



Thaler Reilly Wilson

Architecture & Preservation

25 Monroe St. Suite 202, Albany, NY 12210
518.375.1485 trw-arch.com

STONE LODGE

HISTORIC TAX CREDIT APPLICATION

PART 1

EVALUATION OF SIGNIFICANCE

DECEMBER 2022



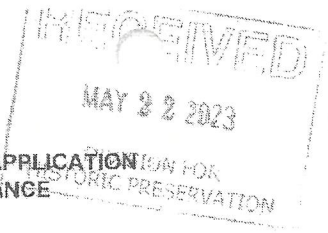
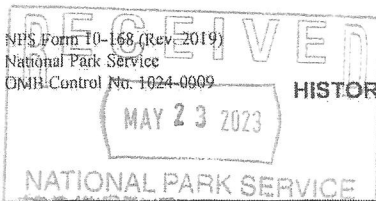
Project Team:

Owner

Greater Mohawk Valley Land Bank Corporation
500 East Main Street, 2nd Floor
PO Box 53
Little Falls, NY 13365-0053

Architect

Thaler Reilly Wilson Architecture & Preservation
25 Monroe St, Suite 202
Albany NY 12210
518.375.1485
www.trw-arch.com



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HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number
45728

1. **Historic Property Name** Stone Lodge (Johnstone Mansion)
Street 132 W Grand Street
City Palatine Bridge County Montgomery State NY Zip 13428
Name of Historic District or National Register property Palatine Bridge Historic District
 National Register district certified state or local district potential district National Register property

2. **Nature of Request** (check only one box)
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district or National Register property.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)
Name Daniel Wilson Company Thaler Reilly Wilson
Street 25 Monroe Street, Suite 202 City Albany State NY
Zip 12210 Telephone (518) 375-1485 Email Address dwillson@trw-arch.com

4. **Applicant**
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name Tolga Morawski Signature (Sign in ink) [Signature] Date 5/31/22
Applicant Entity Greater Mohawk Valley Land Bank Corporation SSN _____ or TIN 81-5308799
Street 500 East Main St, 2nd Flr., Po Box 53 City Little Falls State NY
Zip 13365-0053 Telephone (315) 823-0814 Email Address tolgam@grvlib.org

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:
 contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
 does not contribute to the significance of the above-named district or National Register property.

Preliminary Determinations:
 appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
 appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
 does not appear to qualify as a certified historic structure.

Date 5/24/23 National Park Service Authorized Signature (Sign in ink) [Signature]

NPS Comments Attached

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Historic Property Name Stone Lodge (Johnstone Mansion) NPS Project Number _____

Property Address 132 W Grand Street, Palatine Bridge, NY

5. Description of Physical Appearance

The property is located at 132 West Grand Street in the town of Palatine Bridge, Montgomery County, New York. The locally prominent Johnston family constructed this large Richardsonian Romanesque mansion in 1886. The family used native limestone and employed German masons and French woodworkers to construct the building. The building took 4 years to construct, as the stone cutters had to carve out each piece of the building in preparation for the actual construction.

The following is the building's description from the Palatine Bridge Historic District National Registration of Historic Places Registration Form by Jessie Ravage.

132 W Grand Street, c. 1900. One contributing primary building. Tax ID 63.9-1-1 Large, two-story Richardsonian Romanesque mansion with rusticated limestone walls and irregular plan composed of gable-roofed blocks of varying heights and orientations; large three and one-half story square tower centered on the facade is capped by a pyramidal roof; lower, smaller round tower with conical roof projects from west gable wall of the main block. Open porch with a round-arched stone arcade runs from the base of the central tower, where the main entrance is recessed, to the southeast corner and partially wraps the east side. Generally, regular period fenestration incorporates a variety of windows including round and segmentally arched openings in single and tripled configurations; many feature-stained glass transom lights.

In general, the original stone mansion is in fair condition with no significant structural issues with the main portion of the building. However, the five chimneys, porch roof, and south bay windows are in very poor condition and need immediate stabilization and repairs.

Much of the original interiors remain including original wood and marble fireplace mantels, wood-paneled wainscot, and ornate wood central staircase. The original floor plan has had little to no modifications with a dining room, parlor, large ballroom, and kitchen on the first floor and eight bedrooms on the second floor. There is a large open attic space with a finished room in the tower.

Date(s) of building(s) 1886-1900 Date(s) of alteration(s) 1960

Has building been moved? No Yes, specify date _____

6. Statement of Significance

The property located at 132 West Grand Street is listed as a contributing structure in the Palatine Bridge Historic District, which is listed in the National Register of Historic Places.

Palatine Bridge has had and continues to have a close relationship with the Village of Canajoharie across the Mohawk River. Ever since the construction of the bridge in 1803, this area was an important place along the river where a crossing could occur. Where Canajoharie was the commercial center of the area, Palatine Bridge was the residential community for the wealthier families. While Canajoharie had better access to the Mohawk River and the Erie Canal, Palatine Bridge had the turnpike and was a stop on the New York Central Railroad.

