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HISTORIC
PRESERVATION

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 18). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Nearpass House

other names/site number N / A

2. Location

street & number Cemetery Road

NA not for publication

city, town Mill Rift [Westfall Township]

NA vicinity

state Pennsylvania code PA county Pike code 103 zip code 18340

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>1</u>	<u>0</u> Total

Name of related multiple property listing:

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

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official Brent D. Glass
Brent D. Glass
Pennsylvania Historical & Museum Commission

Date 6/30/73

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic / Single Dwelling

Current Functions (enter categories from instructions)

Domestic / Secondary Structure

7. Description

Architectural Classification

(enter categories from instructions)

Other: early 19th century vernacular

Materials (enter categories from instructions)

foundation stone

walls wood / weatherboard

roof asphalt

other

Describe present and historic physical appearance.

SEE CONTINUATION SHEET

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Exploration / Settlement
Architecture

Period of Significance

1820-1848

Significant Dates

1820

Cultural Affiliation

N / A

Significant Person

N / A

Architect/Builder

Nearpass, Balthus

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SEE CONTINUATION SHEET

See continuation sheet

9. Major Bibliographical References

SEE CONTINUATION SHEET

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

National Park Service, Resource Mgt. Office
Milanville, Pennsylvania

10. Geographical Data

Acreege of property less than one acre

UTM References

A 1,8 52,16,0,0 4,58,50,4,0
 Zone Easting Northing

C

B
 Zone Easting Northing

D

See continuation sheet

Verbal Boundary Description

SEE CONTINUATION SHEET

See continuation sheet

Boundary Justification

SEE CONTINUATION SHEET

See continuation sheet

11. Form Prepared By

name/title Mary E. Curtis, Cultural Resources Specialist
 organization National Park Service date 2/2/93
 street & number P O Box C telephone 717-729-7842
 city or town Narrowsburg state NY zip code 12764

JUN 28 1993

United States Department of the Interior
National Park ServiceHISTORIC
PRESERVATION**National Register of Historic Places
Continuation Sheet**Section number 7 Page 1**Nearpass House**

Historic and Architectural Resources of the Upper Delaware Valley
NY: Delaware, Sullivan, Orange Counties
PA: Wayne and Pike Counties

Narrative Description

Built ca. 1820, the Nearpass House is a small, 1 1/2-story, wooden dwelling, on the sparsely populated edge of the Mill Rift community. The building is on its original site, and retains its general historic appearance, despite some alterations including a very early lean-to addition. Overall character of the building and pitch of the roof are reminiscent of New Jersey and Hudson Valley Dutch architecture of this period. Much of the building's original fabric remains intact. Trees and underbrush have grown up around it, and the building itself shows signs of deterioration.

Sited close to the road, the north facade faces the south side of Cemetery Road's northern extension (T399), where it makes a right-angle turn to the north. A scattering of twentieth century residences are located nearby, but visually shielded by plant growth. At the rear of the house, a lawn extends to the south and toward a 20th century house to the west. Once the residence associated with a subsistence farm, the Nearpass House now stands alone, its large barn torn down more than a decade ago. Outbuildings and fields associated with the farm have long since disappeared.

The building is single gabled, one unit deep. It is of post-and-beam construction, with broad-axed beams and up-and-down sawn planks and floor joists. Much of the building is covered with white novelty siding, with the original hand chamfered weatherboard only uncovered in the west end gable. One section of the rear (south) facade, on the lean-to extension, has brick patterned siding over the clapboard. It has a dug-out half cellar, with dry laid stone foundation. The earliest exterior modification is a lean-to addition on the west end, added ca. 1840. Twentieth century modifications include novelty siding, roof shingles, and awning style roof over the north entrance. Corner boards and window and door frames are flat and unornamented. The front door, sheltered by a gabled roof only slightly wider than the door, is located on the north facade, slightly off-center, to the west. A rear door, without roof protection, is located on the south facade, also off-center toward the west end. Windows are six-over-six, double hung. They are positioned symmetrically: two each on the ground floor, on

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

Nearpass House

Historic and Architectural Resources of the Upper Delaware Valley
NY: Delaware, Sullivan, Orange Counties
PA: Wayne and Pike Counties

on north, east, and south sides of the building. The lean-to addition, masking the west end of the main building's ground floor, has one window centered on each of its three exposed sides. On the second story, there are two symmetrically placed windows within the east and west gables, although the windows on the west end are partially covered by the lean-to roof. A stone interior end chimney is located at the west end of the main building. When Peter Knickerbocker added the addition, ca. 1840, he chose not to balance architectural elements, the result being uneven fenestration.

