

Margaretville

Walking Tour

1869 maintained a medical office across Main Street from his house. The house was eventually converted to apartments and was known as "The Beehive." It was torn down in 1951 to be replaced by Davidsons' garage and later by The Country Store.

38. An outdoor exhibit created by MCS students in 2004 tells the story of the East Branch and in particular the Flood of 1996 which devastated much of Margaretville. The kiosk occupies the site of one of 22 damaged homes taken down in the aftermath of the flood.

39. Margaretville Central School. Completed in 1939, the school originally featured a center clock tower, which was removed in the 1970s. MCS was expanded in 2002. Current enrollment is 546. The school occupies the site of the Riverside Hotel, which was built c. 1850 by Irish immigrant Frank O'Connor and burned in 1908.



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40-41. The Catskill Mountain Christian Church (built 2004) and school stand on a site once occupied by the 1851 Methodist Church and parsonage that in the 20th century became the shop and residence of antiques dealer Oby Atkins. Both buildings were demolished in the late 1970s to build the Victory (Great American) Supermarket. In 1997 it was renovated as the Christian Church, and now serves as its school.

42. The little house next to the Bull Run stream is believed to have been a blacksmith shop, a school and a harness shop at various times during the 19th century.

43. Ming Moon Chinese restaurant was the Margaretville Post Office from 1951 until 1994 when the new PO was built at the south end of Main Street. The Post Office was located in People's (National) Bank (#8) from 1900 to 1925, and in the Masonic Building (#2) from 1925 to 1950.

44. Binnekill Square Park has been a public space through much of Margaretville's history. In early years it held a bandstand, lovely landscaping, and benches for ice skaters. Restored and dedicated in 2004, the park now hosts summer performances, and the community Christmas tree. Stay awhile and feed the ducks!

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*"Of all exercises,
walking is the best."
—Thomas Jefferson*

Welcome to Margaretville, Population 653!

7his stream-crossed valley has been attracting travelers since the Lenni Lenape found good hunting and fishing here hundreds of years ago. The first European settlers—4 Dutch families from the Hudson Valley—arrived in the region in 1763, and a small community began to grow around a water-powered mill established on the Binnekill in 1784. By the 1840s, stores, rural industries, hotels and a post office served a self-sufficient hamlet. Originally known as Middletown Center, the village was renamed in honor of a descendant of Robert Livingston, holder of the half-million-acre Hardenburgh Patent which encompassed this area. Margaretville was formally incorporated as a Village in 1875. Its fortunes have ebbed and flowed with its waterways, which have brought fortune, pleasure and misery, depending on Mother Nature's moods. This 9-mile self-guided tour will introduce you to Margaretville's streams, its lovely old buildings, and some of the citizens who have made it a colorful place to live for more than 200 years



Distance—approx. 1 mile.

Degree of difficulty—light

This walking tour is the result of a partnership between the Delaware County Rural Health Alliance, The Delaware County Office for the Aging, the Historical Society of the Town of Middletown and the Delaware County Historical Association.

The tour is intended to provide interesting historical background to the village of Margaretville while promoting the heart-healthy practice of walking.

A Walking Tour of Historic Margaretville

Park at the Binnekill Square parking lot, and walk across the foot bridge onto Main Street.

1. NBT Bank. A furniture store was razed in 1979 to build this bank for NBT, which had merged with People's National Bank (#8) in 1963.

2. 729 Main. In 1908, Margaretville Lodge #389 purchased this building which had been operated as George Parker & Son Feed Store. The 3rd floor was converted to lodge meeting rooms. The rest of the structure has been used for many purposes—offices, apartments, post office, bowling alley, A&P store, even a place of worship.

3. Binnekill Square. Built in 1979 by Vincent Giacci, it replaced Kelly's Hotel, a bakery, barber shop, insurance office and a frozen food business, all lost in a huge fire in July 1977.

4. The Bussy Building (cover). This beautiful building began as a one-story structure built in 1850 by Francis O'Connor. A second floor was added in 1865, and a third floor and tower in 1889. Lafayette Bussy started a grocery and general store here in 1900, and the business was continued by his son J. Stanley Bussy and others until the 1980s. The colorful paint scheme was added by current owners in 2004.