One of the major products produced both in Palatine Bridge and Canajoharie was high-quality limestone from quarries owned by the Johnston family. The proximity to the rail line and Erie Canal allowed the Mohawk Valley Stone Company to ship limestone all over the region including its use in the construction of the Manhattan Bridge. This stone was also used on many local buildings including the Stone Lodge and the prominent West Hill School in Canajoharie.

William Johnston, a decorated Civil War General, started construction of his residence in 1886. He used limestone from his quarries and employed the finest German masons and French woodworkers to

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construct his grand home.

After the Johnston's vacated the property Mrs. Brigham bought the mansion and converted it to a hotel with 22 rooms and a large dining room known as the Stone Lodge in 1937. The building was then sold to Thomas Moran and George Spanger in 1947. After that, in 1959, the Stone Lodge was sold to Paula Wingett. (Evening Recorder (Amsterdam, NY), May 18, 1959).

In 1960 the residence/hotel was converted to a restaurant. As part of this conversion, a large one-story addition was constructed off of the rear of the building to serve as a kitchen, storage, and bar. This restaurant conversion did very little damage to this original historic fabric of the mansion.

Mr. and Mrs. Fred Hering of New Jersey bought the Stone Lodge on August 1, 1972, the building continued its function as a restaurant as they were associated with the restaurant business in New Jersey for many years. (Henry)

The long use as a restaurant kept the building in relatively good condition until recently. Since the last restaurant closed in the early 1990s the building has been vacant and has fallen into disrepair. Recently the 1960s kitchen and bar addition(which were poorly constructed) were demolished since they were determined to be structurally unsound. There was not a lot of investment in the longevity of the addition, it did not have a proper foundation, and the roofing was also plywood with low-quality rolled asphalt covering. This was further compromised by a long list of deferred maintenance projects.

The Stone Lodge has been an important site to the local community for over 135 years. First as the residence of the prominent Johnston family and later for its role as a hotel and restaurant. The building is also an example of local architecture using locally sourced limestone.

