comment upon any undertaking licensed, funded, or executed by a Federal agency that may affect the property. In addition, preservation projects on properties listed in the National Register, in accordance with an approved State Historic Preservation Plan, can qualify for either acquisition or development grants-in-aid (fact sheet enclosed).

Listing has no other effect on the property; it does not affect, in any manner, the range of actions an owner could take, as long as Federal financing is not involved; and it gives no governmental unit

any authority or control over the property, its use, or disposition.

We hope this information will be useful to you. We shall be happy to answer any further questions.

Sincerely yours,

(Sgd.) William J. Murtagh  
William J. Murtagh  
Keeper of the National Register

**Enclosures**

cc: Dr. Orin Lehman  
Commissioner  
Parks and Recreation  
Room 303, South Swan Street Building  
Albany, New York 12238 w/cy inc

bcc: DG - Advisory Council w/cy inc  
Regional Director, Mid-Atlantic Region w/cy inc  
Director's Reading File

DI

PR

FNP: WLebovich:dph:6/17/75

BASIC FILE RETAINED IN PR