

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name McKOWNVILLE-COUNTRY CLUB HIGHLANDS HISTORIC DISTRICT

other names/site number N/A

name of related multiple property listing N/A

Location

street & number WESTERN AVE., PARKWOOD ST., GLENWOOD ST. ET AL

city or town GUILDERLAND

state NEW YORK code NY county ALBANY code 001 zip code 12203

☐ not for publication

☐ vicinity

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Signature of certifying official/Title

Date

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain):

Signature of the Keeper

Date of Action

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	public – Local
<input type="checkbox"/>	public – State
<input type="checkbox"/>	public – Federal

Category of Property

(Check only **one** box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
166	14	buildings
0	0	sites
3	4	structures
0	0	objects
169	18	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th & 20TH CENTURY REVIVALS:

Colonial Revival, Mission/Spanish Colonial Revival

LATE 19th & EARLY 20th CENTURY AMERICAN

MOVEMENTS: Bungalow/Craftsman

Materials

(Enter categories from instructions.)

foundation: STONE, BRICK, CONCRETE

walls: WOOD CLAPBOARD & SHINGLE,
STUCO, ASBESTOS CEMENT et al

roof: ASPHALT, SLATE, TERRA COTTA

other: GLASS, METAL

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Narrative Description

Summary Paragraph

The McKownville-Country Club Highlands Historic District is located in the Town of Guilderland, Albany County, New York, on the western outskirts of the City of Albany and constitutes a significant portion of the local area known as McKownville. The historic district's boundary largely corresponds with a 1912 residential subdivision called the Country Club Highlands, which was developed on the outskirts of Albany as a suburban enclave by William H. Witbeck, working in association with W.L. Hill & Company. Sustained housing development was initiated during the 1910s and most of the contributing housing stock, which constitutes the district's singular resource type, was constructed by the end of the 1940s. Originally located adjacent to the Albany Country Club, from which it took its name—and which has since been transformed into the State University of New York's sprawling uptown Albany campus—the historic district encompasses a remarkably intact and cohesive residential enclave. It retains a strong sense of place, as manifested in its intact residential streetscapes with characteristic expressions of early- to mid-twentieth century American suburban architecture, and its street plan, consisting of principal streets and parallel alleys. Conspicuous among the district's housing, some of which was architect-designed, are noteworthy examples of the Arts & Crafts movement in addition to expressions of the Colonial Revival and Spanish Mission modes, among others. The historic district boundary largely corresponds with the extent of the subdivision as it was depicted on a 1912 survey map, in spite of the extension of a number of corresponding streets to the north, beyond the original boundary; those latter areas have been excluded from the boundary, which was drawn to reflect the original subdivision to the extent possible.

Narrative Description

Location, Setting & General Description

The McKownville-Country Club Highlands Historic District is located on the north side of Western Avenue, between Waverly Place and Fuller Road, in the McKownville area of the Town of Guilderland. The district area was first surveyed and laid out for housing subdivision purposes in 1912 and was in large measure fully built out with dwellings by the mid-century point. The historic district corresponds with a section of the roughly east-west axis of Western Avenue (U.S. Route 20), from which radiates a number of north-south side streets, those being (progressing east to west) Waverly Place, and Norwood, Glenwood, Parkwood, and Elmwood streets. Fuller Road, an important transportation artery in this part of Guilderland, is located a short distance to the west, and largely outside of, the district boundary, though four properties located on the west side of Elmwood Street have lot lines that border it. Further to the west, beyond a shopping plaza—Stuyvesant Plaza—located on the opposite side of Fuller Road, is located the I-87/Adirondack Northway corridor.

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Western Avenue, the historic district's spine, presents a mixed residential-commercial appearance between Waverly Place, to the east, and Fuller Road, to the west. The north side of the road, which is within the nominated historic district's boundary, in large measure presents as a tree-lined residential quarter, with housing disposed on associated lots with uniform setbacks, excepting commercial development that has occurred at the southeast corner of Western Avenue and Fuller Road; that is the only portion of the original subdivision that has been excluded from the nomination boundary, as it lacks integrity and is indistinguishable from other recent commercial development in the immediate area. The south side of the road, by contrast, is of more decidedly contemporary and commercial appearance, characterized by an array of restaurants, office and hotel buildings, and various retail and commercial venues. These form a strong visual contrast to the cohesive and ordered appearance of the district's southern boundary, on the opposite side of the road.

The north-south streets which contain the majority of the district's houses are conspicuous for their overall uniformity and their distinctive early twentieth century suburban architectural character. Mature deciduous trees line both sides of these streets and provide shade for both the street surface and the concrete sidewalks that align it to either side. The houses there generally maintain uniform setbacks and were oriented with their facades towards the street; their corresponding parcels have manicured lawns and are embellished with a range of suburban landscaping treatments, among them ornamental shrubbery and decorative plantings. Some of the district's houses were built on slight rises of land, requiring the incorporation of concrete steps into the walkways that approach them from the sidewalk, in order to make up for the grade differential. The subdivision's original circulation plan included both principal streets upon which the houses fronted and secondary service alleys which accommodated automobile garages, those disposed to the rear of the dwellings.

Building List Overview

The following annotated building list begins with the Western Avenue portion of the district and then progresses, east to west, through the houses located on Waverly Place, Norwood Street, Glenwood Street, Parkwood Street and Elmwood Street. Each principal resource is headed by its corresponding street address, contributing/non-contributing status, date of construction, and tax parcel SBL information; the descriptive passages are headed by a parenthetical reference to the first-identified owner and date range of their occupancy, as per tax records and other period sources. Secondary resources, typically automobile garages, are indented underneath the principal resources with which they are associated. Contributing/non-contributing status of these secondary resources is based to some measure on their representation on Sanborn fire insurance mapping; only those that appear to date to the cited period of significance, ca. 1910-1950, have been determined contributing resources.

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Western Avenue

Western Avenue forms the historic district's southern boundary, and northward from it extend the five streets—Elmwood Street, Parkwood Street, Glenwood Street, Norwood Street and Waverly Place—that, along with Western Avenue, correspond with the historic district. The building list in this portion of the district moves from east to west and includes a total of 17 properties.

1421 Western Avenue (contributing building), ca. 1910; SBL 52.20-3-30 [note: 1 of 2 houses on this parcel]

“William H. and Selinia Witbeck House (ca. 1910-1934).” Wood-frame dwelling of Arts & Crafts characteristics, built above an asymmetrical plan and consisting of a two-story gable-fronted main block oriented to face southwards towards Western Avenue, and a one-story gable-roofed wing that extends eastward from the main block. The exterior of the building is largely finished with slap-dash stucco, excepting the second-story of the main block, which is finished with square-shaped wood shingles; the gable field on both the main block and wing are treated in a faux half-timbered manner. Entry is by means of an enclosed flat-roofed porch, which is glazed and finished with stucco. Windows vary in size and have simple casings and one-over-one sash; the front porch glazing consists of tall 10-light units, while tall eight-light units bring light into an enclosed porch on the east end of the wing. A chimney of buff-colored Roman brick rises from the east pitch of the main block's gable roof. Stone foundation; stucco and wood-shingle exterior; wood cornices and trim; asphalt roofing.

1419 Western Avenue [1421A] (contributing building), ca. 1915; SBL 52.20-3-30 [note: 1 of 2 houses on this parcel]

This building was erected in association with 1421 Western Avenue, as a mixed-use building accommodating automobile storage at grade with residential space on the floor above; it is set back from Western Avenue, behind 1421, and thus only partially visible from the street. It is a two-story dwelling of Arts & Crafts characteristics, erected above a roughly square plan, and is oriented eastwards towards the driveway that provides communication with Western Avenue. The enclosed porch that currently fronts the east-facing façade post-dates the original ca. 1915 construction date, and has a gable roof with exposed rafter tails. The first story of the main block has stucco finish while the second story is wood-shingled. The front-facing gable is laid with slate; on the south elevation the roof is punctuated by a central dormer, gabled, with diamond-pane casement windows, which is flanked by two smaller gabled hoods corresponding with second-story windows. There are three evenly spaced windows corresponding with the first story on the south elevation. Concrete foundation; stucco and wood-shingle exterior; wood cornices and trim; slate roofing.

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1423 Western Avenue (contributing building), ca. 1916; SBL 52.20-3-29

“Frank and Lydia Koons House (ca. 1916-17).” One-story wood-frame house of Arts & Crafts/Prairie-style characteristics, erected above a rectangular plan with low hipped roof and broadly project eaves. The principal entrance corresponds with a glazed porch located at the southeast corner of the south-facing façade, which has doors on both its south and east sides; both and flanked by glazing of a distinctive Arts & Crafts type, the vertical muntins being echoed in decorative frieze panels situated directly above. A squat Tuscan column with corresponding plinth is located at the southeast corner where the two walls of the porch engage. Windows were treated as multi-unit bands and employ the same glazing as is present on the porch. A brick chimney rises from the roof. Concrete foundation; wood clapboard finish; intact wood cornices and trim; asphalt roofing.

1425 Western Avenue (contributing building), ca. 1913; SBL 52.20-3-28

“Edwin F. and Carolyn Hunting House (ca. 1914-1942).” Wood frame two-story dwelling of the Arts & Crafts Bungalow type, with jerkin-head gable roof and full width front porch. The exterior is finished with slap-dash stucco and wood trim. Orientation is to the south, towards Western Avenue; the three-bay façade, shielded beneath the porch, consists of a central glazed and paneled door with sidelights, set within a shallow project projection, and is flanked to either side by large windows hung with eight-over-one sash. The porch has rectilinear railing and wood piers, which are treated as pairs at the corner to accommodate trellis work and is approached by a centrally located flight of wood steps. Prominent among the house’s design features is the central dormer; it consists of a central gabled unit with half-timbered gable field and shed-roofed flanking sections, which are recessed. The center dormer has a tripartite configuration consisting of a central eight-over-one window flanked by narrower four-over-one windows; the shed-roofed sections have paired six-over-one windows. The roof retains bluish-gray slate shingles, and an engaged chimney rises from the east elevation, adjacent to which is a small projecting bay. Concrete foundation; stucco finish; intact wood cornices and trim; slate roofing.

1427 Western Avenue (contributing building), ca. 1920; SBL 52.20-3-27

“Joseph W. and Marguerite Hunting House (ca. 1921-51).” Wood frame two-story dwelling of modest Colonial Revival-style characteristics, with symmetrical façade with center entrance configuration and end-gable roof; it was erected above a rectangular plan and is largely self-contained, excepting a small, one story flat-roofed wing that extends from the main block’s west elevation. Although presently covered with aluminum siding, the house retains its original fenestration pattern, a classically inspired porch with Tuscan columns, wood cornices, a slate roof, and engaged brick chimneys which rise from either gable end. The façade has a central entrance shielded by the porch, with tripartite windows to either side; at second story level there are three evenly spaced windows. Alterations

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include the introduction of aluminum siding and replacement windows. Concrete foundation; wood cornices and railing (above the west wing); brick chimneys; slate roofing.

1429 Western Avenue (contributing building), ca. 1919; SBL 52.20-3-13

“Milton R. and Catherine Witbeck House (ca. 1919-27).” Two story wood-frame dwelling with gambrel roof and large wall dormers, erected above a rectangular plan and oriented with its principal eaves-front elevation fronting to the east on Waverly Place, and not towards Western Avenue. The façade features a balanced five-bay arrangement with center entrance at first-story level; the position of the first-story windows is repeated on the wall dormer above. The principal entrance is flanked by glazed sidelights and spanned by a rectangular-shaped glazed transom; a porch with Roman Doric columns and paneled and engaged wall pilasters shields it from the elements. Windows are hung with six-over-one sash. The south elevation is fronted at first-story level by a flat-roofed screened porch the roof of which is sustained by Roman Doric columns; an engaged brick chimney rises through it, flanked at upper story level by windows and at attic level by quarter-round windows. The exterior is clad with aluminum siding and the roof is fitted with asphalt shingles. Concrete foundation; wood columns; aluminum siding; asphalt roofing.

1431 Western Avenue (contributing building), ca. 1914; SBL 52.20-3-12

“Franklin A. and Lillian M. Jaggar House (ca. 1914-23).” One and one-half story wood-frame Arts & Crafts Bungalow erected above a rectangular plan with broad end-gable roof, central dormer and wood and stucco exterior finish. The house is oriented to face southwards towards Western Avenue; the roof ridge is oriented on an east-to-west axis and the south pitch is carried forward on the principal elevation to cover a full-width porch. The exterior is largely finished with wood, excepting the porch, which has a slap-dash stucco finish; the first story is sheathed with clapboard and the gable field and dormer with wood shingles. Character-defining features include expressed rafter tails and purlins, window bands, contrasting wood and stucco surfaces, and the central dormer, which is gable-roofed and has a four-light window bank on its principal facet. A chimney with stucco finish rises from the east elevation. Brick foundation; wood siding and trim; stucco finish; asphalt roofing.

1433 Western Avenue (contributing building), ca. 1914; SBL 52.20-3-11

“Leon L. and Lois Winslow House (ca. 1919-23).” One story wood-frame dwelling of Arts & Crafts characteristics with gable-on-hip roof, broad gable-fronted entrance porch, and exterior stucco finish. The principal elevation, oriented southwards towards Western Avenue, is symmetrically composed with a center entrance consisting of a glazed and paneled door with flanking sidelights, it being shielded by the porch, the gable field of which has faux half-timbering and a small rectilinear wood gable screen. There are single large flanking windows occupying the

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outer bays, which have one-over-one sash. The principal story is elevated above grade on a high foundation and is finished with stucco. The portions of the wall which flank the windows on the façade extend above the roofline, creating embrasures which allow the extension of the eaves, which are also extended at the corners and which bear on large wood brackets. The plan is roughly rectangular with projections on the east elevation and at the southwest corner. Brick foundation; stucco finish; wood cornices, expressed purlins, brackets and trim; asphalt roofing.

1435 Western Avenue (contributing building), ca. 1921; SBL 52.20-3-10

“Margaret Rolfsen House (ca. 1921-23).” Small one-story Arts & Crafts dwelling with front-gable roof, full-width enclosed front-gable porch and asbestos-cement shingled exterior. The south-facing façade elevation is all but obscured by the front porch, which has brick corner piers, expressed purlins, and glazing consisting of one-over-one windows with glazed sunburst-form transoms above. Entrance is by means of the offset door, which has round-arched glazing and which is flanked by multi-pane full height sidelights. Character defining features include a projecting and cantilevered bay window on the east elevation, which is lighted by a tripartite window with multi-pane upper sash, and which has expressed rafter tails. The house has two chimneys, the one of the east elevations being expressed on the exterior wall as a continuation of the brick foundation. Concrete and brick foundation; asbestos-cement shingles; wood trim and windows; asphalt roofing.

One-bay automobile garage (contributing building), ca. 1921

Wood-frame building with single south-facing garage bay with overhead door and asbestos-cement shingled exterior; depicted on 1935 Sanborn map.

1437 Western Avenue (contributing building) ca. 1913; SBL 52.20-3-9

“Louisa Stittig and George Foll House (ca. 1914-14).” Wood frame story-and-a-half Arts & Crafts Bungalow, oriented with its principal elevation facing southwards towards Western Avenue, and located on a corner lot with western exposure on Norwood Street. The building has wood clapboard siding and a broad gable roof, the ridge of which is oriented on an east-to-west axis; the south pitch is carried forward to create a full-width porch, which is enclosed. The porch accommodates an offset pair of glazed and paneled doors on its south side, which are spanned by a narrow rectangular glazed transom; the remainder of the south-facing elevation of the porch has a window band consisting of five 12-light windows with awnings above, below which is a wood screen with perforated rectilinear detailing, and to which are attached bracketed wood flower boxes. A gable-front dormer is located on the south pitch of the roof; it has expressed purlins, a tripartite window and is fronted by wood railing. The west elevation has a three-sided projecting bay window to one side of which is an exterior brick chimney, which rises

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upwards and through the eaves. On this elevation there is wider wood siding at first-story level, narrow siding in the gable field—where three windows bring light into the upper floor—and vertically aligned siding on the end of the porch's roof. Concrete foundation; wood cornices, trim and porch details; brick chimney; small stained-glass window (west elevation); asphalt roofing.

One-bay automobile garage (contributing building), ca. 1915

Wood-frame building with gable roof and overhead garage door, oriented to face westwards towards Norwood Street; depicted on 1935 Sanborn map.

1439 Western Avenue (contributing building), ca. 1929; SBL 52.20-2-22

“Harold J. and Dorothy Blessing House (ca. 1931-40).” Two story wood-frame house of Arts & Crafts characteristics erected above a rectangular plan with tall jerkin-head gable roof and wall dormers. The house was oriented to face southwards towards Western Avenue and has secondary exposure on Norwood Street, given its location on a corner lot. The façade is three bays wide with a center entrance with glazed and paneled door; to either side of the entrance are tripartite windows consisting of a larger single-pane center unit and flanking 12-light units. A small cantilevered gabled hood with arched soffit shields the entrance. As for the second-story wall dormer, it is covered by a pent roof and has a small, paired center window and two larger flanking paired windows fitted with six-over-six sash. The main block, which is sheathed with wood siding, is flanked by symmetrical single-story projections, which have flat-topped hip roofs and five-unit window bands on their south facing elevation; each window unit is fitted with four-over-six wood sash. Concrete foundation; wood cornices, trim, windows and siding; brick chimney; slate shingle roofing.

Two-bay automobile garage (contributing building), ca. 1922

Wood-frame building which echoes the design of the house, with jerkin-head gable roof, pent-roofed dormers on the north and south elevations, and wood siding. The garage was oriented to face eastwards towards Norwood Street and has two overhead doors with sunburst-form glazed panels; depicted on 1935 Sanborn map.

1441 Western Avenue (non-contributing building), ca. 1959; SBL 52.20-2-21

“Boris and Elizabeth Grechan House.” Split-level building that currently functions as a medical office, built above an L-shaped plan consisting of a hip-roofed main block and engaged intersecting gable-roofed wing. Brick and vinyl walls, vinyl windows, asphalt roofing.

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1443 Western Avenue (contributing building), ca. 1914; SBL 52.20-2-20

“Benjamin F. and Caroline Witbeck House (ca. 1916-31).” Large one and one-half story wood-frame dwelling of Arts & Crafts characteristics with broad gable roof, glazed entrance porch, projecting bay features, cornice brackets and battered wood window surrounds. The house was oriented to face southwards towards Western Avenue but has secondary western exposure on the Glenwood Street side, being that it occupies a corner lot. The house’s roof ridge is aligned on an east-to-west axis, and intersecting with it on the principal elevation is a large gable-roofed porch, which is supported by clustered piers resting on brick plinths; astride and to the east is a patio area with brick parapet wall and cement coping. The porch has a glazed door and is enclosed with tall and narrow 10-light windows. The windows, treated as small and larger individual units and bands, have battered and eared surrounds and are hung with multi-pane over single-light glazing. Wood shingles sheath the exterior; a large red brick chimney rises from the south pitch of the gable near the west elevation. A pent-roofed projecting bay is located on the east elevation, and there are two gable-roofed projecting bays on the west elevation, where a trellis feature is also located. Concrete foundation; wood shingle exterior; wood cornices, brackets, piers and trim; asphalt roofing.