The interior, now used only for storage, is largely unaltered since the 19th century. On the ground floor, there is one, large main room and a small side bedroom, with a door leading to separate smaller room within the lean-to section. The plank walls and beamed ceilings are not exposed. Windows and door frames are of unornamented wood. The low, seven-foot ceiling is a rare remnant of local pioneer architecture. An enclosed interior stairway leads from the north side of the main room to an attic which is divided into two rooms by a partial partition.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1

Nearpass House

Historic and Architectural Resources of the Upper Delaware Valley
New York: Delaware, Sullivan, Orange Counties
Pennsylvania: Wayne and Pike Counties**Significance**

The Nearpass House satisfies Criterion A as the only remaining building associated with the early settlement of Mill Rift. It also satisfies Criterion C, as a rare local example of early 19th century residential architecture. Despite its being built about 1820, the Nearpass House is connected to Context 1: Upper Delaware Exploration and Early Settlement, 1614-1810; it is the only building remaining in this community from the earliest settlement period, predating the railroad. As a farmhouse identified with the study area's early agricultural industry, it also is associated with Context 3: Upper Delaware Industry, 1614-1942.

With the peace that came following the Revolutionary War, Mill Rift's first settler, James Sawyer, moved from nearby Orange County, New York, and established his home at the mouth of the Bushkill Creek. About 1817, he built the primitive sawmill which gave the place its name (Saw Mill Rift, later shortened to Mill Rift). Sawyer was joined by his brother-in-law, Balthus Nearpass, and family. According to William Henn's history of Westfall Township, "The hamlet developed along a short lane which veered away from the Delaware over a knoll into the back country." Nearpass built his homestead, ca. 1820, along this road, a mile from the site of the ferry that crossed the Delaware from New York State. He cleared the property and farmed the land. His successor, Peter Knickerbocker, probably built the lean-to addition on the west end of the house (ca. 1840), various outbuildings, and the large barn, which stood for more than 100 years before it was razed in an effort to reduce property taxes. Descendents of the Knickerbocker family still own the property.

When the Erie Railroad came into the river valley in 1848, Mill Rift began to undergo major changes. Quarries were developed, shipping their bluestone to city markets. Boarding houses opened, serving summer visitors from the metropolitan area. Subsistence agriculture, like that pursued by Balthus Nearpass and Peter Knickerbocker, faded in importance. All other remnants of this period of Mill Rift's history, when farming and lumbering were the area's only industries, have burned or been razed.

Because of its great age and high level of architectural integrity, the Nearpass House is considered a significant example

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Nearpass House

Historic and Architectural Resources of the Upper Delaware Valley
New York: Delaware, Sullivan, Orange Counties
Pennsylvania: Wayne and Pike Counties

of early 19th century Upper Delaware architecture. Its condition is somewhat deteriorated, and it is no longer used as a dwelling. However, the simple, gabled architectural form, post and beam construction, stone foundation, and six-over-six windows remain as distinct example of early nineteenth century architecture. Within the study area, the only other post and beam building exhibiting this level of historic integrity is the Curtis Drake House at Old Cohecton (ca.1810). No other farm house in the river valley can boast of this age coupled with architectural integrity.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1

Nearpass House
Historic and Architectural Resources of the Upper Delaware Valley
NY: Delaware, Orange, Sullivan Counties
PA: Pike, Wayne Counties

Major Bibliographic References

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Mathews, Alfred. History of Wayne, Pike and Monroe Counties,
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United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Nearpass House