5. The block now occupied by **Sluiter Insurance, the Municipal Building** and the **village parking lot** to the rear was once occupied by the Ackerly Hotel, built around 1845. It burned in 1904 and was rebuilt as the grand Pocantico Inn, which itself burned in 1928. The livery stable that served both hotels still stands at one end of the parking lot off Walnut St. The Pocantico was replaced by the brick Parsons Building, built in 1932, and by an Esso service station. The station was replaced in 1960 by the law offices of Herman Gottfried. Mr. Gottfried later deeded the building to the Village.

6. "Discoveries" antiques emporium. A store and post office occupied this site in 1869. The building was later extended over the Binnekill Stream to the rear. Delaware & Eastern (later known as Delaware & Northern) Railroad and telegraph offices were upstairs. For many years this was the hardware store owned by Judson Weeks and George Bloodgood.

7. Miller's Drug Store. This may be the longest continuously operated independent drug store in New York State. Edward

O'Connor started the store in 1871 and built this 3-story structure in 1879. O'Connor and his son William ran the store for 65 years, followed by Arthur Kelly, Richard Miller and Fred Miller, the current proprietor.

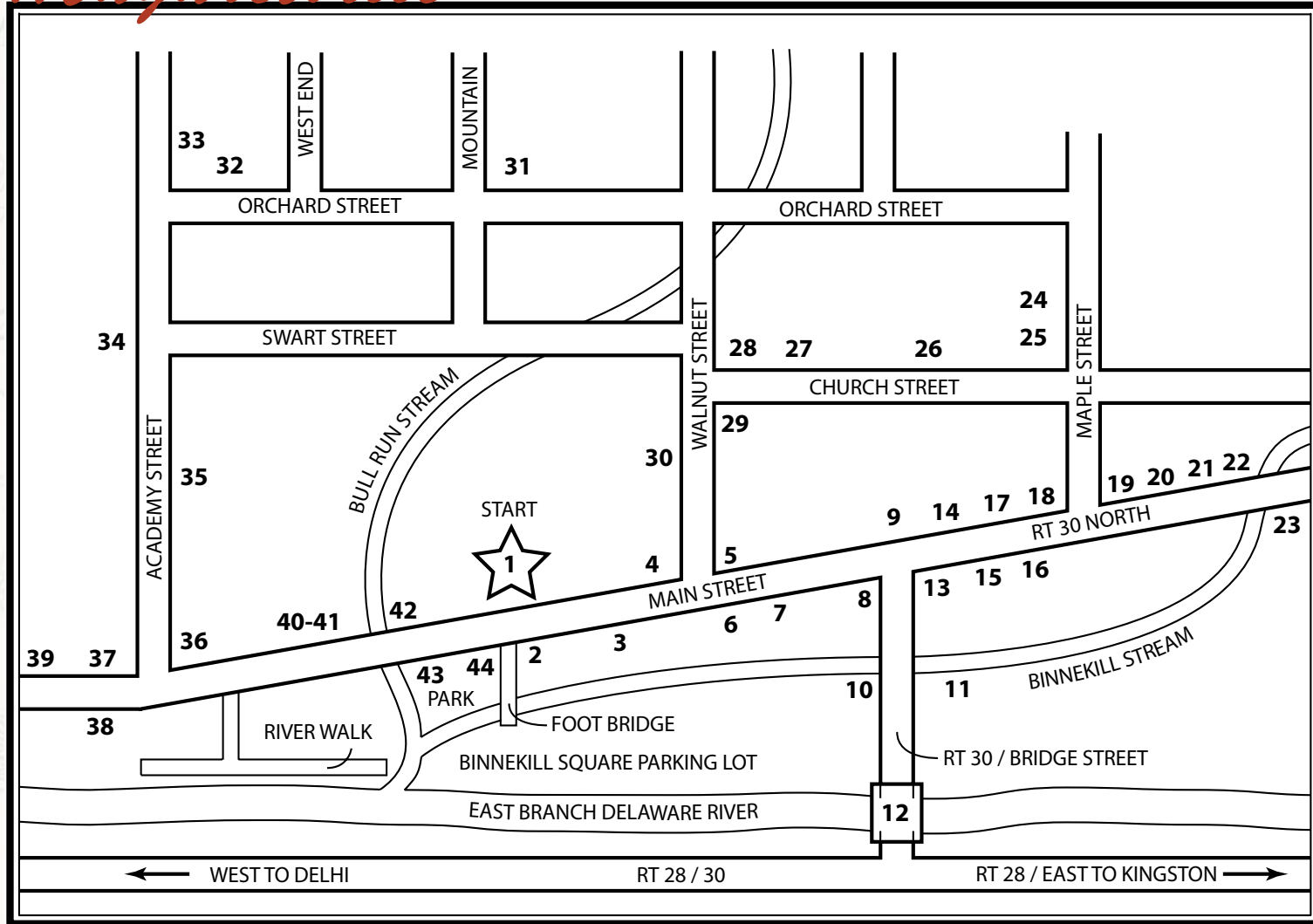
8. The corner "**Ollieberries**" building was built as People's Bank (estab. 1890-92) which in 1901 became People's National Bank. The bank vault, added in 1913, still occupies the center of the first floor. From 1981 to 2001 this building housed Town of Middletown offices. Current owners restored much of the original facade.