One-bay automobile garage (contributing building), ca. 1914

Wood-frame building with wood-shingle siding, asphalt roof and expressed rafter tails, oriented to face northwards towards the service alley which borders the rear of the property; depicted on 1935 Sanborn map.

1445 Western Avenue (contributing building), ca. 1925; SBL 52.20-1-57

“Maria L. Donehue House (ca. 1926-41).” Two story wood-frame house of Colonial Revival-style characteristics erected above a square plan and oriented to face southwards towards Western Avenue, with additional eastern exposure on Glenwood Street, given that it occupies a corner lot, and also rear exposure as the north side of the parcel is bounded by a service alley. The house is characterized by a tall and high-breaking gambrel roof, front and rear wall dormers, an enclosed one-story porch that extends from the east elevation and a small pent-roofed extension on the rear. The façade exhibits bilateral symmetry and three bay configuration with central entrance and flanking windows. The entrance consists of a paneled wood door spanned by an elliptical fanlight and flanked by sidelights; it is shielded by a gable-roofed porch which is sustained by unfluted Tuscan columns. The windows which flank the door to either side are large and fitted with 18-over-18 wood sash. Identical windows are located in the outer bays at second-story level, and also on the side elevations where they flank an external brick chimney; the central window on the façade is smaller and arched and also fitted with multi-pane sash. Louvered quarter-round windows are present at attic level. The east porch has square Tuscan columns at the corners and four-unit window

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bands situated above paneled aprons. Concrete foundation; wood cornices, trim, siding and sash; brick chimney; asphalt roofing.

One-bay automobile garage (contributing building), ca. 1922

Wood-frame building with gable-front orientation to north; wood siding, two windows with six-over-one sash on the east eave's elevation, expressed rafter tails, and asphalt roofing. It was depicted on 1935 Sanborn map.

1447 Western Avenue (contributing building), ca. 1927; SBL 52.20-1-56

"Layton C. and Alice Quackenbush House (ca. 1927-30)." One and one-half story wood-frame house with wood-shingled exterior characterized by an intersecting gable roof and cutaway corner bay with porch, oriented to face southwards towards Western Avenue; it was originally erected above a square plan but appears to have been aggrandized on its rear elevation to achieve its current footprint. The primary entrance is shielded beneath a bracketed and gabled hood, to one side of which are paired windows hung with six-over-six sash; there is a second paired window above, small than that below but also hung with six-over-six sash. These are located within a front-facing gable which intersects with the principal roofline, which is punctuated by a shed-roofed dormer with paired six-over-six windows and smaller square-shaped window. The southeast corner of the building has a cutaway bay that accommodates a screen-in porch with square piers, accessed by means of a second door from the interior. Concrete foundation; wood shingles, trim, windows and boxed cornices; brick chimney; asphalt roofing.

One-bay automobile garage (contributing building), ca. 1927

Wood-frame building with gable roof, wood shingle siding, and asphalt roof, oriented to face northwards towards the rear service alley; depicted on 1935 Sanborn map.

1449 Western Avenue (contributing building), ca. 1917; SBL 52.20-1-55

"Julian D. and Alice Hoit House (ca. 1918-22)." One and one-half story house of the Arts & Crafts Bungalow type, with broad end-gabled roof, full-width front porch, and slap-dash stucco and vinyl siding exterior finish; the building was oriented to face southwards towards Western Avenue. The façade features a symmetrical three-bay configuration with central entrance with glazed and paneled door and sidelights, and flanking windows with one-over-one sash; these are shielded by the porch, which has a shallow elliptically arched opening with stucco finish which springs from large brick piers; these piers are integrated with a low brick wall that forms a partial enclosure for the porch. Above the porch and punctuating the south pitch of the gable roof is a large gable-front dormer with

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paired windows; it is sheathed with vinyl siding, as are the remaining areas of exterior wall plane not finished in stucco, but retains original wood eaves brackets. Identical brackets were employed on the gable ends, where small decorative gable trusses are also located. An exterior brick chimney, located on the east elevation, remains but has been taken down below roof level. Although the building has areas of vinyl siding and replacement windows, it retains its basic historic form and many original character-defining features. Brick foundation; stucco and vinyl siding; wood brackets; brick piers and porch wall; asphalt roofing.

One-bay automobile garage (contributing building), ca. 1917

Concrete-block automobile garage, gable roofed, and oriented to face northwards towards the rear service alley; depicted on 1935 Sanborn map.

1451 Western Avenue (contributing building), ca. 1915; SBL 52.20-1-54

“John J. and Agnes Haggerty House (ca. 1916-26).” Two story wood-frame dwelling of the Arts & Crafts Bungalow type, with broad end-gabled roof, full-width front porch, and shed-roofed dormer; it was oriented to face southwards, towards Western Avenue. The façade has a symmetrical three-bay configuration with center entrance and flanking windows, and is shielded beneath the porch; the porch retains decorative perforated screens which conceal the foundation, rectilinear wood railing, four evenly spaced paneled wood piers with bases and capitals upon which bear the pergola-like roof framing. The roofline extends over the porch and has expressed rafter tails; on the side elevations are located eaves brackets and small decorative gable trusses. A shed-roofed dormer with expressed rafter tails and eaves brackets is centered on the south pitch of the roof; it has four 12-light windows on its principal south-facing facet. The exterior has wood clapboard at first-story level and wood shingles in the gable fields on the side elevations. An engaged brick chimney is located on the east elevation and rises through the eaves before culminating in a corbeled top. The secondary entrance on the east elevation, situated under a pent-roofed porch, is a post-1951 addition. Foundation not discerned; wood clapboard, shingles, brackets, and other trim; asphalt roofing.

Two-bay automobile garage (contributing building), ca. 1940

Gambrel-roofed garage with two-bay configuration, oriented to face northwards towards the rear service alley; it fails to appear on the 1935 Sanborn map, though a garage is depicted at the rear of the house on the 1951 map.

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1455 Western Avenue (contributing building), ca. 1928; SBL 52.20-1-32

“Edwin G. and Gertrude Gale House (ca. 1928-33).” One and one-half story house of Arts & Crafts/Tudor characteristics with irregular L-shaped plan, intersecting steeply pitched gable roof, and brick and stucco exterior finish; the house occupies a corner lot and was oriented to face eastwards, towards Parkwood Street, with additional exposure to the south on Western Avenue. The first-story of this wood frame house features a masonry veneer of clamp-fired brick laid up in Flemish bond with projecting clinker-brick headers creating a textured surface; the areas above the first-story are finished with stucco. The principal entrance, on the east façade, is set within a gable-fronted projection and has a round-arched door with surface-mounted hinges; it is contained within an aperture with arched brick head and has flanking sidelights. The gabled entrance projection engages with a larger gabled block which has windows at first and second-story level; a round-arched window is present at attic level. These windows are of the steel casement type, as are those employed throughout the building. South of the entrance are two large windows at first-story level and three located within an upper-story shed-roofed dormer, one of which constitutes a paired unit. The south elevation, facing Western Avenue, is symmetrically composed, with three windows at first-story level, two at second-story level, in addition to a rounded attic window. Concrete foundation; brick and stucco exterior; steel casement windows; brick ridge chimney; wood cornices; faux slate asphalt roofing.

Two-bay automobile garage (contributing building), ca. 1928

Wood-frame building with gable roof, stucco finish and two overhead garage doors. It is oriented to face eastwards, towards Parkwood Street; depicted on 1935 Sanborn map.

1457 Western Avenue (contributing building), ca. 1926; SBL 52.20-1-31

“Sydney J. and Sarah Norton House (ca. 1926-55).” Two story wood-frame house of Colonial Revival-style characteristics, consisting of a two-story gable-ended main block with five-bay façade and two-bay deep gable ends, oriented to face southwards towards Western Avenue. The house was originally built above a rectangular plan with flanking single-story projections to the east and west; sometime after 1951 the east projection was replaced by a larger two story, four-bay-wide wing. The west projection remains and accommodates an enclosed porch. Entrance to the original main block is by means of a Neo-Federal doorway with elliptical form fanlight and sidelights; the door is of a replacement type. To either side at first-story level are windows hung with six-over-one sash; this pattern is repeated at second-story level, where two smaller paired windows occupy the center bay above the entrance. A broad hip-roofed porch sustained by seven wood piers with sawn brackets aligns a portion of the original five-bay façade and extends eastward to engage with the wing; it, like the east wing, is not a historic feature. Concrete foundation; vinyl siding; asphalt roofing.

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1459 Western Avenue (contributing building), ca. 1928; SBL 52.20-1-30

“George D. and Alice Stoehr House (ca. 1928-31).” Wood frame one and one-half story dwelling with steeply pitched intersecting gable roof, erected above a square plan and oriented to face southwards towards Western Avenue. The entrance is located within a gable-fronted block that intersects with the principal gable-roofed mass of the building; astride of the door is a single window and above it, and half-story level, a paired window, all fitted with replacement sash. The door is of a glazed and paneled type with simple classically inspired casing. East of the entrance, and corresponding with the main gable-ended mass of the house, is a window band consisting of five eight-light wood units; above it is a shed-roofed dormer with a paired window fitted with replacement sash. An exterior brick chimney rises from the east elevation. Concrete foundation; wood and replacement sash; wood cornices; wood shingle exterior; asphalt shingle roof.

One-bay automobile garage (contributing building), ca. 1928

Wood-frame building with wood-shingle exterior, gable fronted, and oriented to face south; it was depicted on 1935 Sanborn map.

1461 Western Avenue (contributing building), ca. 1928; SBL 52.20-1-29

“Herbert W. and Lillian Stickney Jr. House (ca. 1928-43).” One-story dwelling of distinctive Spanish Mission-style characteristics and hollow-tile construction with exterior stucco finish, built above an irregular plan. It was oriented with its principal elevation facing south towards Western Avenue, and has additional exposure on the west elevation, which fronts on Elmwood Street. The south-facing façade features a tower with a clay-tile hipped roof; this feature accommodates a round-arched entrance, astride of which to the east is a gable with large round-arched window with corresponding wrought-iron balcony. Immediately west of the tower is a small open patio with corresponding low wall; it is accessed from the west elevation of the tower. The house’s west elevation is more symmetrical in composition and consists of two gabled units which frame a pent-roofed extension with window bands; the projection post-dates 1951. As for the flanking gables, they accommodate windows set within blind round-arched recesses and have corresponding iron balconies. Concrete foundation; stucco exterior finish; wrought-iron balconies; clay tile and red asphalt roofing.

Waverly Place

Waverly Place is the easternmost of the historic district’s north-south side streets; it is also the shortest of the streets within the district area and terminates as a dead-end. This portion of the building list moves up the east side of the street and then returns back towards Western Avenue on the west side of the street.

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1 Waverly Place (contributing building), ca. 1913; SBL 52.20-3-26

“Bertha Fuglein House (ca. 1913).” One and one-half story wood frame house of Arts & Crafts characteristics, with gable-front orientation westwards towards Waverly Place, and contrasting wood shingle and slap-dash stucco exterior finish. The west-facing façade is symmetrically composed with central entrance and flanking windows; it is shielded beneath a porch the roof of which forms a continuation of the main roof. The broad entrance consists of a glazed and paneled door and is flanked by six-light sidelights with paneled aprons below; the flanking windows are hung with 12-over-one wood sash. The porch has a bracketed wood frieze which is supported by paired and single Tuscan columns—the paired ones, the outer ones, are squat and supported on high stucco-covered piers, while those which flank the entrance steps are set on lower piers and thus are taller. The deeply projecting eaves have corresponding brackets on the façade, and centered in the gable field are paired windows hung with six-over-one sash. An exterior stucco-clad chimney is present on the south elevation and it rises through the roof adjacent to a large shed-roofed dormer. Concrete foundation; wood shingles, columns, brackets, windows and other trim; stucco-clad porch piers and chimney; asphalt shingle roof.

3 Waverly Place (contributing building), ca. 1928, Charles E. Heidrich architect; SBL 52.20-3-24

“Arthur W. and Ruth Foland House (ca. 1929-1955).” Two story wood-frame house, gable ended, with wood clapboard siding and modest Arts & Crafts features, oriented to face westwards towards Waverly Place. The first-story of the façade is fronted by a glazed porch with offset entrance, the glazing consisting of tall eight-light wood casements; the glazed door is approached by wood steps with wood hand-railing. Above the porch, which has a pent roof with expressed rafter tails, is a large dormer with intersecting gable roof and paired windows with one-over-one sash, in addition to a small, paired attic window with nine-light sash. As with the side elevations, the eaves of the dormer have corresponding wood brackets, in addition to expressed rafter tails. The south elevation has asymmetrical fenestration and a brick exterior chimney that rises through the principal roof and that of the front dormer. Concrete foundation; wood siding, brackets, trim and window sash; brick chimney; asphalt shingle roof.

Automobile garage (contributing building), ca. 1928

Gable roofed wood-frame building; depicted on 1935 Sanborn map.

In-ground swimming pool (non-contributing structure)

5 Waverly Place (contributing building), ca. 1922; SBL 52.20-3-23

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“Antoinette Nacke House (ca. 1922-23).” Wood frame two-story dwelling of Arts & Crafts characteristics with end gable roof and two bay façade consisting of an offset entrance and tripartite window at first-story level, and a large shed-roofed dormer punctuated by two windows at second story-level. A full-width porch with pent roof spans the principal elevation, which is oriented to face westwards towards the street; it has expressed rafter tails and is sustained by battered wood piers. The south-facing side elevation has a cantilevered bay window with south-facing tripartite window, pent roof and expressed rafter tails. An engaged brick chimney rises from this elevation through the principal roof and that of the front dormer, and the end gables have wood eaves brackets and decorative trusses in the gable apex. Windows retain multi-light over one-light wood sash. Brick foundation; wood siding, brackets, trusses, windows and trim; asphalt shingle roofing.

Automobile garage (non-contributing building), post-1951

Wood-frame automobile garage with gable roof; date not known but building post-dates 1951 Sanborn fire insurance map.

7 Waverly Place (non-contributing building), ca. 1955; SBL 52.20-3-22

“Arthur Foland House.” One story gable-fronted house of relatively small scale, oriented to face west towards the street. The front-facing gable elevation has brick cladding laid in stretcher bond at first-story level, with paired and single windows with multi-pane sash and an offset door with glazed-and-paneled door; the gable itself is clad with wood siding and has a central window with six-over-one sash just below the gable peak. There is an attached garage on north elevation, recessed from the front elevation; it is covered by a shed roof that extends from the main roofline but is shallower in pitch. Concrete foundation; brick veneer and chimney; wood door, siding and trim; wood and replacement windows; asphalt roofing.

9 Waverly Place (contributing building), ca. 1922; SBL 52.20-3-21

“Alonzo K. and Eunice Burnham House (ca. 1922-29).” Wood frame one and one-half story house of the Arts & Crafts bungalow type, end gabled, oriented to face westwards towards Waverly Place. The principal elevation is spanned by an enclosed/glazed porch with central door and flanking sidelights, above which is a five-light transom with elliptically arched motif. To either side of the entrance are two pairs of one-over-one windows with rectangular-shaped transoms above. The porch has a shingled wall below the glazing, inclusive of projecting shingled piers above which are battered wood posts which sustain a molded wood frieze. The front eaves line is embellished with projecting rafter tails and the side elevations have wood eaves brackets. A gable-roofed dormer with tripartite window, eaves brackets and expressed rafter tails is centered on the principal elevation; there is

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additionally a large pent-roofed dormer corresponding with the rear elevation. An engaged brick chimney is present on the south elevation. The original house was expanded with a new one-story addition with intersecting gable roof, post-1951, which engages the rear elevation, and which was executed in discreet fashion. Wood shingle siding, porch posts, eaves brackets and trim; asphalt shingle roofing.

Automobile garage (contributing building), ca. 1922

Wood-frame building with gable roof; depicted on 1935 Sanborn map.

In-ground swimming pool (non-contributing structure)

13 Waverly Place (contributing building), ca. 1919; SBL 52.20-3-20

“Charles R. and Ida Shultz House (ca. 1919-20).” Two story wood-frame house, gable fronted, of Arts & Crafts characteristics, oriented to face westwards towards the street. The first story is shielded by a full width hip-roofed porch with corresponding wood posts and rectilinear railing, and is approached by wood steps with flanking wood railing. The entrance is nearly center, but offset, and is fitted with a glazed door; to one side is a single window while on the opposite side is a large tripartite bay that projects slightly forward from the wall plane. There are paired one-over-one windows at second-story level and a smaller paired window at attic level. The south elevation is two bays deep inclusive of a three-sided cantilevered bay window at first-story level with pent roof and expressed rafter tails. The exterior is finished with wood clapboard excepting the gable field, which is wood shingled; eaves brackets are present on the façade. In addition to the main block the house has a small one-story rear wing, original to the ca. 1919 building campaign, and a one-story gabled ell on the north elevation, post 1951, rendered in an Arts & Crafts idiom. Brick foundation (concrete for recent ell); wood siding, porch posts and railing, eaves brackets and trim; asphalt roofing.

Automobile garage (contributing building), ca. 1919

Two story wood-frame automobile garage, gable fronted, with wood clapboard and shingle exterior, sliding glazed and paneled doors at first-story level, and glazed and paneled doors, and a four-light window, at second-story level; depicted on 1935 Sanborn map.

14 Waverly Place; SBL 52.20-3-19

Vacant land (not counted)

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12 Waverly Place (non-contributing building), ca. 1926; SBL 52.20-3-18

“Charles R. and Margaret Parks House (ca. 1917-26).” This two-story wood-frame house has been substantially altered in more recent times and no longer effectively conveys its original 1920s form or appearance. It was depicted on the 1934-35 and 1951 Sanborn fire insurance maps as having a square footprint and a porch at the northeast corner; it now has a rectangular footprint and few features that reflect the original historic-era design intent.

Automobile garage (contributing building), ca. 1926

Wood frame gable-roofed building; depicted on 1935 Sanborn map.

10 Waverly Place (contributing building), ca. 1918; SBL 52.20-3-17

“Methodist Church Parsonage (1916-68).” Two story wood-frame house of the American Foursquare type, hip roofed, oriented to face eastwards towards Waverly Place. It is two bays wide by two bays deep, with an offset door and window at first-story level on the facade, and two windows with six-over-one wood sash above, at second-story level; there is additionally a hip-roofed dormer with six-light casement at attic level, a feature which is repeated on the remaining three elevations. The first-story is fitted with wood clapboard and the second story, which flares outwards at its base, is wood shingled. A porch with wood posts and rectilinear railing spans the first story of the facade, and there is a three-sided bay window with hipped roof at first-story level on the south elevation. The principal roofline has a modillioned frieze and molded wood cornice. Brick foundation; wood siding and shingles, porch posts and railing, window sash and trim; asphalt roofing.