Historic and Architectural Resources of the Upper Delaware Valley

NY: Delaware, Orange, Sullivan Counties

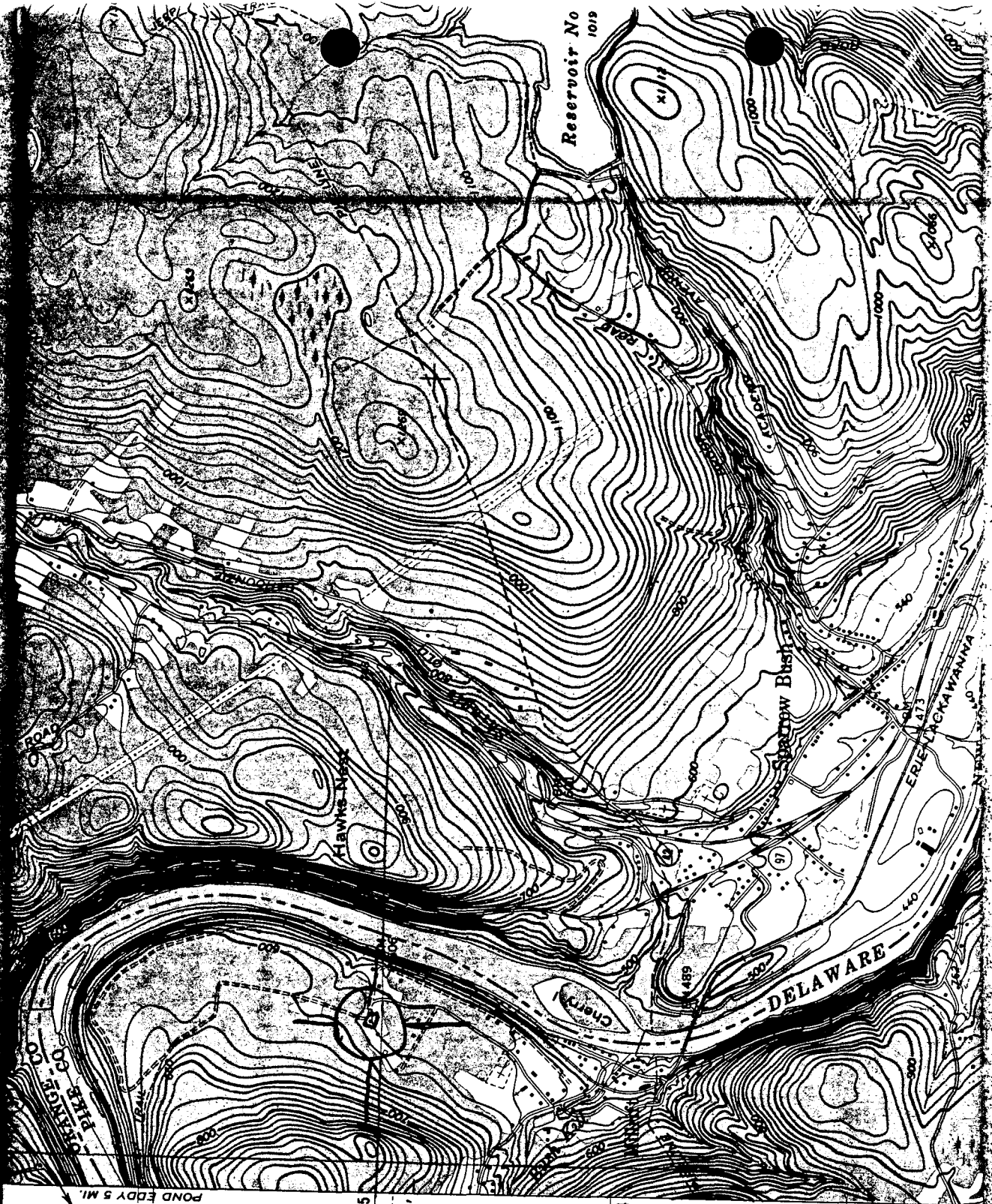
PA: Pike, Wayne Counties

Verbal Boundary Description

The boundaries of this site follow the west, north, and east property lines of lot #13, tax map #53.01, Westfall Township, Pike County, Pennsylvania. The south boundary is an arbitrary line drawn 50 feet from north boundary.

Boundary Justification

This boundary includes the Nearpass House and its immediate setting, on its current legal parcel. The arbitrarily drawn, south boundary line excludes non-contributing, twentieth century buildings elsewhere on the lot.



Nearpass House
Pike County
Zone 18 - Port Jervis
North Quad
E 521600 N 4585040

510 000 FEET
(N. Y.)