9. "The Commons" was originally two separate buildings. On the right was a general store which may have begun life c. 1855 as an Oddfellows Lodge; on the left a



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Margaretville



store begun in 1849 by George G. Decker, and subsequently run by his son and grandsons. The two structures were connected in the 1940s to become one department store.

Bridge Street

Bridge Street has been known to disappear when the Binnekill and the East Branch flood. So, too, have a number of businesses that have occupied this short street over the past 150 years. Some may recall Earl Jenkins Garage, Mattino's Meat Market, Murphy's shoe store, and Smith's Garage.

10. "The Granary," built in the mid-1800s, was once a feed store called Dugan and Taber,



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with Olympic Hall upstairs used for dances, political gatherings, basketball, theatrics, silent movies and bowling. In the 1940s, MARGARETVILLE was spelled out on the roof for the benefit of pilots. Nearby in what is now the Binnekill parking lot was the site of an auction block where farmers auctioned cauliflower to NYC commission agents from 1937-1950.

11. Now & Then video store/pizza restaurant. Originally a livery stable (note the upper doorway believed used to hoist hay to the second floor hay mow), the building was transformed into a garage when the horse and buggy era passed.

12. The steel bridge which crosses the East Branch of the Delaware River replaced a covered bridge that stood from the 1860s to 1932.

Main Street

13. Cheese Barrel. This was the Allison Block in 1867. The Schrier family sold produce here in the 1920s and '30s. It is remembered more recently as Murray's Hotel.

14. Galli-Curci Theater was named for opera star Amelita Galli-Curci who sang at its opening in 1922. Built by publisher and entrepreneur Clarke A Sanford, the building held *The Catskill Mountain News*, a Chevrolet dealership and offices of the Delaware & Northern Railroad (formerly the Delaware & Eastern). Movies were screened here for over 60 years. Most recently an antiques center, the building is being restored by current owners.



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15. This long block of disparate businesses is tied together by the architectural trim bordering the flat roof. 806-812 Main was Leo and Sadie Korn's clothing store (1920s-30s).

Jeweler Tony Locasto has been at this location for nearly 50 years. 814 was Jim Sperling's candy factory in the 1920s, later a succession of taverns. 816 housed Lou Levy's produce market, which later became a tavern where NY Giants baseball star Jay Kirk tended bar. 818 was the home of Etts Meat Market, run by the same family for 68 years through 1951.

16. 836 Main. During the 20th century, this masonry structure was a bakery, a sporting goods store, and a dry cleaning plant.

17. Del Sports. Once the home of civic leader George G. Decker, who owned a general store (#9), it boasted extensive grounds which included a fountain where the theater now stands. Later occupied by Earl Jenkins family. Current owner Dave Budin added retail sporting goods store to front of house in 1979.