Automobile garage (contributing building), ca. 1918

Small wood-frame automobile garage with gable roof; depicted on 1935 Sanborn map.

8 Waverly Place (contributing building), ca. 1923; SBL 52.20-3-16

“George C. and Clara Van Buren House (ca. 1923-27).” Wood frame one and one-half story house of the Arts & Crafts Bungalow type, with end gable roof and enclosed/glazed front porch, oriented to face eastwards towards the street. The porch entrance is centered within that feature and consists of a glazed and paneled door with flanking four-light sidelights and transom, and it is framed by two of the four battered wood posts which have corresponding shingled piers below, which project forward from the remainder of the lower porch wall. The porch’s principal elevation is glazed with paired two-over-two wood sash with transoms above. The exterior has wood shingles and detailing includes expressed rafter tails, wood eaves brackets, and wood window flower boxes

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with corresponding brackets. A large gable-roofed dormer with tripartite window, eaves brackets and expressed rafter tails is centered on the façade, and there is an engaged brick chimney on the south elevation. Brick foundation; wood siding, windows, brackets, flower boxes, porch posts and trim; asphalt roofing.

Automobile garage (contributing building), ca. 1923

Small wood-frame building with gable roof; depicted on 1935 Sanborn map.

In-ground swimming pool (non-contributing structure)

4 Waverly Place (contributing building), ca. 1916; SBL 52.20-3-15

“Preston B. and Florence Wittmer House (ca. 1917-50).” Wood frame one and one-half story house of the Arts & Crafts Bungalow type, oriented to face eastwards to Waverly Place. This house was built above a rectangular plan and consists of the main block with front porch and small rear wing. The façade’s fenestration is asymmetrical composed and consists of an offset door with a single window to one side and a tripartite window unit on the other side. A stucco-clad porch with low elliptical arch frames the first story and in front of it extends the principal roofline, which has expressed rafter tails; the porch has a low shingle-clad wall and is accessed by means of wood steps with associated hand-railing and both wood and stucco-clad newel posts. A broad gable-roof dormer with eaves brackets and expressed rafter tails is centered on the front façade, and a second gable of this feature, slightly offset, is present on the opposite elevation. The south elevation has a cantilevered bay window with pent roof at first-story level, in addition to a brick chimney, larger and smaller single windows, and a tripartite window corresponding with the upper level; the broad eaves are trimmed with wood brackets. Brick foundation; stucco and wood shingle exterior; wood brackets, windows and trim; asphalt roofing.

Automobile garage (contributing building), ca. 1916

Wood frame garage with gable roof; depicted on 1935 Sanborn map.

Norwood Street

Norwood Street is a north-south side street that continues northwards past the district boundary, being that it was extended in that direction later. This portion of the building list moves up the east side of the street and then returns back towards Western Avenue on the west side of the street.

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2 Norwood Street (contributing building), ca. 1914; SBL 52.20-3-8

“Thomas and Edith Gordon House (ca. 1915-31).” Wood frame one and one-half story house of the Arts & Crafts Bungalow type, oriented to face westwards towards the street. It was erected above a square-shaped plan and has a broad end-gabled roof with low shed-roofed dormer on the principal elevation and a projecting shed-roofed bay on the south flank elevation. Exterior walls are finished with slap-dash stucco; the raised foundation is brick and the roof is clad with slate shingles. The front porch has been enclosed with later glazing and is accessed by means of double-leaf glazed doors. Character-defining features include expressed rafter tails, employed on the dormer and projecting bay; decorative eaves brackets on the north and south gable elevations; six-over-one wood window sash; and an engaged brick chimney which is expressed on the south elevation and which rises through the roofline. Brick foundation and chimney; stucco exterior; wood brackets, windows and trim, along with later porch glazing; slate roofing.

Automobile garage (contributing building) ca. 1915

Wood-frame automobile garage, located east and behind the house; depicted on 1935 Sanborn map.

4 Norwood Street (contributing building), ca. 1911; 52.20-3-7

“Francis and Catherine Rich House (ca. 1911-19).” Wood frame two-story dwelling of Queen Anne-style characteristics, consisting of a rectangular-plan main block with gable-front roof and a small gable-roofed rear wing. Oriented to face westwards towards the street, the façade is asymmetrically composed with a large three-sided bay window at first-story level and a semi-octagonal projecting corner turret with faceted conical roof at second-story level. A hip-roofed porch with corresponding cross-gable aligns the full width of the façade; it has unfluted wood columns between which are aligned sections of railing with turned components. Entrance is by means of a door reached from the porch, which is flanked by the bay feature and a smaller window. A large window band fitted with three six-light casements is located in the gable field. Additional character-defining features include a small projecting bay window on the south elevation, a tall brick chimney rising from the north roof pitch, and decorative brackets located under the corner turret. Although the exterior is covered with synthetic siding the building retains its original form and fenestration pattern. Synthetic siding; wood and vinyl windows; wood porch; asphalt roofing.

Automobile garage (contributing building), ca. 1911

Gable-fronted garage, wood frame construction, with upper loft door; depicted on 1935 Sanborn map.

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6 Norwood Street (contributing building), ca. 1923; SBL 52.20-3-6

“Edna and Frederick Seibel House (ca. 1924-26).” One and one-half story wood-frame house of the Arts & Crafts Bungalow type, oriented to face westwards towards Norwood Street. Erected above a square-shaped plan with small projecting rear wing creating an irregular footprint, the house has an end-gable roof the front pitch of which is punctuated by a large gable-roofed dormer with tripartite window band fitted with six-over-one sash. A full-width porch, enclosed with glazing, extends across the front in characteristic Bungalow fashion; it is sustained by battered posts which rest on tall plinths. Entrance to the porch is by means of an Arts & Crafts type glazed door with flanking windows, all of which are spanned by a rectangular-shaped transom. An engaged brick chimney is expressed on the south elevation and rises through the roofline. Although the exterior is presently covered with synthetic siding, the building’s original form and fenestration pattern remain intact. Synthetic siding; wood and vinyl windows; brick chimney; asphalt roofing.

Automobile garage (contributing building), ca. 1924

Wood frame gable-fronted garage; depicted on 1935 Sanborn map.

8 Norwood Street (contributing building), ca. 1923; SBL 52.20-3-5

“Allyn M. and Louis Smith House (1924-31).” Wood frame two-story house of the Arts & Crafts Bungalow type, gable ended, with large shed-roofed wall dormers and a partially enclosed front porch. It was erected above a rectangular plan with small rear wing creating an irregular footprint. Two-thirds of the full-width front porch, the roof of which is sustained by large, battered posts, has been enclosed and has non-historic glazing. An engaged brick chimney is present on the south elevation; it rises through the roofline of both the main block and front dormer. Other character-defining features include decorative eaves brackets, located on the north and south side elevations, and decorative gable trusses; a projecting bay window with shed roof on the south elevation; and six-over-one window sash. Brick foundation and chimney; synthetic siding; wood brackets, trusses and porch posts; asphalt roofing.

Automobile garage (contributing building), ca. 1923

Small wood-frame garage, gable fronted; depicted on 1935 Sanborn map.

10 Norwood Street (contributing building), ca. 1924; SBL 52.20-3-4

“Farrington and Louisa Smith House (ca. 1924-1930).” Modestly scaled two story wood-frame house, cubic massed with hipped roof, symmetrical façade and restrained detailing, oriented to face westwards towards the street; a small

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rear wing extends from the east elevation. The façade is three-bays wide with a center entrance at first-story level flanked by tripartite windows consisting of conventional six-over-one windows with narrower flanking units. The entrance has a glazed-and-paneled door and is shielded beneath a small hip-roofed porch with corresponding Doric columns. Second-story windows on the façade consist of outer six-over-one units with a smaller window between, positioned above the door. An engaged brick chimney is present on the south elevation, where a large porch is also located, it being sustained by two Doric columns. Although the exterior is clad with synthetic siding the house retains its basic form, fenestration pattern, and wood windows. Brick foundation and chimney; wood porch posts and windows; asphalt roofing.

Automobile garage (contributing building), ca. 1924

Small wood-frame garage, gable fronted, with single overhead garage door; depicted on 1935 Sanborn map.

12 Norwood Street (contributing building), ca. 1924; SBL 52.20-3-3

“Frederick J. and Helen Smith House (ca. 1924-1944). One and one-half story wood-frame house of the Arts & Crafts Bungalow type, erected above a rectangular plan with small rear wing creating an irregular footprint, oriented to face westwards towards Norwood Street. The full-width front porch has battered wood posts set on high plinths; it is enclosed with glazing including elliptical fanlights which span the entrance and flanking bays. The broad end-gable roof is embellished with brackets on the north and south elevations and is punctuated by a large gable-roofed dormer which accommodates a tripartite window band with six-over-one sash. An engaged brick chimney is present on the south elevation. The exterior is presently fitted with wood shingles and fish-scale shingles, not an original feature, have been added to the upper portions of the gable ends and front dormer. Brick foundation and chimney; wood shingles; asphalt roofing.

Automobile garage (contributing building), ca. 1924

Wood-frame automobile garage, gable fronted; depicted on 1935 Sanborn map.

14 Norwood Street (non-contributing building), ca. 1923 & later; SBL 52.20-3-2

“Earl B. and Emma Conklin House (ca. 1923-50).” Two story wood-frame dwelling with cubic massing and hipped roof, erected above a square plan with small rear wing creating an irregular footprint; it was oriented to face west towards the street. The above-noted original section has been expanded with a two-story addition on the north side, consisting of a garage bay with paired doors at first story level and two windows above at second-story level, and it

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appears to have also been aggrandized with additions on the east side, thus obscuring the original form and design intent. Brick foundation and chimney; wood-shingle exterior; asphalt roofing.

Automobile garage (contributing building), ca. 1924

Wood-frame automobile garage, gable fronted; depicted on 1935 Sanborn map.

16 Norwood Street (contributing building), ca. 1942; SBL 52.20-3-1

“Bernard and Louise Colburn House (ca. 1945-61).” One and one-half story wood frame dwelling of vernacular characteristics with five-bay façade and center entrance, and attached one-story garage on the north elevation; the building’s form, fenestration and other features suggest it may be an earlier dwelling moved to the site in the 1940s, but that point has not been confirmed. The center entrance, which is shielded beneath a gable-roofed porch with iron supports and a wood deck, consists of a paneled door with flanking three-quarter length sidelights with paneled aprons. Windows are hung with six-over-six sash and have molded casings, including smaller gable end windows at half-story level. A large brick exterior chimney is present on the south elevation. Concrete foundation; brick chimney; wood windows, casings and door; vinyl siding; asphalt roofing.

19 Norwood Street (contributing building), ca. 1924; 52.20-3-2

“William and Rena MacMurray House (ca. 1925-33).” Two story wood-frame dwelling of the Arts & Crafts/Dutch Colonial type, oriented to face eastwards towards the street. The house is characterized by a tall breaking end-gambrel roof, a full-width wall dormer on the façade, below which extends a deep porch the roof of which is pent and sustained by four large squared and fluted piers. The façade is three bays wide with a center entrance and flanking windows; the latter have eight-over-one wood sash, while those employed on the wall dormer above have 10-over-one sash. A one-story extension abuts the rear, west elevation, where a second wall dormer is located. An engaged brick chimney rises from the south elevation and passes through the eaves; the upper portion has been parged. Concrete foundation; brick chimney; wood window sash; vinyl siding; asphalt roofing.

Automobile garage (contributing building), ca. 1940

Wood-frame garage, gable fronted; pre-1951 as per Sanborn fire insurance mapping.

17 Norwood Street (contributing building), ca. 1924; SBL 52.20-2-31

“George B. and Edna Hurley House (ca. 1925-61).” Two story wood-frame house of Arts & Crafts Bungalow characteristic, with rectangular footprint, steeply pitched end-gable roof, front and rear wall dormers, stucco-clad

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porch posts and full-width front porch a portion of which is screened. The façade faces eastward towards the street and at first-story level consists of an offset entrance and paired windows with 10-over-one wood sash; the upper wall dormer has two larger and one smaller window, symmetrically disposed, the larger ones with 10-over-one sash, the smaller window having eight-over-one sash. The porch has lattice panels screening the foundation and the Tuscan columns with a rough stucco finish. An engaged brick chimney rises through the eaves on the west elevation. The north and south gable ends have asymmetrical fenestration; a door on the north elevation is shielded beneath a small gabled hood. Concrete foundation; brick chimney; wood-sash windows; vinyl siding; asphalt roofing.

Automobile garage (contributing building), ca. 1924

Wood-frame building, gable fronted, with two bays; depicted on 1935 Sanborn map.

15 Norwood Street (non-contributing building), ca. 1920; SBL 52.20-2-30

“Frank J. and Harriet Blanchard House (ca. 1921-61).” This frame house has been substantially altered and no longer conveys important character-defining aspects of the original gable-ended construct; the roofline and front porch have been altered and historic detailing has been removed. Brick foundation and chimney; vinyl siding and windows (some wood sash remains, such as on the wall dormer); replacement front door; asphalt roofing.

Automobile garage (contributing building), ca. 1920

Wood-frame building, gable fronted, with two garage bays with overhead doors; depicted on the 1935 Sanborn map.

13 Norwood Street (contributing building), ca. 1918; SBL 52.20-2-29

“John Owens House (ca. 1916).” Wood frame one and one-half story house of the Arts & Crafts Bungalow type, end-gabled, erected above a rectangular footprint with large gabled dormer and enclosed front porch. Although the original wood siding has been replaced with vinyl siding, the house retains its original fenestration pattern and form, excepting a small bump-out that projects from the rear elevation. Entrance to the porch is by means of a glazed 12-light door with flanking four-light sidelights and a six-light transom; there are three windows to either side of this porch entrance. A small projecting bay is present on the south gable elevation. The upper dormer, which is centered on the elevation, has a tripartite window band with one-over-one sash; a brick chimney rises from the roof ridge. Concrete foundation; brick chimney; vinyl siding; asphalt roofing.

Automobile garage (contributing building), ca. 1918

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Wood-frame building, gable-fronted, with two garage bays with overhead doors; depicted on the 1935 Sanborn map.

11 Norwood Street (contributing building), ca. 1925; SBL 52.20-2-28

“George G. and Margaret Jones House (ca. 1925-26).” Wood frame one and one-half story dwelling of Arts & Crafts characteristics, erected above a rectangular footprint and oriented to face eastwards towards the street. The house consists of a gable-fronted block from which extends, on the principal elevation, an enclosed porch with gable roof; a cross-gabled dormer is present on the south roof pitch of the main block; a larger wall dormer has been added to the north pitch. The gables of both the main block and porch have widely spaced decorative brackets, while their eaves elevations have expressed rafter tails. The porch has a band of five one-over-one windows with associated transoms across the front, while the south side accommodates a glazed 12-light door with sidelights and arched two-light transom; clustered wood piers are situated at the northeast and southeast corners. Siding is wood clapboard excepting the gable fields, which have wood shingles. A pent-roofed hood protects a secondary entrance on the south elevation. Concrete foundation; wood siding and shingles, window sash, brackets and trim; asphalt roofing.

9 Norwood Street (contributing building), ca. 1914; SBL 52.20.2-27

“Walter J. and Marie Eaton House (ca. 1914-25).” Wood frame two-story house of the American Foursquare type, with square footprint and hipped roof, oriented to face east towards the street. The façade is three bays wide with a central entrance flanked by large one-over-one windows at first-story level, the same configuration as is present at second-story level, the central bay there fitted with a French door. That at first-story level consists of a glazed-and-paneled door with three-quarter length sidelights flanking it. The first-story is spanned by a flat-roofed porch sustained by Tuscan columns, and aligned by sections of turned balusters; sections of railing with turned newel posts flank the wood steps. The roof of the porch was at one time aligned with railing of the same character as that employed below, but this has since been removed. Hip-roofed dormers punctuate the roofline on the east and west elevations, and there is an engaged brick chimney on the south elevation, which rises through the eaves, along with a three-sided bay window. Although it has synthetic windows and siding, the building retains its essential form and many character-defining details. Concrete foundation; brick chimney; wood porch details; vinyl siding and windows; asphalt roofing.

Automobile garage (contributing building), ca. 1925

Wood-frame building, gable-fronted, with two bay configuration; depicted on the 1935

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Sanborn map.

7 Norwood Street (contributing building), ca. 1917; SBL 52.20-2-26

“Charlotte/Marion B. Parsons House (ca. 1917-1961).” Wood frame dwelling of the Arts & Crafts Bungalow type, one and one-half stories, with rectangular plan and wood and stucco exterior finish. The house has a steep end-gabled roof which is carried forward on the east-facing façade to create a broad front porch, which is sustained by stout Tuscan posts bearing on stucco-clad plinths; low stucco-clad walls partially enclose the porch, which has offset wood steps leading to the principal entrance. To one side of the door is a tripartite window. Expressed rafter tails embellish the roofline above the porch, and they were also employed on the large gable-front dormer that punctuates the roofline of the façade. Both the main roof and dormer roof are fitted with slate shingles; a tripartite window band fitted with three-over-one sash brings natural light into the dormer. The lower portions of the side elevations are stucco-clad, while the upper portions are clad with wood shingles. A brick chimney rises from the front roof pitch near the south elevation. Brick foundation; wood windows, siding, porch components and brackets; brick chimney; slate roofing.

Automobile garage (contributing building), ca. 1917

Wood-frame garage, gable-fronted, with one-bay configuration; depicted on the 1935 Sanborn map.

5 Norwood Street (contributing building), ca. 1913; SBL 52.20-2-25

“Sardis and Sapience Lawrence House (ca. 1913-1919).” Two story wood-frame dwelling of Colonial Revival-style characteristics, gable-fronted and having a rectangular plan, oriented with its façade facing east towards the street. The first-story of the façade is spanned by an enclosed and glazed porch, which has a clapboarded knee-wall above which are tall-eight light casements and paired, thin wood pilasters and a molded wood cornice; one bay of the porch is given over to a glazed entrance door with corresponding wood steps. There are two windows with one-over-one wood sash at second-story level, in addition to an attic window of a loosely Palladian type with smaller outer units flanking a peaked center by fitted with louvers. The principal cornices are of a molded wood type and have associated returns on the façade. An engaged brick chimney rises through the eaves on the south elevation, where a projecting and cantilevered bay window is also located. Brick foundation and chimney; wood siding, porch components, windows and cornice; roofing not discerned.

Automobile garage (contributing building), ca. 1913

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Wood-frame garage, gable-fronted; depicted on the 1935 Sanborn map.

3 Norwood Street (contributing building), ca. 1917; SBL 52.20-2-24

“Lewis C. and Roma West House (ca. 1918-1926).” Wood frame one and one-half story dwelling of the Arts & Crafts Bungalow type, erected above a rectangular plan and oriented to face east towards the street. The house has a broad end-gabled roof that is carried forward on the principal elevation to create an enclosed porch with central entrance. A flight of wood steps with iron railing to one side leads to the entrance door, which exhibits glazing of a characteristic Arts & Crafts type, with a four-unit window band to one side; flanking the door, and occupying the southernmost bays, are screened panels with transoms above. The roofline is embellished with expressed rafter tails and, on the side elevations, widely spaced brackets. A gable-roofed dormer with tripartite window band punctuates the roofline and is centered above the entrance bay. A cantilevered bay window with pent roof is present on the north elevation, and a brick chimney rises from the rear pitch of the roof, behind the roof ridge. Brick foundation and chimney; wood siding, windows, brackets and other trim; asphalt roofing.

Automobile garage (contributing building), ca. 1917

Wood-frame garage, gable fronted; depicted on the 1935 Sanborn map.

1 Norwood Street (contributing building), ca. 1918; SBL 52.20-2-23

“Frederick and Clara McCammon House (ca. 1927-1960; rental ca. 1918-20).” Wood frame two-story dwelling of Arts & Crafts characteristics with steep end-gabled roof that breaks so as to form a shallower front pitch corresponding with the first story. The house was erected above a rectangular plan and consists of a main block and small rear wing, wood shingles; it is oriented to face eastwards towards the street. The façade has an offset entrance with associated wood steps and a glazed and paneled door of a characteristic Arts & Crafts type, and it is shielded beneath a gabled porch sustained by wood posts; the remaining first-story fenestration consists of two paired windows fitted with six-over-one wood sash. A wall dormer is present at half-story level, and it consists of four evenly spaced windows hung with six-over-one sash. Expressed rafter tails embellish the eaves of the porch and dormer on the façade, while widely spaced brackets were employed on the side elevations. An engaged brick chimney is present on the south elevation, where a projecting and cantilevered bay window with gable roof is also located. Poured concrete or parged brick masonry foundation; brick chimney; wood shingle exterior, windows, porch components, brackets and other trim; asphalt roofing.

Automobile garage (contributing building), ca. 1918

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Wood-frame garage, gable fronted; depicted on the 1935 Sanborn map.

Glenwood Street

Glenwood Street is a north-south side street that continues northwards past the district boundary, being that it was extended in that direction later. This portion of the building list moves up the east side of the street in a northerly direction and then returns back towards Western Avenue on the west side of the street.

1 Glenwood Street (contributing building), ca. 1919; SBL 52.20-2-19

“William B. and Dora Davis House (ca. 1920-38).” Two story wood-frame dwelling of the Arts & Crafts Bungalow type, with a steeply pitched end-gable roof, erected above an irregular plan and oriented to face west towards Glenwood Street. The façade is three bays wide and shielded beneath a shallower extension of the main roof; the entrance is centrally located and flanked by larger windows hung with eight-over-one sash. At half-story level there is a large shed-roofed wall dormer punctuated by two paired windows, all four of which are hung with six-over-one wood sash. Rafter tails are expressed above the dormer, as they are on the roof of a projecting bay located on the north elevation. The side elevations have widely spaced decorative brackets, and there are additionally decorative trusses located in the apex of the north and south gable ends. The front porch is accessed by means of brick steps with associated iron railing, and its roof is sustained by large Tuscan columns; the underside is screened by lattice panels. Although the exterior is covered with aluminum siding, the building retains its original form, fenestration pattern, and many original wood details. A brick chimney rises from the rear roof pitch, behind the ridge. Foundation not discerned; wood windows, brackets, and other trim; aluminum siding.

Automobile garage (contributing building), ca. 1919

Wood-frame building, gable-fronted and oriented to face southwards; depicted on 1935 Sanborn map.

3 Glenwood Street (contributing building), ca. 1916; SBL 52.20-2-18

“William J. and Margaret Weigmann House (ca. 1917-46).” Wood frame one and one-half story of the Arts & Crafts Bungalow type, with broad end-gabled roof, erected above a roughly square plan and oriented to face westwards towards the street. The roof is continued forward to create a covered porch, which consists of three stucco-clad segmentally arched bays and corresponding piers across the front; two bays are given over to a screened enclosure, which is accessible by means of a door from the third bay, which also provides access to the main offset entrance

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door. Exterior siding consists of wood shingles. A shed-roofed dormer is centered within the front pitch of the roof, and it is punctuated by two paired windows with one-over-one sash. Expressed rafter tails are employed on the eaves above the porch and also for the dormer, while widely spaced brackets embellish the eaves on the side elevations. A projecting and cantilevered bay window is located on the south elevation, and its three windows are fitted with three-over-one sash as the remaining windows on that elevation are. An at-grade door on the opposite north elevation is shielded by a small pent-roofed hood with corresponding brackets. A brick chimney rises from the rear roof pitch, behind the ridge. Brick foundation and chimney; stucco-clad porch; wood shingles, windows, brackets and other trim; asphalt roofing.

Automobile garage (contributing building), ca. 1916

Wood-frame garage, gable-fronted, erected above square plan; depicted on the 1935 Sanborn map.

5 Glenwood Street (contributing building), ca. 1928; SBL 52.20-2-17

“Peter B. and Helen Schultz House (ca. 1930-1961).” Two story wood-frame dwelling with steeply pitched end gable roof, erected above an irregular plan and oriented to face westwards towards the street; it consists of the main block in addition to a small wing with low hipped roof that extends to the south. The façade features asymmetrically arranged fenestration and an offset door, which is shielded beneath a gable-roofed porch sustained by slender Tuscan columns; the door is of a glazed and paneled type, the casing terminating in a broken pediment with central urn motif. The most conspicuous feature of the façade is an engaged brick chimney, centrally located, which rises through the eaves of the main roof and a large half-story wall dormer, tapering gently inwards as it rises; clinker bricks were used to create a decorative diaper pattern. Windows at first and half-story level are fitted with six-over-six sash; those corresponding with the one-story projection were treated as a double window on the façade and as a tripartite unit on the south elevation. Although clad with synthetic siding, the building retains its original form, fenestration pattern and other details. Concrete foundation; wood windows and porch components; brick chimney; asphalt roofing.

Automobile garage (contributing building), ca. 1928

Wood-frame building, gable fronted and oriented to face eastwards towards the service alley; depicted on the 1935 Sanborn map.

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7 Glenwood Street (contributing building), ca. 1926; SBL 52.20-2-16

“Maria Eaton House (ca. 1926).” Small one and one-half story wood-frame house of the Arts & Crafts/Craftsman type, gable fronted and erected above a rectangular plan and oriented to face westwards towards the street. The house consists of a main block with medium-pitched gable roof from which extends, on the façade, an enclosed gable-roofed porch. The front porch retains its original form and footprint, gable roof with cornice returns, and brick plinths upon which battered porch posts bear, one of which has been removed. The gable field of the main section has a paired window with six-over-one sash, and an engaged brick chimney rises from the south elevation. A gabled dormer punctuates the roofline on the north elevation. Although clad with aluminum siding, the building retains its essential form and fenestration pattern. Faux ashlar concrete block foundation; wood and brick porch components; wood windows; brick chimney; aluminum siding; asphalt roofing.

9 Glenwood Street (contributing building), ca. 1927; SBL 52.20-2-15

“Connad and Margaret Martin House (ca. 1927).” Two story wood-frame dwelling with tall front-gable roof, erected above an irregular footprint and oriented to face west towards the street. The house consists of a main block and a small south wing, which is covered by a curving extension of the main roofline. The entrance is offset within a small projection with steeply pitched gable roof; it consists of a glazed and paneled door set within a casing terminated with a broken pediment and central urn motif. Predominant among the house’s character-defining features is an engaged chimney of cobble stone construction that is centered in relation to the east-west roof ridge. Large wall dormers are present on the north and south side elevations. Windows are generally of the same size and hung with six-over-one wood sash. The south projection has paired windows on its principal elevation and a tripartite window on its south elevation. Although covered with vinyl siding the house retains its basic form, fenestration pattern, stone chimney and wood windows and trim. Concrete foundation; wood windows and entrance frontispiece; stone chimney; vinyl siding; asphalt roofing (standing-seam metal on the south projection).

Automobile garage (contributing building), ca. 1927

Wood-frame garage, gable-fronted, oriented to face eastwards towards the service alley; depicted on the 1935 Sanborn map.

11 Glenwood Street (contributing building), ca. 1926; SBL 52.20-2-14

“Raymond E. and Virginia Foskett House (ca. 1927-50).” One and one-half story Dutch Colonial-style dwelling with high breaking end-gambrel roof, erected above a square plan with south-facing porch and oriented to face west towards the street; the original house includes a rear wing added between 1935 and 1951 as per Sanborn mapping.

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The façade is three-bays wide with a center entrance, which is contained within a small projection with pent roof with corresponding incised brackets; the door is of a six-paneled type. Windows with six-over-six wood sash flank the entrance, and above it, at half-story level, is a wall dormer punctuated by two small tripartite window bands with six-over-six sash. A central brick chimney rises from the roof ridge. Although sided with vinyl, the building retains its basic form and fenestration pattern. Concrete foundation; wood windows and porch detailing; brick chimney; vinyl siding; asphalt roofing.

Automobile garage (contributing building), ca. 1926

Wood-frame garage, gable-fronted, oriented to face eastwards towards the service alley; it was depicted on the 1935 Sanborn map.

13 Glenwood Street (contributing building), ca. 1928; SBL 52.20-2-13

“Clyde A. and Mildred Russell House (ca. 1930-60).” Two story Colonial Revival-style wood-frame dwelling, gable ended, erected above an irregular plan and oriented to face west towards the street. The façade features an offset entrance that exhibits distinctive neo-Federal detailing in the form of a frontispiece with pilasters, capitals, pediment and elliptical fanlight with keystone motif; the door is of an eight-panel type. A tripartite window with six-over-one wood sash completes the first-story fenestration; the second story has three evenly spaced windows, also hung with six-over-one sash. Cornices are molded and have returns on the gable ends, and there is a narrow frieze beneath. A one-story enclosed projection extends from the south elevation; it was previously an open porch. Brick foundation and chimney; wood shingles, entrance frontispiece, cornices, windows and other trim; asphalt roofing.

Automobile Garage (contributing building), ca. 1928

Wood-frame garage, gable-fronted, positioned in relation to the rear service alley; depicted on 1935 Sanborn map.

15 Glenwood Street (contributing building), ca. 1928; SBL 52.20-2-12

“Arthur D. and Helen Dozois House (ca. 1928-1961).” One and one-half story dwelling of the Arts & Crafts Bungalow type, with broad, low-pitched end gable roof, erected above a rectangular plan and oriented to face west towards the street. The front pitch of the roof is carried forward on the façade to create a deep porch the roof of which is sustained by four large wood Tuscan columns. Fenestration is symmetrical on the façade with a central door flanked by tripartite window bands the units of which are hung with one-over-one sash. A large but low walled dormer punctuates the front roofline; it has a shed roof and is lighted by a tripartite window band. Wood shingling

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forms the exterior wall surface. The south elevation has an engaged brick chimney that rises through the eaves, and adjacent to it is a projecting window bay. Concrete foundation; wood shingles, porch columns, windows and other trim; brick chimney; asphalt roofing.

17 Glenwood Street (contributing building), ca. 1928; SBL 52.20-2-11

“Clinton A. and Catherine Reed House (ca. 1928-61).” One story wood-frame dwelling with gabled and jerkin-head roof, erected above a rectangular plan and oriented to face west towards the street. The façade is symmetrically composed and consists of a central entrance shielded beneath a corresponding porch, to either side of which are paired windows. The door is of a wood paneled type and flanked by full-height sidelights; the porch has an intersecting gable roof with cornice returns and is sustained by Tuscan columns, which bear on a concrete base. The paired windows have Arts & Crafts type upper sash above one-light lower sash. An engaged brick chimney is located on the south-facing elevation and there is a screened in porch with flat roof on the opposite, north elevation, constructed after 1951. Exterior walls are covered with clapboard and the roof is laid with slate shingles. Concrete foundation; wood siding, windows, porch components, boxed and molded cornices, and other trim; brick chimney; slate roofing.

18 Glenwood Street (contributing building), ca. 1928; SBL 52.20-1-66

“Clifford E. and Frances Bowdish House (ca. 1928-42).” Two story wood-frame dwelling of the American Foursquare type, erected above a slightly irregular plan and oriented with its façade facing eastwards towards the street. The house has a three-bay façade with central entrance, a tall, hipped roof punctuated by a hip-roofed dormer, and a small one-story wing extending from the south elevation of the main block. The first-story windows flanking the entrance were treated as tall, paired units and each has six-over-twelve sash and wood planter boxes below; those above at second-story level are of a more conventional six-over-six type and flank a small round-arched four-light central window. The entrance is shielded by a half-hipped roof support by square piers, which bear on a concrete base; adjacent to the northeast corner is a small arched pass-through feature. A brick chimney with corbelled top rises from the south elevation, behind the small wing, which has paired six-over-six windows corresponding with the east-facing facade. Although sided with vinyl, the house retains its basic form and fenestration pattern. Concrete foundation; wood windows and porch components; brick chimney; vinyl siding; asphalt roofing.

Automobile garage (non-contributing building), post-1951

Wood-frame garage, end gabled with rectangular plan, with two east-facing overhead bays.

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16 Glenwood Street (contributing building), ca. 1927; SBL 52-20-1-65

“Ralph G. and Anna Winslow House (ca. 1928-1944).” Two story wood-frame house of Colonial Revival-style conception, erected above a rectangular plan with end-gabled roof and oriented to face eastwards towards the street; in addition to the main block, the house has a small one-story wing on its south elevation. The façade was symmetrically composed, with a center entrance flanked by paired windows with six-over-one sash and wood planter boxes below; paired windows are also located above, at second-story level, in addition to a central window with the same sash located above the door. The entrance is of a neo-Federal type, with elliptical fanlight with outward radiating muntins, three-quarter length sidelights, and a paneled door; it is shielded by a gable-roofed porch sustained by the paired square piers. An engaged brick chimney is located on the south elevation, centered in relation to the ridge; it rises from the low roof of the one-story wing. Concrete foundation; wood windows, doors, porch components, planter boxes and other trim; brick chimney; aluminum siding; asphalt roofing.

14 Glenwood Street (contributing building), ca. 1930; SBL 52.20-1-64

“Hugh and Inez Prytherch House (1943-1995; rental house ca. 1931-1956).” Small one-story wood-frame dwelling, with steeply pitched intersecting gable roof, erected above a rectangular plan and oriented to face eastwards towards the street. The façade is asymmetrically composed, with a projecting section with intersecting gable and tripartite window, and a recessed portion that accommodates a centrally placed entrance to one side of which is a paired window; windows have one-over-one sash and corresponding awnings. The projecting gable-front section of the façade has modest faux half-timber detailing and, adjacent to the northeast corner, an arched pass-through feature. The front door is of a glazed and paneled type and is flanked by full-length sidelights. An engaged brick chimney is located on the south elevation. Concrete foundation and front steps; wood windows and shingles; brick chimney; asphalt roofing.

Automobile garage (contributing building), ca. 1930

Wood-frame garage, gable-fronted, oriented to face west towards the rear service alley; depicted on the 1935 Sanborn map.

12 Glenwood Street (contributing building), ca. 1926; SBL 52-20-1-63

“George C. and Clara Van Buren House (ca. 1926-1930).” Small one-story house of wood-frame construction, similar in overall characteristics to the house at 17 Glenwood Street, oriented to face east towards the street. The house has a central entrance flanked by paired windows, a porch sustained by paired Tuscan columns, and gabled roof with jerkin-head ends. Although clad in synthetic siding, the building retains its basic form and fenestration

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pattern. Concrete foundation and steps; wood porch components; brick chimney; vinyl siding and replacement windows' asphalt roofing.

Automobile garage (contributing building), ca. 1926

Wood-frame garage, gable fronted with two bays, and oriented to face east in relation to a driveway; depicted on the 1935 Sanborn map.

10 Glenwood Street (contributing building), ca. 1927; SBL 52-20-1-62

"John F. and Estelle Feldman House (ca. 1927-61)." Wood frame two-story house of the American Foursquare type, erected above a square plan with hipped roof, and oriented to face eastwards towards the street. The façade is two-bays wide, the offset entrance and tripartite window at first-story level concealed behind a full-width porch with large corner piers and boxed and molded cornice; there are two windows with six-over-one sash at second-story level. Fenestration on the north elevation is asymmetrical. The hipped roof is punctuated by a hip-roofed dormer on the façade, which has two windows fitted with six-light casements; there is additionally a dormer of this type, with tripartite window, corresponding with the north elevation. The principal cornice is boxed and molded and the eaves project considerably from the wall plane. Although covered with aluminum siding, the house retains its original form and fenestration pattern. Concrete foundation; wood cornices; wood and vinyl replacement sash; aluminum siding; asphalt roofing.

Automobile garage (contributing building), ca. 1927

Wood-frame garage, gable fronted, oriented in relation to rear service alley; depicted on 1935 Sanborn map.

8 Glenwood Street (contributing building), ca. 1926; SBL 52.20-1-61

"Mary C. Frederick House (ca. 1930-61)." One story dwelling of hollow-tile construction and Spanish Mission-style characteristics, erected above an irregular plan and oriented to face eastwards towards the street. The house is conspicuous by virtue of its smooth stucco-clad exterior and the interplay of its various gabled sections. The façade was asymmetrically composed and includes a gable-fronted section which accommodates a large tripartite window with larger central and smaller flanking units, these contained within a recessed elliptical arch; a second small tripartite window is located immediately to the south, screened by an awning. An engaged stone chimney is positioned relation to a step-back in the façade's wall, to one side of which is the entrance door, facing southwards;

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a small patio enclosed with iron railing is located adjacent to this entrance. Concrete foundation; stucco-clad tile walls; fieldstone chimney; wood and replacement windows; asphalt roofing.

Automobile garage (contributing building), ca. 1926

Wood-frame garage, gable fronted, oriented in relation to the rear service alley; depicted on 1935 Sanborn map.

6 Glenwood Street (contributing building), ca. 1926; SBL 52.20-1-60

“Stanley S. and Maud Rice House (ca. 1926-61).” Wood frame two-story house of the Dutch Colonial type, with high-breaking end gambrel roof, built above an irregular plan and oriented to face east towards the street; in addition to the main block there is a one-story screened porch extending from the south elevation. The façade has an offset entrance with replacement door shielded by a gabled porch sustained by Tuscan columns at first-story level, in addition to a paired window hung with six-over-one wood sash; at second-story level there is a large wall dormer with pent roof, lighted by two paired windows hung with six-over-one sash. The south porch has a half-hipped roof and paired Tuscan columns. A brick chimney with corbelled top rises through the eaves of the gambrel roof and wall dormer on the south elevation. Although covered with vinyl siding, the original form and fenestration pattern remain intact. Concrete foundation; wood windows and porch components; vinyl siding; brick chimney; slate roofing.