18. Akerly House. This parcel was owned by Akerly family for nearly a century beginning in the early 1860s. In the 1920s and '30s, it was a boarding house catering to teachers who taught at the school (#25) just up Maple Street.

19. O'Neal's Plumbing. Dr. J. H. Banker lived here (note the engraved stone carriage stoop). A tavern and pool room were added later, followed by Harold Smith's and Bob Wilson's Plumbing & Electrical Supply stores. The small white and blue carriage house for this property still stands across Main Street.

20. Now an apartment house, this was originally the home of foundry owner Ebenezer Laidlaw and later Dr. Holcomb.

21. Legion Hall. Built c. 1890 by druggist Edward O'Connor who with wife Carrie raised their family here. American Legion Post #216 purchased it in 1937 and put on the one-story addition in the early 1970s.

22. Catskill Watershed Corp. Built in 1968 as home of the *Catskill Mountain News*. The CWC acquired it in 1998 when the CMN moved to Arkville. The News and its predecessor papers, the *Margaretville Messenger* and *The Utilitarian* have been published weekly since 1863.

23. The Open Eye Theater is renovating this building as a performance space. It was constructed in 1947 by the Church of the Nazarene. Arthur Erickson and Fred Dabritz bought it after the church disbanded and moved their tool and die plant here in 1958 from Staten Island.

Church Street

24. Advent Christian Church. Built in 1955 to replace the 1908 Advent Christian Church in Arena, one of four communities removed for the Pepacton Reservoir of the NYC water

supply. The bell in front of the church came from Shavertown, another lost reservoir community.

25. Fire Hall was built in 1907 as Margaretville High School. The 1866 iron bell exhibited near the sidewalk is believed to have hung in the tower of the original fire hall (#27). The Margaretville Fire Department occupied the building in 1941.

26. Methodist Church. Built in 1880 to accommodate a congregation that had outgrown its original Main Street church (see #40-41)

27. Apartment building. Constructed in 1896, this building was shared by the Masonic Lodge and the village fire department, which was established in 1887. The structure originally included a large bell tower whose bell is now exhibited in front of the current fire hall (#25).

Walnut Street

28. Dr. James Gladstone, a dentist, had this house built in 1908. Patients were treated in a dentist's chair situated in the big bay window. The house remains in the family today.



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29. Hynes Funeral Home was Julia Swart's residence from 1884 to 1899. Everett Herrick purchased it in 1944 and converted it to a funeral home. Tom and Mary Hynes acquired the property in 1975.



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30. Fairview Public Library, formerly the home of Joe Christian, whose drug store and soda fountain was in the brick Parsons building on the corner of Walnut and Main. The right wing was added in 1991, and renovation of the garage was completed in 2006. The library has been serving the community since the 1940s.

Orchard Street

31. Presbyterian Church. Organized in 1891, the congregation built this church in 1894. The hall was added in 1964. The Margaretville and New Kingston Presbyterian Churches joined in 1990.



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32. St. Margaret's Episcopal Church. The congregation was organized in 1927 and met for a time at the Masonic Hall (#2) before building this little church in 1931.

Academy Street

33. This contemporary residence was once the site of a farmhouse that in 1931 was converted into the first Margaretville Hospital. Nurses lived in a house across the street. Patients were moved to a new hospital on Route 28 across the river in December, 1969.

34. McMurray residence. Believed to be the site of the Utilitarian School, the original "academy" for which the street was named. The school was established by Dr. Orson Allaben, who also started the Utilitarian newspaper in 1863.

35-36. Sacred Heart Catholic Church and Rectory. The rectory, with its distinctive mansard roof, was built prior to 1880 by attorney S. P. Ives. It originally stood at the corner of Main and Academy, but was moved to allow the building of the church in 1955.



35-36

Main Street

37. Margaretville Country Store. This was the site of a large house built by Dr. Orson Allaben about 1845. Allaben was a state legislator, railroad officer, publisher and physician who in

Continued on back cover.