Automobile garage (contributing building), ca. 1926

Wood-frame garage, gable fronted and oriented in relation to the rear service alley; depicted on the 1935 Sanborn map.

4 Glenwood Street (contributing building), ca. 1925; SBL 52.20-1-59

“Walter K. and Victorine Seim house (ca. 1925-61).” One story house of wood-frame construction and Arts & Crafts/Craftsman characteristics, erected above a rectangular plan and oriented to face eastwards towards the street. The house is front-gabled with an engaged stucco-clad chimney positioned in relation to the east-west roof ridge, flanked to either side by paired windows hung with six-over-one sash. From the southeast corner extends a gable-roofed porch that provides access to the south-facing entrance; as with the main block, it has expressed rafter tails at eaves level and expressed purlins. The exterior walls are fitted with wood shingles. Foundation not discerned; wood shingle siding, windows, porch components and other trim; stucco-covered masonry chimney; asphalt roofing.

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Automobile garage (contributing building) ca. 1925

Wood-frame garage, gable fronted, with shingle siding; positioned in relation to the rear service alley, it was depicted on the 1935 Sanborn map.

2 Glenwood Street (contributing building), ca. 1926; SBL 52.20-1-58

“Orvis A. and Edith Brenenstuhl house (ca. 1927-43).” Two story wood frame house of Arts & Crafts/Dutch Colonial type with high-breaking end gambrel roof, erected above a rectangular plan and oriented to face east towards the street. The façade is three-bays wide and spanned by a porch the pent roof of which extends from the lower pitch of the gambrel; large, fluted wood Doric columns sustain the roof. The entrance is centrally located and flanked to either side by windows with six-over-one wood sash; a wall dormer level at second-story level accommodates three additional windows positioned in relation to the bays below. Both the porch roof and that of the wall dormer are embellished with expressed rafter tails, and an engaged brick chimney is located on the south elevation. A second wall dormer is located on the rear elevation, where additional space is accommodated by an extension of the main roof. Concrete foundation; wood windows, porch components and trim; aluminum siding; brick chimney; asphalt roofing.

Automobile garage (contributing building), ca. 1926

Wood-frame garage with front-facing gambrel roof, low windowless wall dormer, expressed rafter tails and large overhead bay; depicted on 1935 Sanborn map.

Parkwood Street

Parkwood Street is a north-south side street that continues northwards past the district boundary, being that it was extended in that direction later. This portion of the building list moves up the east side of the street in a northerly direction and then returns back towards Western Avenue on the west side of the street.

1 Parkwood Street (contributing building), ca. 1929; 52.20-1-53

“Hervey B. Phillips House (ca. 1930).” One-story wood frame house with tall gambrel roof accommodating an upper story, oriented to face westwards towards the street; it exhibits many characteristics of the Sears 1926 catalog house “The Glens Falls.” The façade is asymmetrically composed, with the entrance located in a cross-gabled projection with steep roof; the wood door has diamond-shaped glazed panels and a trabeated classical casing. South of the door is what appears to have been a shallow porch, since infilled, with a tripartite and single square-shaped

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window; a second square-shaped window is located north of the entrance. Two shed-roofed dormers, a smaller one with single window and wider one with paired windows, all with six-over-one wood sash, bring natural light into the upstairs; there is additionally a smaller window above the door with angled head and six-over-one sash. The south elevation has an engaged brick chimney. Concrete foundation with terminal brick course; aluminum siding; wood windows and door casing; asphalt roofing; brick chimney.

Automobile garage (contributing building), ca. 1929

Wood-frame one bay garage with front-facing gable roof, oriented to face northwards towards the service alley, with wood shingle-clad walls and asphalt roofing; depicted on 1935 Sanborn map.

3 Parkwood Street (contributing building), ca. 1912; SBL 52.20-1-52

“Harman E. and Louise Vedder House (ca. 1912-1933).” Two story wood-frame house of the American Foursquare type with hipped roof, oriented to face westwards towards the street. The façade features an offset entrance, shielded by a hip-roofed porch sustained by four Tuscan columns; a single and paired window, hung with two-over-two wood sash, round out the first-story fenestration. Second story fenestration consists of two paired windows with one-over-one sash. A hip-roofed dormer punctuates the roofline of the façade; it is fitted with two windows with one-over-one sash. The south elevation is two-bays deep and includes, at first-story level, a projecting bay window. Exterior walls have staggered-edge wood shingles and the roof is clad with slate shingles (the front porch roof is covered with membrane); a brick chimney rises from the south roof pitch. Both the front porch and principal roof have boxed and molded wood cornices. Concrete foundation; wood porch components, windows, shingles, cornices and other trim; brick chimney; slate and membrane roofing.

Automobile garage (contributing building), ca. 1914

Wood-frame garage with steeply pitched front-gable roof, boxed and molded wood cornices, staggered-edge wood shingles, one bay with overhead door, and asphalt roof. Depicted on the 1935 Sanborn map.

7 Parkwood Street (contributing building), ca. 1929; SBL 52.20-1-51

“William T. and Cordelia Smith House (ca. 1930-1961).” Two story wood-frame house of Dutch Colonial characteristics, erected above a roughly square plan and expanded subsequently with the enclosure of a south porch, to which an upper story was added; it was oriented to face west towards the street. The main block has a three-bay façade with central entrance; it is flanked to either side by tripartite windows hung with six-over-one sash, the

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central windows being larger. Second-story windows, located in a wall dormer, consist of a paired central window that is flanked by larger single windows, all hung with one-over-one sash. A projecting gabled hood shields the entrance; it has corresponding wood stairs and deck, wood railing, and curvilinear sawn brackets. Quarter-round windows are located in the gable fields, which on the south elevation is bisected by an engaged brick chimney. Although clad with vinyl siding, and although the original south porch has been enclosed and added to, the building retains its basic form and fenestration pattern. Concrete foundation; wood windows (some replacement sash) and porch components; brick chimney; vinyl siding and windows; asphalt roofing.

Automobile garage (contributing building), ca. 1929

Wood-frame garage, gable fronted, oriented in relation to the rear service alley;
depicted on 1935 Sanborn map.

9 Parkwood Street (contributing building), ca. 1928; SBL 52-20-1-50

“Robert H. and Florence Balmer House (ca. 1930-53).” Wood-frame house of Colonial Revival-style characteristics, consisting of a two-story main block, gable ended, with flanking one story hip-roofed wings and a small rear extension, oriented to face west towards the street. The main block’s facade is two bays wide. There is an offset door and tripartite window with six-over-six sash at first-story level, and two paired windows with six-over-six sash at second-story level; the wings each have paired windows with six-over-six sash. A low-pitched gable-roof porch with curved underside and cornice returns shields the entrance, which is fitted with a paneled wood door. A brick chimney with corbelled top rises from the roof ridge. Although clad in vinyl siding the house retains its basic historic form and fenestration pattern. Concrete foundation; wood windows; vinyl siding; brick chimney; asphalt roofing.

Automobile garage (contributing building), ca. 1928

Wood-frame garage, gable fronted with square plan, oriented in relation to the rear service alley;
depicted on 1935 Sanborn map.

11 Parkwood Street (contributing building), ca. 1928; SBL 52.20-1-49

“James and Mabel Perry House (ca. 1929-61).” Two story wood-frame house of Dutch Colonial characteristics, with end-gambrel roof, erected above an irregular footprint with a porch on the north elevation and a small one-story wing on the south elevation, and oriented to face west towards the street. Fenestration at first-story level on the façade consists of an offset door—it is shielded by a corresponding gable-fronted wood porch the frieze of which is

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incorporated with that of the house at first-story level, and which has attenuated and clustered wood piers—and a tripartite window with six-over-one sash and a wood planter box beneath. Second-story windows, symmetrically placed within a wall dormer, are paired and hung with six-over-one sash. The gambrel is high breaking and flares outward at the base, where it is terminated by a boxed and molded cornice; a second cornice of similar type was employed above the wall dormer. The south wing has a paired window with six-over-one sash across its front; the north porch is screened. A corbelled brick chimney rises from the roof ridge. Concrete foundation; wood windows, siding, cornices, porch components, and other trim; brick chimney; asphalt roofing.

Automobile garage (contributing building), ca. 1928

Wood-frame garage, gable fronted, oriented in relation to rear service alley; depicted on 1935 Sanborn map.

13 Parkwood Street (non-contributing building), 1953; SBL 52.20-1-48

“Lawrence and Florence Balmer House.” One-story Ranch type house, wood frame and gable ended, with central entrance and picture window. Concrete foundation; vinyl siding; asphalt roofing.

15 Parkwood Street (contributing building), ca. 1929; SBL 52.20-1-47

“Jeremiah and Jane Dempsey House (ca. 1929-31).” Two story wood-frame house of the American Foursquare type with hipped roof, oriented to face westwards towards the street, with small one-story south wing. The façade is three-bays wide with a central entrance, which is shielded by a hip-roofed porch sustained by wood Tuscan columns, and which has a wood deck and associated steps; it is flanked by paired windows hung with one-over-one sash. At second-story level there are two windows with one-over-one sash. The front pitch of the hipped roof is punctuated by a dormer with paired one-over-one sash windows, and a brick chimney with corbelled top rises from the south-facing pitch. The principal cornice is boxed and molded, as are those of the porch roof and dormer. Concrete foundation; wood siding, windows, porch components, cornices and other trim; brick chimney; asphalt roofing.

Automobile garage (contributing building), ca. 1929

Wood-frame garage, gable fronted, and oriented in relation to the rear service alley; depicted on the 1935 Sanborn map.

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21 Parkwood Street (non-contributing building), ca. 1953; SBL 52.20-1-46

“Gordon Birckhead House.” One-story house with gabled roof, oriented to face west towards the street, with attached garage on the south elevation. Asymmetrical façade with door shielded by projecting porch, bay window to north; dormers punctuate the roof of the main block and garage.

23 Parkwood Street, ca. 1955 (non-contributing building); SBL 52.20-1-45

“Charles Layman House.” One-story house with cross-gabled central section with tripartite window, oriented to face westwards towards the street, with attached garage on the south elevation. The principal entrance is shielded by a shallow porch located south of the projecting central section and adjacent to the garage.

25 Parkwood Street (contributing building), ca. 1951; SBL 52.20-1-44

“Robert H. and Mary Chaplin House (ca. 1951-57).” One-story dwelling of non-descript character consisting of a gable-fronted main block, a central hyphen, and an attached garage—the main block being the southernmost of the three—oriented to face west towards the road. The main block, erected above a rectangular plan, has two windows on its west elevation; the south elevation has an entrance near the southwest corner with sliding doors, in addition to five windows, two of which are tightly grouped, in addition to an exterior brick chimney. Two boxed chimneys rise from the roof ridge. The hyphen is recessed from the main block and garage on the west elevation and has a central glazed-and-paneled wood door flanked by two windows with one-over-one sash. The garage has a single bay fitted with overhead door.

Stone retaining wall and steps (contributing structure), ca. 1951

A low fieldstone wall with associated steps aligns the west side of the property.

Shed (non-contributing building)

Contemporary garden shed, located near southeast corner of the property.

N/A Parkwood Street; SBL 52.20-1-43

Vacant land (not counted)

24 Parkwood Street (contributing building), ca. 1945; SBL 52.20-1-42

“Martin J. and Olive Barry House (ca. 1947-61).” One and one-half story dwelling of Cape form, end gabled, erected above a rectangular plan, with attached one-bay garage on the north elevation, and oriented to face east

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towards the street. The façade has a center entrance and is flanked by two windows to either side, arranged with subtle asymmetry; the windows are hung with six-over-six wood sash and the glazed-and-paneled front door has a classical casing with denticulated cornice. Two gabled dormers are present on the east roof slope, and are fitted with six-over-six wood sash. A tapered exterior brick chimney, its south face laid up in header bond, rises from the south elevation. Concrete foundation; aluminum siding; wood windows and trim; brick chimney; asphalt roofing.

22 Parkwood Street (contributing building), ca. 1945; SBL 52.20-1-41

“Nelson H. and Zoe Tunnicliff House (ca. 1945-61).” One and one-half story wood frame dwelling, end gabled, erected above a rectangular plan, with attached one-bay garage on the north elevation, and oriented to face east towards the street. The gabled roof is continued forward, though the pitch is shallower, to create a full-width front porch. The entrance is centered on the façade, its position corresponding with a gablet positioned on the porch roof; seven slender turned posts support the porch roof, and there is railing aligned between except in the entrance bay. To the south of the entrance, which has a simple classical casing, is a tripartite window fitted with six-over-six sash, while to the north is a paired window employing the same sash type. The garage bay is recessed from the main block and accommodates a single overhead garage door. Recessed on the south elevation is an exterior chimney of brick construction with corbelled top; its south face is laid in header bond. Concrete foundation; vinyl siding and windows; wood posts, railing and door casing; brick chimney; asphalt roofing.

Stone retaining wall, steps and front stairs (contributing structure), ca. 1945

Low fieldstone that accounts for difference in grade between the sidewalk and front lawn; integrated into it are steps that lead to the front walkway, with wingwalls to either side. Stone stairs approach the porch and principal entrance.

20 Parkwood Street (contributing building), ca. 1943; SBL 52.20-1-40

“Charles J. and Stacia Kelly House (ca. 1945-61).” One and one-half story wood frame dwelling, end gabled, erected above a roughly square plan with attached one-bay garage on the north elevation, and oriented to face east towards the street. The principal entrance, consisting of a twelve-paneled wood door with sidelight, is offset and located near the northeast corner. Immediately adjacent to it is a shallow, three-sided projecting bay window, south of which is a single window; windows are fitted with six-over-six wood sash. The entrance is shielded by a porch that forms a continuation of the roof and is sustained by slender wood posts; the garage bay, fitted with an overhead door, is recessed behind a partial screen. A brick chimney with corbelled top rises from the roof ridge, and two skylights are

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present on the east roof slope. Concrete foundation; vinyl siding; wood door and window sash; brick chimney; asphalt roofing.

Stone retaining wall and steps (contributing structure), ca. 1943

Similar in most regards to wall at 22 Parkwood Street. Low fieldstone wall accounting for differentiation in grade between the sidewalk and front lawn; integrated into it are steps that lead to the front walkway and wingwalls to either side.

16 Parkwood Street (contributing building), ca. 1937; SBL 52.20-1-39

“LeRoy C. and Rose Hendrix House (1938-49).” One-story wood frame and brick-veneer house of Tudor Revival characteristics, erected above a roughly square plan with steeply pitched intersecting gable roof, and oriented to face east towards the street. The entrance is centered within a projecting block with intersecting gable roof, the ridge of which is set lower than that of main block; the gable is set forward so as to shelter the door, and it has corresponding paired brackets footed on the brick wall. The door has a small, glazed panel and applied strap hinges. Engaged with the entrance block is a brick chimney, which tapers inwards on one side as it rises. To one side of the entrance block is a small diamond-pane casement window, while to the other side is a larger paired window with diamond-pane casements. The brick was laid in running bond with occasional clinker bricks, which project forward from the remaining wall plane. Concrete foundation; brick walls and chimney; wood door, brackets and windows; asphalt roofing.

Automobile garage (contributing building), ca. 1937

Gable-fronted garage with rectangular plan, oriented in relation to rear service alley; depicted on 1951 Sanborn map.

14 Parkwood Street (contributing building), ca. 1945; SBL 52.20-1-38

“William F. and Elaine Conway House (ca. 1951-61; rental house 1945-50)” Large wood-frame dwelling of irregular plan consisting of a one and one-half story wood frame and brick-veneered main block, which has an L-shaped footprint and end gabled roof, and an attached one and one-half story garage with two overhead bays, also end gabled, oriented to face east towards the street; this configuration is the same as depicted on the 1951 Sanborn map. The façade of the main section is five bays wide with a center entrance shielded by a gable-roofed porch, and is flanked to either side by two windows hung with eight-over-eight sash; there are three gable-roofed wall dormers at half-story level, these having six-over-six sash. A brick chimney rises from the south elevation. The attached garage

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has a door located in close proximity to the main block's north elevation, in addition to two garage bays with overhead doors, above which are gabled wall dormers. Concrete foundation; brick veneer walls and chimney; wood sash windows and porch components; vinyl siding where brick veneer is absent; asphalt roofing.

Above-ground swimming pool (non-contributing structure), post-1951

10 Parkwood Street (contributing building), ca. 1914; SBL 52.20-1-37

"William F. and Angeline R. Bryan House (ca. 1914-36)." Wood frame one-story dwelling of Arts & Crafts characteristics, gable fronted and erected above a rectangular plan, oriented to face east towards the street. The façade is three bays wide, the fenestration consisting of a three-sided projecting bay window with one-over-one sash, a center entrance, and a single window with one-over-one sash. The door and single window have a corresponding gable-fronted porch, its roof ridge aligned parallel with that of the main block; it is sustained by lathe-turned posts and has wood railing with square newel posts and turned balusters. There is additionally a small pent-roof that projects from the main block to shield the bay window. Expressed rafter tails enliven the roofline and the front-facing gables of the main block and porch have widely-spaced brackets. A tripartite window is centered in the gable field, and there is a second three-sided projecting bay window on the south elevation. A brick chimney rises from the south roof pitch near the west gable elevation. Concrete foundation; wood shingles, windows, porch components, brackets and other trim; brick chimney; asphalt roofing.

Automobile garage (contributing building), ca. 1919

Wood-frame garage, gable fronted, oriented in relation to rear service alley; constructed between 1935 and 1951 as per Sanborn mapping.

8 Parkwood Street (contributing building), ca. 1929; SBL 52.20-1-36

"Webster and Veola Scoville House (ca. 1930-41)." One and one-half story wood-frame house of the Arts & Crafts Bungalow type, erected above an irregular plan with broad end-gabled roof, and oriented to face east towards the street. The façade is two bays wide and consists of a tripartite window and offset entrance with original glazed-and-paneled door; those features are shielded beneath a full-width porch that forms an extension of the main roof, though shallow in pitch. It is sustained at the corners by large, battered piers that bears of brick plinths, the latter which rise above an integral brick knee-wall. A gable-roofed dormer with tripartite window band is centered within the east-facing roof pitch. The south elevation has a projecting and cantilevered bay window and an engaged chimney that rises through the eaves. Although clad with vinyl siding the building's basic form and fenestration

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pattern remain unaltered. Concrete foundation; brick knee-wall and plinths (porch) and chimney; wood window, front door and porch piers; vinyl siding; asphalt roofing.

Automobile garage (contributing building), ca. 1929

Wood-frame garage, gable fronted, and oriented in relation to the rear service alley; depicted on the 1935 Sanborn map.

6 Parkwood Street (contributing building), ca. 1950; SBL 52.20-1-35

“Arthur R. and Marjorie Hoose House (ca. 1950-61).” Wood frame one and one-half story dwelling, consisting of an end-gabled main block and an attached and recessed garage block, oriented to face east towards the street. The main block’s façade is two bays wide with an offset entrance with glazed and paneled door and a large window hung with 10-over-one sash; two large dormers with steeply pitched roofs that echo the main roofline are symmetrically positioned within the south-facing roof pitch; each has a six-over-one window. A brick chimney rises from the rear pitch of the main block. The garage block has a single bay with overhead door. Although sided with vinyl, the house retains its original form and fenestration pattern. Concrete foundation; wood windows; brick chimney; asphalt roofing.

4 Parkwood Street (contributing building), ca. 1928; SBL 52.20-1-34

“Gordon E. and Marion Perlee House (ca. 1928-61).” Wood frame two-story house of Dutch Colonial characteristics, with high-breaking end gambrel roof, erected above a rectangular plan and oriented to face east towards the street. The façade is three bays wide with a center entrance that has an eight-paneled wood door shielded beneath a hip-roofed porch that is sustained by fluted Doric columns; narrow sidelights flanking the entrance. To either side of the door are paired windows hung with replacement sash in a nine-over-one pattern; at second-story level there is a wall dormer with centrally located paired windows flanked to either side by larger windows with nine-over-one replacement sash. The south elevation has an engaged brick chimney that rises through the eaves; quarter-round windows correspond with the attic. Although sided with vinyl the house’s basic form and fenestration pattern remain intact. Concrete foundation; wood door and porch posts; vinyl siding and windows; brick chimney; asphalt roofing.

Automobile garage (contributing building), ca. 1928

Wood-frame garage, gable fronted, positioned in relation to rear service alley; depicted on 1935 Sanborn map.

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NA Parkwood Street; SBL 52-20-1-33

Vacant land (not counted)

Elmwood Street

Elmwood Street is the westernmost and longest of the north-south side streets located within the district, and like Parkwood, Glenwood and Norwood streets it continues northwards past the district boundary, being that it was extended in that direction later. This portion of the building list moves up the east side of the street in a northerly direction and then returns back towards Western Avenue on the west side of the street.

1 Elmwood Street (non-contributing building), ca. 1954; SBL 52-20-1-28

“Edward Broderick House.” One-story Ranch type house, oriented to face southwards towards the access road to the rear service alley; a large fieldstone chimney is located on the west-facing gable end.

3 Elmwood Street (contributing building), ca. 1937; SBL 52-20-1-27

“Harry V. and Isabel Rosser House (ca. 1937-41).” Two story wood-frame and brick-veneered house of Colonial Revival-style characteristics, erected above a roughly rectangular plan with hipped roof and oriented to face west towards the street; a small one-story wing projects from the south elevation. The façade is three bays wide with a central entrance, consisting of a paneled door with transom above, which is shielded by a gable-front porch sustained by attenuated Tuscan columns. Flanking the door are two projecting and cantilevered bay windows, three sided, which are fitted with original six-over-one wood and later six-over-six replacement sash. There are three windows at second-story level, the central one being smaller than the other two, and all hung with six-over-one sash. As for the projecting wing, it has paired six-over-one wood sash windows on its principal elevation. An engaged brick chimney is present on the south elevation. The brick walls were laid up in running bond and the roof was laid with slate. Concrete foundation; brick veneer and chimney; wood sash windows (some replacement sash), porch components and boxed and molded cornices; slate roof.

Automobile garage (contributing building), ca. 1937

Depicted on the 1935 Sanborn map.

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5 Elmwood Street (contributing building), ca. 1930; SBL 52.20-1-26

“William F. and Edith Gannon House (ca. 1932-61).” Wood frame two-story dwelling of the American Foursquare type, erected above a roughly square plan with hipped roof and oriented to face west towards the street; the building received an addition to the rear after 1951. The façade is three-bay wide with a central entrance flanked by tall paired windows hung with narrow six-over-six sash; the door is glazed and paneled and shielded by a small projecting semicircular hood with brackets. The second-story has a small centrally placed window with arched head and decorative iron work, flanked to either side by windows with six-over-six sash. Curvilinear sawn brackets embellish the deeply projecting eaves; cornices are boxed and molded and the corners of the house are embellished with fluted pilasters. A hip-roof dormer is centered within the west-facing roof pitch. A porch is located on the south elevation, as is a brick chimney, and a small arched pass-through feature is located adjacent to the northwest corner. Concrete foundation; wood siding, porch components, windows, entrance hood, cornices, brackets and other trim; asphalt roofing.

7 Elmwood Street (contributing building), ca. 1930; SBL 52.20-1-25

“Peter G. and Elina Sharpe House (ca. 1930-61).” Two story wood-frame house of Colonial Revival-style characteristics, with end-gabled roof and one-story south wing, oriented to face west towards the street. The façade is three bays wide with center entrance, which has a paneled door flanked by sidelights and spanned by an elliptical fanlight with outward-radiating muntins; the entrance is shielded by a wood porch with gable roof and fluted Doric columns. The outer bays at both first and second-story level are occupied by paired windows; two retain what would appear original six-over-one sash while the remaining units have sash in a four-over-one configuration. The center bay at second-story level has two small windows with four-over-one sash. Pilasters are used at the building’s corners and the cornice is boxed, with associated returns on the gable ends; quarter round windows are present in the gable field, at attic level, and an engaged brick chimney rises on the south elevation, through the roof of the wing. Concrete foundation; wood siding, porch components, windows, cornices and other trim; brick chimney; slate roofing (membrane on the wing roof).

Automobile garage (contributing building), ca. 1930

Wood-frame garage, gable-fronted, with one bay and overhead door; it is oriented to face west and communicates with a driveway that enters from Elmwood Street. Depicted on the 1935 Sanborn map.

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9 Elmwood Street (contributing building), ca. 1932; SBL 52.20-1-24

“Frank E. and Bertha Miller House (ca. 1933-61).” One and one-half story wood-frame dwelling of the Arts & Crafts Bungalow type, erected above a rectangular plan with end-gabled roof and oriented to face west towards the street. The façade is three bays wide with a center entrance flanked by paired windows hung with six-over-one sash; this fenestration is shielded by a full-width porch the roof of which forms an extension of the main roofline. The porch roof is sustained by short battered wood piers that rest on plinths that are integral with the knee-wall enclosure. An intersecting gable-roofed dormer with tripartite window band with six-over-one sash is centered on the west-facing roof pitch. An engaged brick chimney rises from the north elevation through the eaves. Although clad in aluminum siding the basic form of the building and fenestration pattern remain intact. Concrete foundation; wood porch components, windows and other trim; brick chimney; aluminum siding; slate roofing.

Automobile garage (contributing building), ca. 1932

Wood-frame garage, gable fronted, oriented to face westwards and serviced by a driveway that enters from Elmwood Street; depicted on 1935 Sanborn map.

11 Elmwood Street (contributing building), ca. 1937; SBL 52.20-1-23

“Walter J. and Mary Beal House (ca. 1937-44).” This house is identical in most regards to the house located at 3 Elmwood Street, and was oriented to face west towards the street. It is wood-frame with brick veneer and consists of the same three bay, two story with hipped roof main block, and one-story south wing; the gable-roofed porch is sustained by iron lattice posts, and not classical columns. Brick veneer and chimney; wood windows, porch, bay brackets, and cornices; slate roof.

Automobile garage (contributing building), ca. 1932

Wood-frame and brick veneered garage, with hipped roof and two-bay configuration, oriented to Communicate with a driveway that enters from Elmwood Street, and which is shares with 9 Elmwood Street. Depicted on 1951 Sanborn map.

13 Elmwood Street (contributing building), ca. 1937; SBL 52.20-1-22

“Donald K. and Marion Wilson House (ca. 1938-1948).” One and one-half story house of the Dutch Colonial type, with high-breaking end gambrel roof, erected above a rectangular plan and oriented to face west towards the street. The façade is three bays wide with center entrance, consisting of a central door with large flanking sidelights; the

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outer bays consist of large three-sided projecting and cantilevered bay windows. It appears the door and window bays date to the enclosure of what was originally an open porch as per Sanborn mapping. A wall dormer with pent roof is centered within the west-facing roof pitch; it has two windows with six-over-one sash, and an engaged brick chimney rises from the south elevation, through the roof ridge. Although the house is covered with aluminum siding, and though the front porch has been enclosed, the building retains its basic historic form and fenestration pattern. Concrete foundation; wood windows; brick chimney; slate roofing.

Automobile garage (contributing building), ca. 1937

Wood-frame garage, gable-fronted, with two bays with overhead doors, and oriented to communicate with a driveway entering from Elmwood Street. Depicted on 1951 Sanborn map.

15 Elmwood Street (contributing building), ca. 1937; SBL 52.20-1-21

“Gerald B. and Mary Duvall House (ca. 1943-1953; rental house ca. 1937-42).” Wood frame cross-gabled house, one and one-half story, erected above a rectangular plan and oriented to face west towards the street. The façade is three bays wide with a central entrance contained within a projecting gable-roofed vestibule; the door is of a glazed and paneled type. To one side is a single window hung with six-over-one sash, to the other a paired window with six-over-one sash; centered above the entrance at half-story level is a paired window with six-over-one sash. An engaged brick chimney rises from the south elevation through the eaves. Although sided with aluminum siding the house retains its basic form and fenestration pattern. Concrete foundation; wood windows and front door; aluminum siding; asphalt roofing.

Automobile garage (contributing building), ca. 1937

Wood-frame garage, gable fronted, with one west-facing bay with overhead door; it was oriented to communicate with a driveway that enters from Elmwood Street; depicted on 1951 Sanborn map.

17 Elmwood Street (contributing building), ca. 1937; SBL 52.20-1-20

“Robert I. and Helen Farrand House (ca. 1955-1987; rental house ca. 1937-54).” Two story wood-frame house of Colonial Revival-style characteristics, erected above a rectangular plan and oriented to face west towards the street. The façade is three bays wide with a center entrance flanked by projecting three-sided bay windows each unit of which is hung with six-over-one sash; there are three second-story windows, a smaller central one flanked by larger ones in the outer bays, all hung with six-over-one sash. A porch shields the entrance; it has a gable roof and is

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sustained by square posts. A brick chimney with corbelled top rises from the north elevation, where a one-story porch is also located. Concrete foundation; wood windows, siding and porch components; brick chimney; slate roofing.

Automobile garage (contributing building), ca. 1937

Wood-frame garage, gable fronted, with one bay with overhead door; oriented to face west to communicate with a driveway that enters from Elmwood Street; depicted on 1951 Sanborn map.

19 Elmwood Street (contributing building), ca. 1937; 52-20-1-19

“Marion L. and Dorothy Henry House (ca. 1945-58; rental house, ca. 1938-44).” Two story wood-frame house of Colonial Revivals-style characteristics, erected above a rectangular plan and oriented to face west towards the street. The façade is three bays wide with a side entrance configuration; the door is of a plank type with applied strap hinges and has a small, glazed pane; it is shielded by a porch with square posts and pedimented gable; a second porch of this type is located on the south elevation in relation to a side door. Windows at first and second-story level on the façade are fitted with six-over-one sash. The principal cornice is boxed and molded and has associated returns on the gable ends. A brick chimney with corbelled top rises from behind the roof ridge. Concrete foundation; wood porch components, windows, siding, cornices, and other trim; brick chimney; asphalt roofing.

Automobile garage (contributing building), ca. 1937

Wood-frame garage, gable fronted, with one bay fitted with overhead door, and oriented to face westwards to communicate with a driveway that enters from Elmwood Street. Depicted on 1951 Sanborn map.

21 Elmwood Street (non-contributing building), ca. 1953; SBL 52.20-1-18

“Charles Kavanaugh House.” One-story Ranch type house with gable roof, projecting porch and associated semi-circular driveway, oriented to face west towards the street. Vinyl siding and windows, asphalt roofing.

22 Elmwood Street (non-contributing building), ca. 1955; SBL 52.20-1-17

“John Majury House.” One-story Ranch type house with attached garage and gable roof, oriented to face east towards the street. Vinyl siding and masonry lower-wall veneer, asphalt roofing.

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18 Elmwood Street (contributing building), ca. 1952; SBL 52.20-1-16

“Francis and Catherine Fearon House (ca. 1952-1961).” One story wood-frame house with brick veneer, gable ended, with small north wing, oriented to face east towards the street. The façade is three bays wide with center entrance, which has a six-paneled door, flanking sidelights and pilasters, and a blind elliptical fanlight; it is shielded by a wood porch the gable roof of which is sustained by Tuscan columns. The outer bays are occupied by tripartite windows, the central units of which are wider than the flanking ones, all hung with six-over-six wood sash. A brick chimney rises from the north elevation, through the roof of the wing. A one bay gable-fronted garage with hyphen was added to the house subsequent to 1951. Concrete foundation; wood windows, porch components and other trim; brick veneer and chimney; asphalt roofing.

16 Elmwood Street (contributing building), ca. 1914; SBL 52.20-1-15

“Ernest A. and Elizabeth Moore House (ca. 1915-17).” One story wood-frame house of Arts & Crafts characteristics, erected above a rectangular plan with front-facing gable, oriented to face east towards the street. The façade is three bays wide and shielded by an enclosed partially glazed porch. The porch has a shingled knee wall and plinths upon which stout Tuscan columns bear; the glazed windows, transoms and door are aligned between, and the frieze above is modillioned. The gable is punctuated by a single centrally placed window and the eaves are embellished with widely spaced brackets. Foundation not discerned; wood shingles, windows, porch components, brackets and other trim; asphalt roofing.

Automobile garage (contributing building), ca. 1914

Wood-frame garage, gable fronted, with single bay with overhead door oriented to face east to communicate with the driveway that enters from Elmwood street. It consists of two sections; one appears on the 1935 Sanborn map, the second on the 1951 map.

14 Elmwood Street (contributing building), ca. 1929; SBL 52.20-1-14

“Edward and Susan Van Leuven House (ca. 1931-47).” Two story wood-frame house of the Colonial Revival-style type, erected above a rectangular plan with small rear projection, and oriented to face east towards the street. The façade is three bays wide with center entrance, which, along with the flanking windows with three-over-one sash, are shielded by a flat-roofed porch with Tuscan columns and a boxed and molded wood cornice. At second-story level there is a small central window and two larger windows in the outer bays fitted with six-over-one sash. The principal cornice is boxed and molded and has an associated frieze; it is terminated by cornice returns on the gable

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ends. An engaged brick chimney rises through the eaves on the south elevation. Concrete foundation; wood windows, porch components, cornices and other trim; brick chimney; slate roofing.

Automobile garage (contributing building) ca. 1929

Wood-frame garage, gable fronted, and positioned in relation to rear service alley; depicted on the 1935 Sanborn map.

12 Elmwood Street (contributing building), ca. 1929; SBL 52.20-1-13

“Kathryn T. Martin House (ca. 1931-51).” Wood frame two-story house, hip roofed, erected above a roughly rectangular plan and oriented to face east towards the street; a pent-roofed wing extends from the north elevation. The façade is three bays wide with center entrance, which is shielded beneath a broad gable-roofed porch with lathe-turned posts. The flanking first-story windows are hung with 8-over-12 wood sash; those at second-story level have six-over-six sash. An engaged brick chimney rises from the north elevation. Although covered with vinyl siding, the house retains its basic form, fenestration pattern and wood windows. Concrete foundation; wood windows and porch components; brick chimney; vinyl siding; asphalt roofing.

Automobile garage (contributing building), ca. 1929

Wood-frame garage, gable fronted, oriented in relation to rear service alley; depicted on 1935 Sanborn map.

10 Elmwood Street (contributing building), ca. 1929; SBL 52.20-1-12

“Henry and Mary Hewig House (ca. 1930-31).” One and one-half story dwelling, end gabled and brick-walled, erected above a roughly square-shaped plan and oriented to face east towards the street. The façade is symmetrically composed and at first story level consists of a central entrance contained within a small projection with cross gable. It is flanked to either side by tripartite window bands consisting of wood sash hung in a three-over-one pattern. The door and slender flanking sidelights are of Arts & Crafts inspiration and are approached by a flight of three brick steps; the entrance bay is emphasized by a circular motif rendered in brick that is circumscribed within the cross gable. Wall dormers are present on the front and rear elevations. These dormers have a small central four-over-one window to either side of which is a larger six-over-one window. On the rear elevation the steeply pitched roof breaks to a shallower pitch, unlike on the façade. A brick chimney rises from the south elevation. Brick foundation; brick and frame walls; wood windows; asphalt roofing; brick chimney.

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Automobile garage (contributing building), ca. 1929

One-story garage, gable fronted, oriented to face westwards and now accessed from Fuller Road; of wood-frame construction, it has two overhead bays. Depicted on 1935 Sanborn map.

8 Elmwood Street (contributing building), ca. 1929; SBL 52.20-1-11

“Byron S. and Mary Snowden House (ca. 1930-56).” One and one-half story house of cross-gabled form and wood-frame construction, erected above a square-shaped plan and oriented to face east towards the street. The façade is asymmetrically composed and three bays wide, with a centrally placed door situated beneath a cantilevered and gable-roof hood. To one side (north) of this entrance is a single window hung with six-over-one sash; to the other is a window band consisting of four narrow windows with four-over-one sash. The door and single window correspond with the front-facing gable, steeply pitched, while the window band corresponds with a cross-gabled section that also accommodates a wall dormer at half-story level. A one-story section with flat roof extends across the rear elevation. Concrete foundation; wood-shingle walls; asphalt roofing.

Automobile garage (contributing building), ca. 1929

One-story garage, gable fronted and of wood-frame construction, and oriented to face eastwards. The principal elevation has a single overhead garage door. Depicted on 1935 Sanborn map.

6 Elmwood Street (contributing building), ca. 1928; SBL 52.20-1-10

“Leonard J. and Harriet Klett House (ca. 1929-30).” Two-story house of wood-frame construction and Colonial Revival-style characteristics, gable ended, erected above a rectangular-shaped plan and oriented to face east towards the street. The building is largely self-contained excepting a one-story projection located on the north and west elevations. The façade is symmetrically composed and three bays wide. The central entrance bay consists of a six-paneled wood door set within a Neo-Federal surround with elliptical fanlight with outward-radiating muntins and three-quarter-length sidelights with intersecting-arc muntins; a gable-roofed porch with elliptically curved underside shields this entrance, and it is sustained by unfluted Tuscan columns. The outer windows at both first- and second-story level consist of paired six-over-one sash; the central window at second-story level is smaller and consists of a single unit hung with six-over-one sash. On the north elevation the projecting wing has a tripartite window band with six-over-one sash corresponding with the east façade. The south gable end is two bays deep and is bisected by an exterior brick chimney that tapers gracefully inwards as it rises. Concrete foundation; windows, porch, trim and shingled exterior; asphalt roofing; brick chimney and steps.

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Automobile garage (contributing building), ca. 1928

Wood-frame garage, end gabled, with large overhead garage door, oriented to face east towards the street; depicted on 1935 Sanborn map.

4 Elmwood Street (contributing building), ca. 1928; SBL 52.20-1-9

“Robert S. and Vera Ryan House (ca. 1929-30).” One and one-half story dwelling of the Dutch Colonial type, wood framed, with high-breaking gambrel roof and symmetrical façade, oriented to face eastwards to the street. It was built above a rectangular plan and is largely self-contained excepting a flat-roofed one-story projection corresponding with the south elevation. The entrance is centrally placed and consists of a glazed-and-paneled door set beneath a gabled hood with curved underside. It is flanked to either side by tripartite window bands consisting of narrow units with six-over-one sash. Punctuating the roof on the east slope is a wall dormer that has three sets of paired windows with six-over-one sash; the outer windows are larger in scale than the central one, positioned above the entrance. A second wall dormer is positioned on the rear elevation and it consists of three single windows, equally spaced. An exterior brick chimney rises through the roof of the projecting one-story section on the south elevation; it is flanked at upper story level by two windows with six-over-one sash and at attic level by quarter-round windows. Concrete foundation; aluminum siding; wood windows and trim; brick chimney; asphalt roofing.

Automobile garage (contributing building), ca. 1928

The garage is of wood-frame construction and is gable fronted and oriented to face westwards towards the original rear access drive and Fuller Road. The west elevation accommodates two overhead garage doors. Depicted on 1935 Sanborn map.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

ca. 1910-52

Significant Dates

1912

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Period of Significance (justification)

The cited period of significance, ca. 1910-52, corresponds with the original layout and development of the McKownville-Country Club Highlands subdivision; the terminal date of 1952 accords with the first decades of development and closely corresponds with the 1951 Sanborn fire insurance map, which depicts development to that date and which has been used to make determinations relative to contributing and non-contributing building status. The district includes a small number of post-1952 buildings that have been deemed non-contributing, as they collectively portray design trends corresponding with that decade; conversely, most of the contributing building stock relates to pre-Second World War design trends and tastes.

Criteria Considerations (explanation, if necessary) N/A

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Statement of Significance Summary Paragraph

The McKownville-Country Club Highlands Historic District is a residential enclave that chronicles the suburban development of the greater Albany, New York region during the early to mid-twentieth century. Located in Town of Guilderland's McKownville neighborhood, the latter named for a prominent early family that operated a turnpike tavern, the nominated district area was surveyed and subdivided in 1912 by the Witbeck family, which had come to own the former McKown tavern and farm property, in association with A.F. Pitkin. This residential development was in part facilitated by the presence of a trolley line, later replaced by bus service, which provided neighborhood residents with regular and convenient transportation to downtown Albany's commercial core. Nevertheless, by the 1920s, many of the houses located in the Country Club Highlands neighborhood had associated freestanding automobile garages, those being positioned in relation to secondary service streets that formed an important aspect of the development's rectilinear circulation plan. The land to the immediate north, now the State University of New York's sprawling uptown Albany campus, had already been transformed by the establishment of the Albany Country Club in the 1890s, an indication that the area was transitioning away from its earlier agrarian character. Soon after the 1912 survey was completed and filed, parcels within the subdivision were offered for sale in newspaper advertisements, which touted the location's amenities and proximity to Albany. During the mid- to later-1910s, new housing was built, following accepted patterns relative to the developing field of American suburban domestic architecture. Prominent among the district's building stock are distinctive examples of popular residential architectural idioms, among them expressions of the progressive Arts & Crafts movement and various popular revival styles. The district presents as a cohesive assemblage, accounted for by its collection of characteristic pre-Second World War suburban architectural housing types and by the uniformity provided for by consistent setbacks, modest landscaping elements, building orientation, and the overarching circulation system of main roads and secondary service alleys. The McKownville-Country Club Highlands Historic District is being nominated to the NRHP in association with Criterion A, in the area of Community Planning & Development, as an intact example of an early twentieth-century residential subdivision, and Criterion C, in the area of Architecture, for its largely intact collection of domestic suburban architecture from the first half of the twentieth century.

Developmental history/additional historic context information

Historical Context

The Town of Guilderland, within which McKownville and the Country Club Highlands residential development are located, was originally contained within the Manor of Rensselaerwyck and was established in 1803, following its separation from Watervliet. The town takes its name from Gelderland, a province in Holland, that name having

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been suggested by resident Jeremiah Van Rensselaer, a member of Albany's most powerful colonial family—that which oversaw the settlement and development of Rensselaerwyck— and at that time the Lieutenant Governor of New York. In his 1824 *Gazetteer of the State of New York*, Horatio Spafford described Guilderland, or *Guilderlandt*, as being well watered by the Normans Kill and its various tributaries, and being possessed of a mix of desirable and less-productive agricultural land. By the early nineteenth century the town was bisected by the Cherry Valley Turnpike, a segment of the Great Western Road—an important early overland route into central New York from the Hudson River— as well as, by Spafford's account, "...other roads that are too numerous to be good."¹ By the Civil War period, a number of large hamlets had developed within the town. Among these were Hamiltonville, named for Alexander Hamilton but later rechristened as Guilderland, which was located on the turnpike and near waterpower provided by the Hunger Kill; and Guilderland Center, developed on land situated between the Normans Kill and Black Creek. McKownville, more a loosely definable area than a hamlet, developed around the turnpike and the tavern established by its namesake family. Early development of the town had followed a standard pattern, characterized by small water-powered industries located adjacent to sources of hydraulic power; businesses that provided goods and services to travelers along the principal overland routes, such as taverns, stores, and blacksmiths; and outlying farms, many of which were first established by settlers in the eighteenth century. By the early twentieth century, suburban development of the area, and other peripheral areas of Albany, was becoming increasingly pronounced.

Guilderland was among those areas of Albany County the early twentieth century development of which resulted from Albany's westward expansion, away from the Hudson River. New development of formerly peripheral areas of the city largely followed what were by then well-established roads, among them the Albany-Schenectady Turnpike (State Route 5), New Scotland Plank Road (New Scotland Avenue), and the Cherry Valley Turnpike, or Great Western Turnpike (Western Avenue/U.S. Route 20). By the last quarter of the nineteenth century, areas to the west of Albany's core, once populated by farms and undeveloped tracts, were being subdivided and sold for development. The advent of the streetcar gave rise to the development of peripheral areas such as McKownville and sustained transportation to and from the urban core into the 1940s.² Later, bus service would replace the trolley in this role. Horse-drawn streetcar service westward from downtown Albany, established in the nineteenth century, had by the end of century been electrified, and expansion of existing routes continued into the new century. Notable among Albany's early suburban developments was the Pine Hills neighborhood of the city, acquired as a

¹ Horatio Spafford, *A Gazetteer of the State of New York* (Albany, NY: Packard & Van Benthuyssen, 1824), 213.

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residential tract and first developed as a comprehensive scheme in the late 1880s. Among the selling points the developers touted—in addition to Pine Hills being characterized as “the most healthful and desirable residence of the city”—was the uniformity of the building lots and, by legal stipulation, the absence of manufacturing, businesses, and saloons. Although the original development failed during the financial depression of 1893, infrastructure advances had nevertheless been made, including the installation of sewer lines and the paving of roads with asphalt.³

Development of the Country Club Highlands subdivision relates to these larger patterns of development, as Albany’s growth continued to push westward into areas such as Guilderland, as well as northwards into areas such as Colonie. Although streetcars were an important factor in early patterns of suburban development, their importance would be dramatically lessened by the advent of the automobile, as well as by bus service, both of which furthered the growth of outlying areas. Although the initial development of Country Club Highlands was closely tied to accessibility to trolley transportation, the influence of the automobile nevertheless made an immediate mark on the subdivision, which was laid out with secondary service alleys to provide access to freestanding garages located behind individual houses.

Development of this formerly open and undeveloped tract was guided by the locally prominent Witbeck family, which, along with the McKown’s, were actively engaged in the contemporary affairs of the town. Originally from Rensselaer County, the Witbecks came to the McKownville area of Albany County in 1884, when William H. Witbeck leased the late-eighteenth century McKown Tavern and its surrounding farm acreage. From that point forward, the former tavern was operated under a new name, Witbeck’s Hotel; William H. Witbeck, a well-known figure in the community, served as the establishment’s proprietor while also farming the adjacent parcel. Among Witbeck’s contributions to local recreation and culture was his sponsorship of a baseball club; the following notice, carried in a local newspaper in 1897, announced an upcoming game:

The Witbeck baseball club will give a picnic and field day at McKown’s Grove Saturday, August 14th. There will be dancing in the afternoon and evening. Joe Marone’s orchestra has been secured. In the afternoon there will be athletic sports including a ball game between Witbeck’s and Slingerlands. A good game may be expected.⁴

² Lorraine E. Weiss, “From Tracks to Tracts: Albany’s Westward Expansion,” *Albany Architecture: A Guide to the City* (Albany, NY: Mt. Ida Press, 1993), 201-02.

³ Lorraine E. Weiss, “From Tracks to Tracts: Albany’s Westward Expansion,” 206.

⁴ Mary Ellen Johnson, “Remembering Witbeck and Son, who laid out Guilderland’s first named development,” *Altamont Enterprise* (Altamont, NY), 17 July 2019.

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Witbeck was also supportive of the growing American interest in bicycling at the end of the century. In 1898 he laid out a cycle path from his hotel eastwards to the Albany line, and another one from the hotel to the Albany Country Club, later developed as the State University of New York Albany's sprawling uptown campus. Public events were sometimes staged at the hotel or otherwise on the grounds surrounding the hotel, and these contributed to the success of Witbeck's business. In 1907, Witbeck purchased the hotel and its land, which he had previously leased, and five years later he transferred ownership to his son Benjamin Witbeck, who took over its operation in association with business partner Arthur F. Pitkin of Schenectady. The hotel burned to the ground in October 1917, despite spirited efforts to save it, and with that event a prominent and well-known McKownville landmark and local establishment passed into memory. At the time of William H. Witbeck's passing in 1935, he was recalled as a "faithful and wise counselor who was always ready with his time and advice."⁵

The changing character of the area was becoming increasingly apparent by the 1890s, the decade in which the Albany Country Club purchased a large tract of farmland near McKownville for the purpose of developing a country club, land that has since been developed as the Albany university campus. Trolley service was soon established to provide communication between the club and downtown Albany. With the establishment of Albany Country Club, local land values increased, including the Witbeck's holdings. Around 1911, Benjamin Witbeck and A.F. Pitkin, having assumed ownership of the land from Benjamin's father, engaged Leslie Allen to undertake a land survey for purposes of creating a residential subdivision. In 1912, the elder and younger Witbeck and Pitkin formed the Country Club Highlands Home Building corporation, with \$25,000 in capital.⁶

By 1914 new development in the area was gaining notice, as evidenced by an account offered in *The Albany Evening Journal*, entitled "McKownville Boom."⁷ The hamlet, defined in the article as "the village beyond the country club," was rapidly receiving attention as a desirable location for new suburban housing: "The people are waking up to the fact that there is a demand for real estate in their midst and that some Albanians want to build homes in the vicinity." Two local residents, Joseph Laner and Thomas Gibbs, had also engaged surveyor Leslie Allen to lay out lots for new housing development. Gibbs's parcels, located on the road to Schenectady, were noted as having good street frontage, and these were to be sold "as sites for bungalows."⁸ It was also that year that the Witbecks and Pitkin began offering parcels for sale, as recorded in a June advertisement in the *Times-Union*:

⁵ Mary Ellen Johnson, "Remembering Witbeck and Son."

⁶ Legal notice, *The Argus* (Albany, NY), 19 October 1912.

⁷ "McKownville Boom," *The Albany Evening Journal* (Albany, NY), 25 July 1914.

⁸ "McKownville Boom."

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FOR SALE—Lots at Country Club Highlands, on Western avenue, five minutes from car line, with water, electric light, drainage, telephone service and insurance rates the same as in the city, taxes average about ten percent of city taxes. Reasonable restrictions. Sold on easy terms from one hundred and fifty to six hundred and fifty dollars each. House built on same terms. W.L. Hill & Co., 78 State st., or W.H. Witbeck, on plot, 1794B.⁹

The 1914 advertisement provides a fair sense of those amenities that were enticing to the prospective homeowner, among them ease-of-accessibility to downtown Albany and the presence of fully developed electric, water and telephone infrastructure. Much of the water supply in that part of the town, prior to the 1940s, was provided by a system that had been developed to provide water for the McKown Tavern, later Witbeck's Hotel. That system, which drew water from an impoundment on the Krum Kill, was created by William McKown in the nineteenth century; it was substantially improved by the Witbecks in the early twentieth century and was for a time operated by the Pitkin-Witbeck Realty Corporation.¹⁰ As for the reference to "reasonable restrictions," it presumably alludes to other residential enclaves such as the Pine Hills neighborhood, where owners were legally mandated to conform with particular guidelines intended to create a sense of uniformity and cohesiveness within the larger neighborhood while also protecting it from unwanted development.

By the mid-1930s the eastern portion of the Country Club Highlands neighborhood had been largely built out, giving some sense of the manner in which development had proceeded since the mid-1910s. Both the east and west sides of Norwood and Glenwood streets had by that time been filled out with housing between Western Avenue, to the south, and the northern boundary line of the subdivision; Parkwood and Elmwood streets were partially filled out—though the north ends of both remained largely open—while the Western Avenue frontage was also built out. By the mid-1920s the original Country Club Highlands Home Building corporation had been replaced by the Pitkin-Witbeck Realty Corporation, which continued to sell lots in the original subdivision. Automobiles were becoming increasingly common by that decade, and streetcar service had been replaced by bus service on Western Avenue.¹¹ A 1939 advertisement in the *Times-Union* noted that two houses then under construction, located at 25 and 33 Elmwood Street, were open for inspection by prospective buyers, indicating that some housing was being erected speculatively. The first was described as "a 5-room Colonial with open porch and attached garage," the latter as "a spacious 3-bedroom house, completely modern, with garage."¹² Both were priced in the \$6,000- \$6,500 range.

⁹ Advertisement, *The Times-Union* (Albany, NY), 26 June 1914.

¹⁰ Mary Ellen Johnson, "Remembering Witbeck and Son"; "Water Supply System Proposed at McKownville," 17 June 1947.

¹¹ Mary Ellen Johnson, "Remembering Witbeck and Son."

¹² Advertisement, *The Times-Union* (Albany, NY), 9 April 1939.

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By 1951 development of the area had been largely completed, excepting for a few scattered and as-yet developed parcels.¹³

Architectural Context

Country Club Highland's historic development between the mid-1910s into the 1940s is well represented by the extant housing stock that was constructed there during that period, which partially accounts for the district's overall sense of cohesiveness and uniformity. Located within the district are various examples of the prevailing national architectural styles and single-family house types common at that time, among them Arts & Crafts-inspired Bungalows, American Foursquares, and revival-inspired Colonial, Dutch Colonial, and Spanish Colonial-style dwellings. During the early phase of development within the subdivision, houses of the Bungalow or Craftsman type, as well as Foursquares, were popular, these representing progressive American architectural trends; later, the revival modes became increasingly common as the popularity of the earlier types faded. Many similarities are to be found in comparing housing within the original subdivision area with the designs offered in period mail-order house catalogs, such as those published in the period by Sears, Roebuck & Company, Aladdin, and others. In some instances, houses can be linked directly to offerings published in those sources; in others, the services of professional architects were instead employed.

During the early years of Country Club Highland's development, Sears, Roebuck & Company offered consumers a range of housing options, including Bungalows and Foursquares, along with various revival types. Between 1908 and 1940, the company sold an estimated 70,000 to 75,000 houses by means of its Modern Homes program.¹⁴ The company provided a diverse range of housing options, from simple, inexpensive cottages and bungalows to larger and more architecturally sophisticated houses. This allowed prospective customers to select models which would suit their personal tastes and means. Individuals could also submit blueprints, which the company could fabricate into precut materials and ship to the construction site, thereby putting the homeowner in full creative control of the design process. Sears was by no means the only purveyor of prefabricated housing in the period, as other companies—among them Montgomery Ward, with its “Wardway” program—offered similar services. Nevertheless, Sears's Modern Homes program is that which is most often equated with early twentieth century mail order kit houses.

¹³ Conditions as depicted in the 1935 and 1951 Sanborn fire insurance maps.

¹⁴ This often-cited estimate was generated by Sears.

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Credit for the concept of shipping pre-manufactured buildings directly to buyers is not due to Sears; the North American Construction Company, which emerged as the manufacturer of “Aladdin Houses” and “Readi-Cuts,” was shipping pre-cut buildings out of its mail-order plan book as early as 1906. Sears soon followed suit, as did Montgomery Ward and others. The success of these various companies relied heavily on railroad transportation, in addition to manufacturing facilities that could process lumber at centralized locations for convenient and cost-effective shipping. Arguably Sears’s most important contribution to the burgeoning mail-order house industry in the United States was the introduction of financing on reasonable terms, which opened up a vast new field of prospective buyers who had otherwise been ignored by conventional lenders.¹⁵

Several examples of what would appear to be Sears-manufactured houses are present in the McKownville-Country Club Highlands Historic District. Among these is one that represents the lingering tastes of the Late Victorian era—as opposed to more progressive architectural idioms—that being the house at 4 Norwood Street, the massing and tower of which are of distinct Queen Anne-style derivation. The house’s design appears to relate directly to Sear’s Modern House No. 167, “The Maytown,” offered by the company as a mail-order kit in 1912 and again the following year. More characteristic of the district’s early development are examples of the Bungalow house, a product of the Arts & Crafts movement, and a form popularized in Gustave Stickley’s *The Craftsman* magazine, his *Craftsman Homes* (1909), and in mail-order house catalogs of the general period. Many examples of this type, characterized by a low-pitched, spreading gable roof that extends to cover a deep porch, and an open-concept interior plan, are present in the district. An excellent example of the type is the house at 4 Waverly Place, which combines frame construction with a partially stucco-clad porch. The end-gabled house’s massing, brackets and expressed rafter tails relate it to Sear’s “Hollywood” model, a 1920 offering.

Other houses within the district also show their derivation from Sears catalog offerings. For instance, the house at 1 Parkwood Street is clearly derived from the design offered in 1926 in the Honor-Bilt line as “The Glens Falls.” It is somewhat eclectic in nature, combining a gambrel roof with an entrance contained within a projecting, cross-gabled feature with steeply pitched roof. Although a formerly open porch has since been enclosed, the similarities in massing and overall treatment indicate its direct association with that particular Sears design. Another example is the house at 9 Glenwood Street, which shares features of the house design published as “The Cedars” in the 1927-32 period, although in that instance modifications were made to the design as published by Sears, thus illustrating the

¹⁵ Shirley Maxwell and James C. Massey, “The Story on Sears: Houses by Rail and Mail,” *Old House Journal*, July/August 2002, 46.

**McKownville-Country Club Highlands
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flexibility consumers had to change certain aspects of the published design in coordination with the company, in order to build a house that suited specific conditions and individual tastes.

At least one house within the district—3 Waverly Place—was built to the designs of a professional architect. The plans were drawn up by Charles E. Heidrich, a Schenectady-based architect, and exhibits distinct Craftsman-style characteristics. Of those contractors who are known to have been active in constructing houses in the development during the historic period, two figure prominently, those being Harold J. Blessing and William C. Witbeck. A great-grandson of William McKown, Blessing has been linked to the construction of 17 houses in the immediate area, which he built speculatively and in turn sold, mostly during the 1920s. As for Witbeck, the youngest son of William H. Witbeck, he has been linked to six houses in the immediate area, all of which were constructed during the 1910s.¹⁶

Conclusion

The Country Club Highlands Historic District remains an excellent representation of an early-twentieth-century residential subdivision developed on Albany's outskirts. The district area was developed on formerly rural land on the periphery of the city that, by the early twentieth century, had become desirable for residential purposes, given its proximity to downtown Albany. The associated building stock, the vast majority of which consists of single-family houses, remains collectively intact and speaks to contemporary trends in domestic design, and includes a number of houses that can be linked to mail-order housing catalogs. The historic district retains a high level of cohesiveness as a planned residential subdivision and chronicles the increasing popularity of suburban enclaves in the Albany area in the early twentieth century.

¹⁶ <https://mckownville.org/historypages/MIA-CCHighlands-builders.html>; accessed 26 March 2021.

**McKownville-Country Club Highlands
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Name of Property

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9. Major Bibliographical References

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

“Advertisement.” The Times-Union. June 26, 1914.

“Advertisement.” The Times-Union. April 9, 1939.

Johnson, Mary Ellen. “Remembering Witbeck and Son, Who Laid out Guilderland’s First Named Development.” Altamont Enterprise. July 17, 2019.

“Legal Notice.” The Argus. October 19, 1912.

Maxwell, Shirley, and James Massey. “The Story on Sears: Houses by Rail and Mail.” Old House Journal, no. 46 (August 2022).

McKownville Improvement Association. “McKownville - Builders and Architects,” March 26, 2021.
<https://mckownville.org/historypages/MIA-CCHighlands-builders.html>.

“McKownville Boom.” The Albany Evening Journal. July 25, 1914.

Spafford, Horatio Gates. A Gazetteer of the State of New-York: Embracing an Ample Survey and Description of Its Counties, Towns, Cities, Villages, Canals, Mountains, Lakes, Rivers, Creeks, and Natural Topography: Arranged in One Series, Alphabetically with an Appendix ...: With a New Map and Profiles of the Canals. Interlaken, N.Y: Heart of the Lakes Pub, 1981.

Weiss, Lorraine. “From Tracks to Tracts: Albany’s Westward Expansion.” In Albany Architecture: A Guide to the City, edited by Diana S. Waite, Gary David Gold, Mark McCarty, Matthew Bender, and Preservation League of New York State, 1993.

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

**McKownville-Country Club Highlands
Historic District**

Name of Property

Albany County, New York

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10. Geographical Data

Acreage of Property 33.25 acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 18N 595289 4726361
Zone Easting Northing

3 18N 595757 4725849
Zone Easting Northing

2 18N 595817 4725959
Zone Easting Northing

4 18N 595212 4726077
Zone Easting Northing

5 18N 595179 4726190
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

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

Boundary Justification (Explain why the boundaries were selected.)

The historic district's boundary largely corresponds with a 1912 residential subdivision which was developed on the outskirts of Albany as a suburban enclave by William H. Witbeck, working in association with W.L. Hill & Company. Originally located adjacent to the Albany Country Club, from which it took its name—and which has since been transformed into the State University of New York's sprawling uptown Albany campus—the historic district encompasses a remarkably intact and cohesive residential enclave. The historic district boundary largely corresponds with the extent of the subdivision as it was depicted on a 1912 survey map, in spite of the extension of a number of corresponding streets to the north beyond the original boundary; those latter areas have been excluded from the boundary, which was drawn to reflect the original subdivision to the extent possible. Commercial development has occurred at the southeast corner of Western Avenue and Fuller Road; which is the only portion of the original subdivision that has been excluded from the nomination boundary, as it lacks integrity and is indistinguishable from other recent commercial development in the immediate area

11. Form Prepared By

name/title William E. Krattinger

organization NYS Division for Historic Preservation

date September 2021

street & number PO Box 189, Peebles Island State Park

telephone (518) 268-2167

city or town Waterford

state NY zip code 12188

e-mail william.krattinger@parks.ny.gov

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

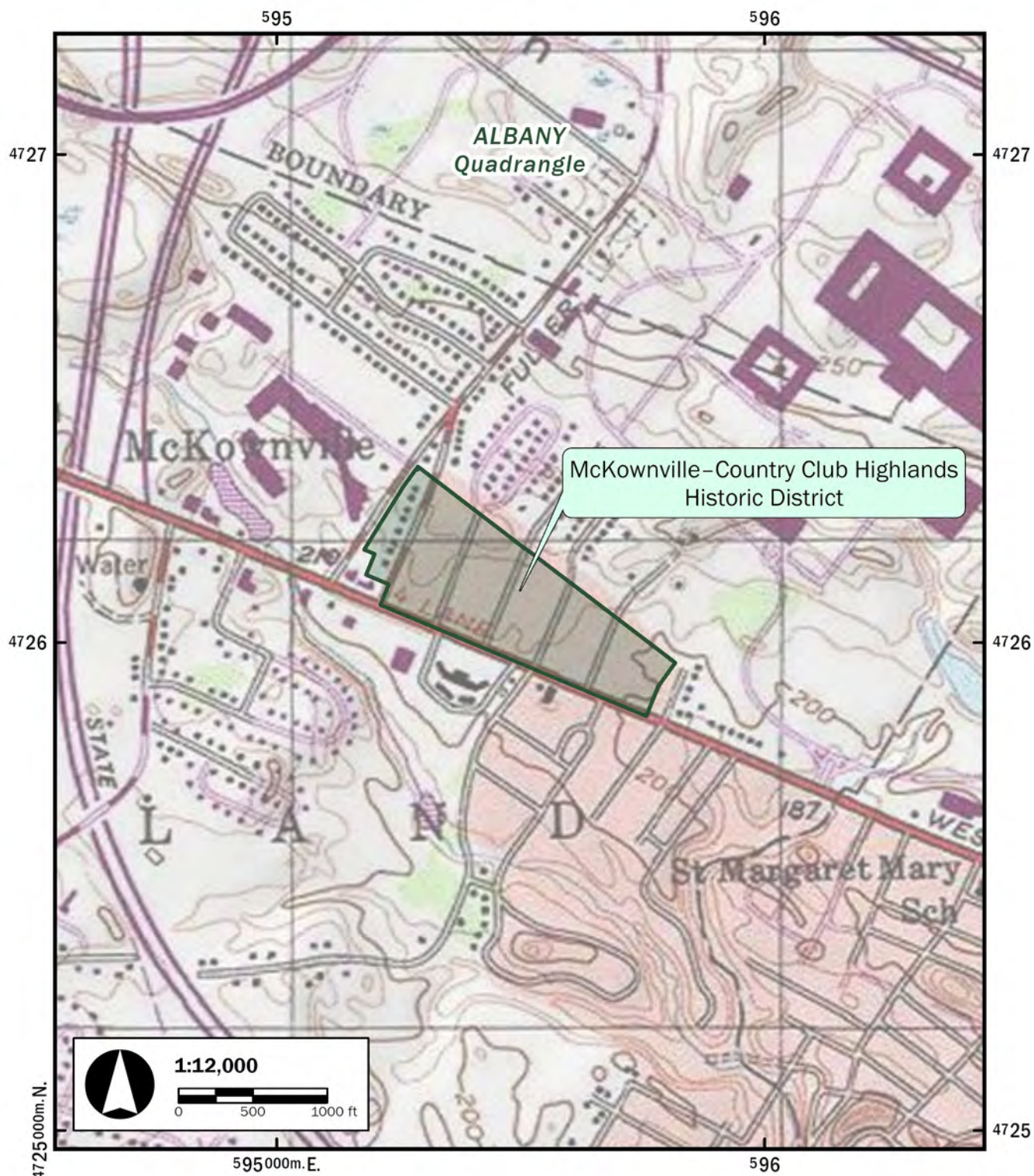
McKownville-Country Club Highlands
Historic District

Name of Property

Albany County, New York

County and State

McKownville-Country Club Highlands Historic District
Town of Guilderland, Albany County, New York



Coordinate System: NAD 1983 UTM Zone 18N
Coordinate Units: Meter

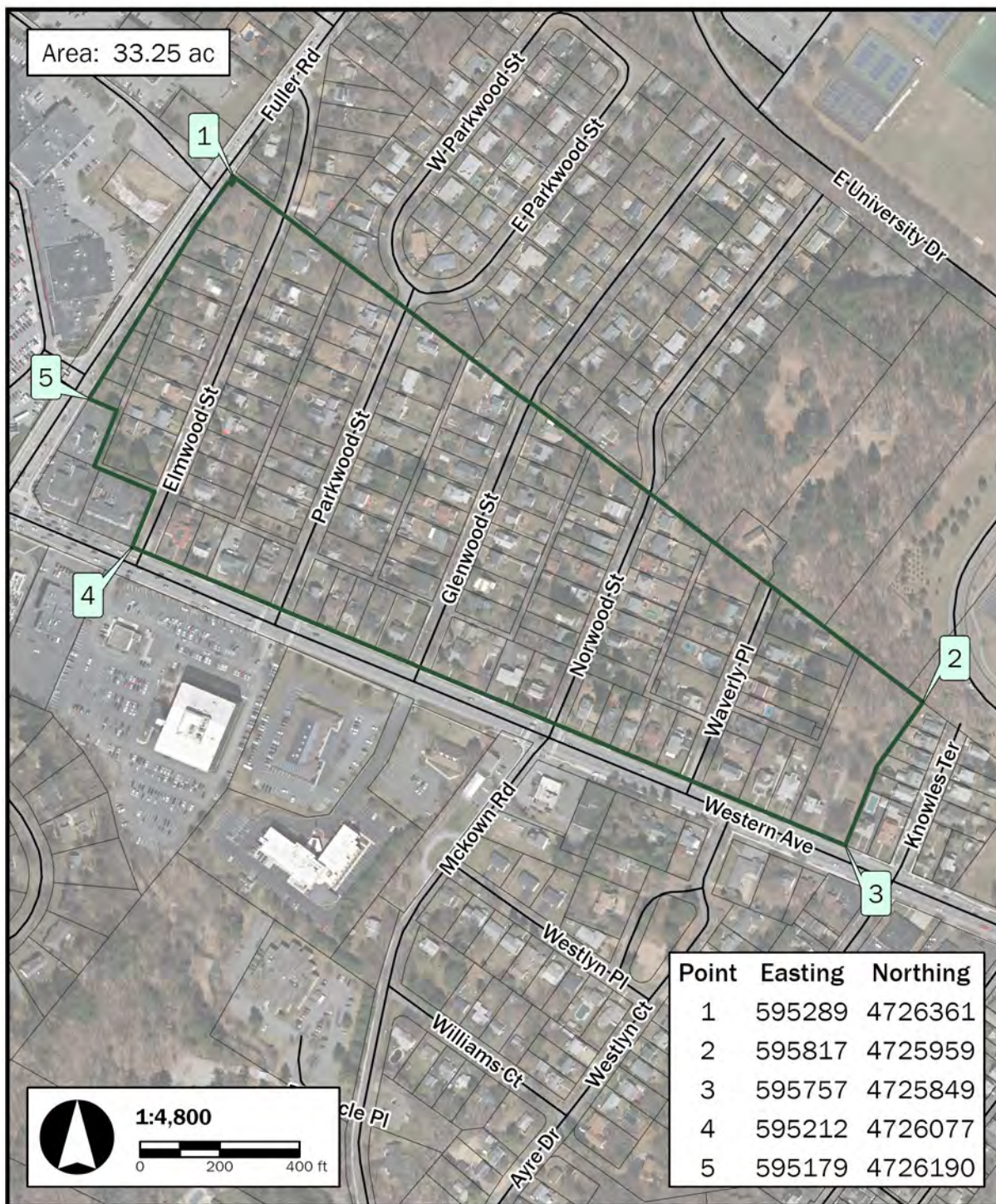
 McKownville-Country Club Highlands
Historic District



McKownville-Country Club Highlands
Historic District
Name of Property

Albany County, New York
County and State

McKownville-Country Club Highlands Historic District
Town of Guiderland, Albany County, New York



Coordinate System: NAD 1983 UTM Zone 18N
Coordinate Units: Meter
Parcel Year: 2021
Orthoimagery Year: 2017

Nomination Boundary



McKownville-Country Club Highlands
Historic District

Albany County, New York

Name of Property

County and State

McKownville-Country Club Highlands Historic District
Town of Guilderland, Albany County, New York
Parcel Status Map
See *Building List* for details



1:4,800

0 200 400 ft

Nomination Boundary

Contributing

Non-Contributing

Vacant

Coordinate System: NAD 1983 UTM Zone 18N
Coordinate Units: Meter
Parcel Year: 2021



New York State
Parks, Recreation and
Historic Preservation

McKownville-Country Club Highlands
Historic District

Name of Property

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Appendix A: Kit House Comparisons (Current Photo vs. Sears Honor-Bilt Catalog Image)

In descending order: 1 Parkwood Street, 9 Glenwood Street, 4 Waverly Place, 4 Parkwood Street



**McKownville-Country Club Highlands
Historic District**

Name of Property

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Photographs:

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

0001 – Streetscape at 16 Elmwood Street looking south.
0002 – Streetscape at 24 Parkwood Street looking south.
0003 – Streetscape at 14 Glenwood Street looking north.
0004 – Streetscape at 19 Norwood Street looking south.
0005 – Streetscape at 5 Waverly Place looking south.
0006 – Streetscape at 1431 Western Avenue looking west.
0007 – 11 Elmwood Street.
0008 – 16 Elmwood Street.
0009 – 3 Parkwood Street.
0010 – 3 Parkwood Street (garage).
0011 – 10 Parkwood Street.
0012 – 13 Glenwood Street.
0013 – 14 Glenwood Street.
0014 – 1 Norwood Street.
0015 – 17 Norwood Street.
0016 – 1 Waverly Place.
0017 – 5 Waverly Place.
0018 – 10 Waverly Place.
0019 – 13 Waverly Place.
0020 – 1421 Western Avenue.
0021 – 1425 Western Avenue.
0022 – 1433 Western Avenue.
0023 – 1439 Western Avenue.
0024 – 1439 Western Avenue (garage).
0025 – 1449 Western Avenue.
0026 – 1455 Western Avenue.

Property Owner:

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

name n/a
street & number n/a telephone n/a
city or town n/a state n/a zip code n/a

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

McKownville–Country Club Highlands Historic District

Town of Guilderland, Albany County, New York

Photo Key Map

See *Building List* for details



1:4,800



Nomination Boundary



Contributing



Photo Keys



Non-Contributing



Vacant

Coordinate System: NAD 1983 UTM Zone 18N

Coordinate Units: Meter

Parcel Year: 2021



New York State
Parks, Recreation and
Historic Preservation



NY_Albanv County_McKownville-Country Club Highlands Historic District_0001



NY_Albanv County_McKownville-Country Club Highlands Historic District_0002



NY_Albanv County_McKownville-Country Club Highlands Historic District_0003



NY_Albany County_McKownville-Country Club Highlands Historic District_0004



NY_Albanv County_McKownville-Country Club Highlands Historic District_0005



NY_Albanv County_McKownville-Country Club Highlands Historic District_0006



NY_Albanv County_McKownville-Country Club Highlands Historic District_0007



NY_Alban County_McKownville-Country Club Highlands Historic District_0008



NY_Albanv County_McKownville-Country Club Highlands Historic District_0009



NY_Albany County_McKownville-Country Club Highlands Historic District_0010



NY_Albanv County_McKownville-Country Club Highlands Historic District_0011



NY_Albanv County_McKownville-Country Club Highlands Historic District_0012



NY_Albanv County_McKownville-Country Club Highlands Historic District_0013



NY_Albanv County_McKownville-Country Club Highlands Historic District_0014



NY_Albanv County_McKownville-Country Club Highlands Historic District_0015



NY_Albanv County_McKownville-Country Club Highlands Historic District_0016



NY_Albanv County_McKownville-Country Club Highlands Historic District_0017



NY_Albanv County_McKownville-Country Club Highlands Historic District_0018



NY_Albanv County_McKownville-Country Club Highlands Historic District_0019



NY_Albanv County_McKownville-Country Club Highlands Historic District_0020



NY_Albanv County_McKownville-Country Club Highlands Historic District_0021



NY_Albanv County_McKownville-Country Club Highlands Historic District_0022



NY_Albanv County_McKownville-Country Club Highlands Historic District_0023



NY_Albanv County_McKownville-Country Club Highlands Historic District_0024



NY_Albanv County_McKownville-Country Club Highlands Historic District_0025



NY_Albanv County_McKownville-Country Club Highlands Historic District_0026

From: Ann Wemple <ann.wemple@gmail.com>
Sent: Tuesday, December 7, 2021 9:31 PM
To: Mackay, Daniel (PARKS) <Daniel.Mackay@parks.ny.gov>
Subject: McKownville-Country Club Highlands Historic District

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Dear Mr. Mackay,

I am the Town of Guilderland Historian and recently received a letter notifying me that on December 9, 2021 the McKownville-Country Club Highland Historic District will be considered by the New York State Board of Historic Preservation for nomination to the National and State Registers of Historic Places.

I fully support this nomination.

The members of the McKownville Improvement Association should be pleased with their work, research, and dedication to the history of this neighborhood.

Thank you for notifying me of the nomination.

Ann

Ann C. Wemple-Person
ann.wemple@gmail.com
518-221-3314



10/14/2021

R. Daniel Mackay
Deputy Commissioner for Historic Preservation and
Deputy State Historic Preservation Officer
NYS Office of Parks, Recreation and Historic Preservation
Division of Historic Preservation

Dear Deputy Commissioner Mackay:

As a resident of Guilderland, I write to express my strong support for the proposed McKownville-Country Club Highlands Historic District.

It is important that we recognize this wonderful neighborhood in the Town of Guilderland and preserve the residential character. Many of these houses were built during the early twentieth century, and display a mixture of home styles from that time.

It is equally important to recognize the countless hours of volunteers who help shape this project. I applaud the NYS Division of Historic Preservation for undertaking this historic district designation to recognize and protect this neighborhood for present and future generations.

Sincerely,

Kevin McDonald
29 Westmere Ter.
Albany, NY 12203

A handwritten signature in black ink, consisting of a stylized 'K' followed by a flourish, enclosed within a hand-drawn oval.