7. Photographs and Maps. Send photographs and map with application.

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7. Maps

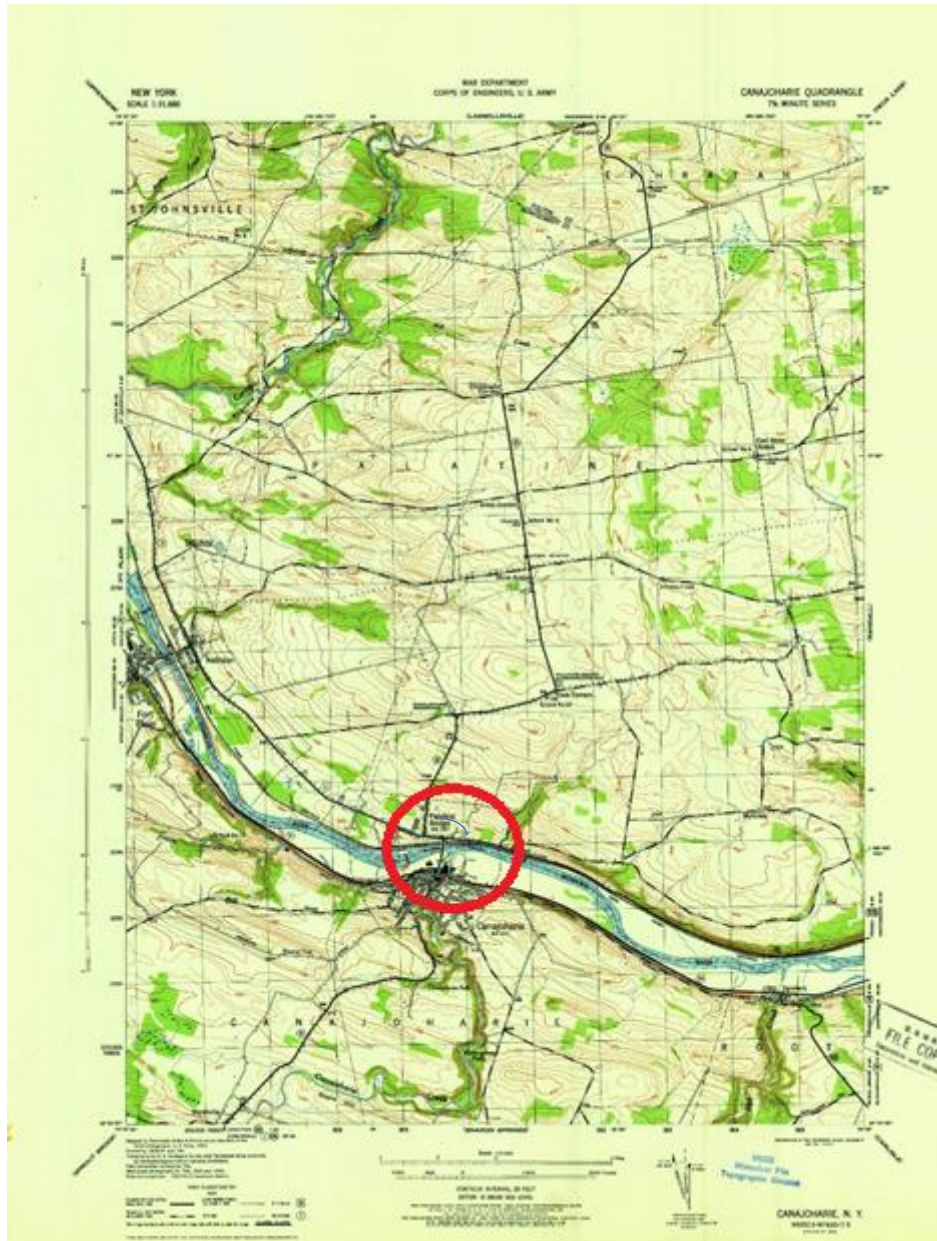


Fig.01: Map dating back to 1946

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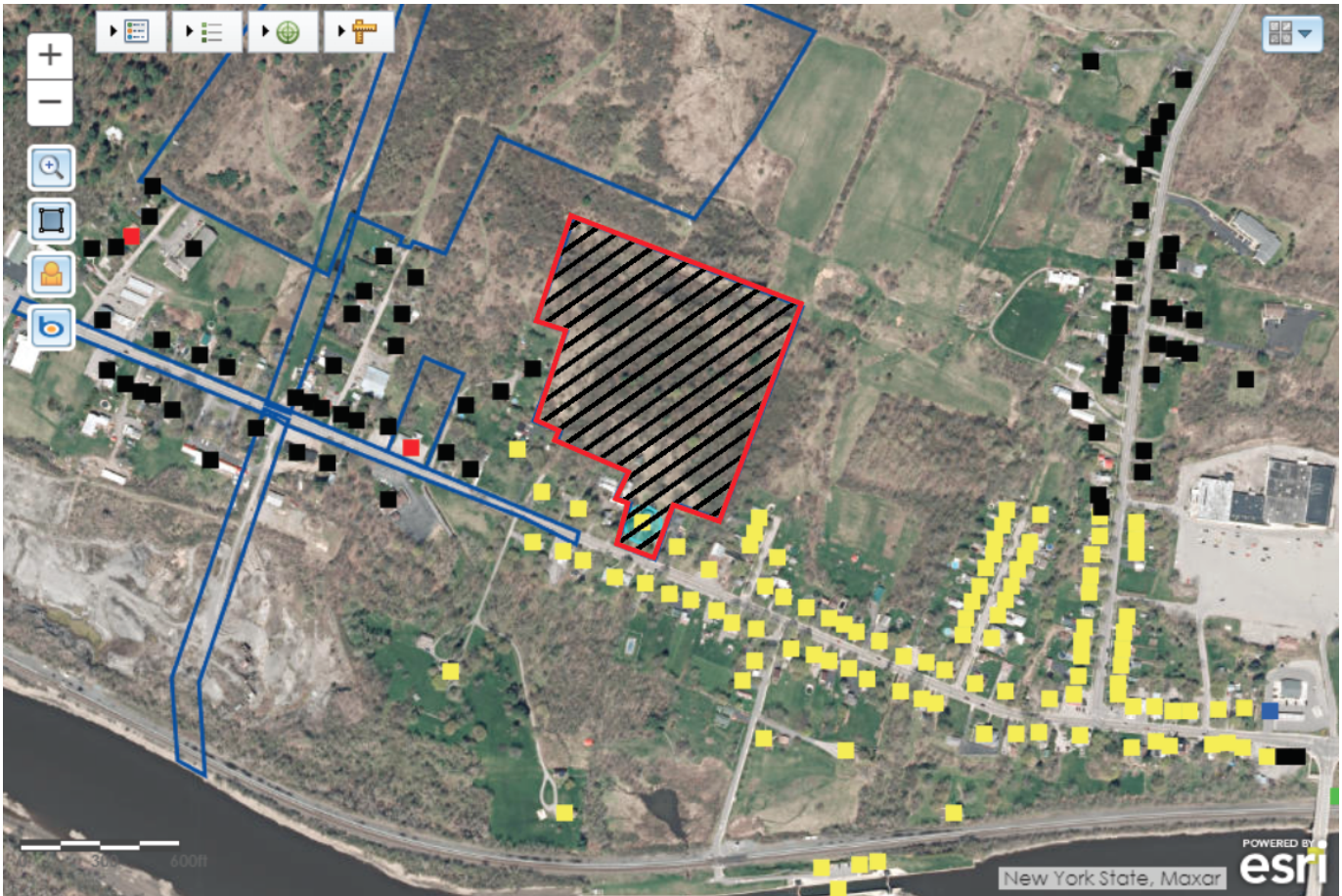


Fig.02: Overview of Stone Lodge (outlined in red) and surrounding properties (Source: NY CRIS)

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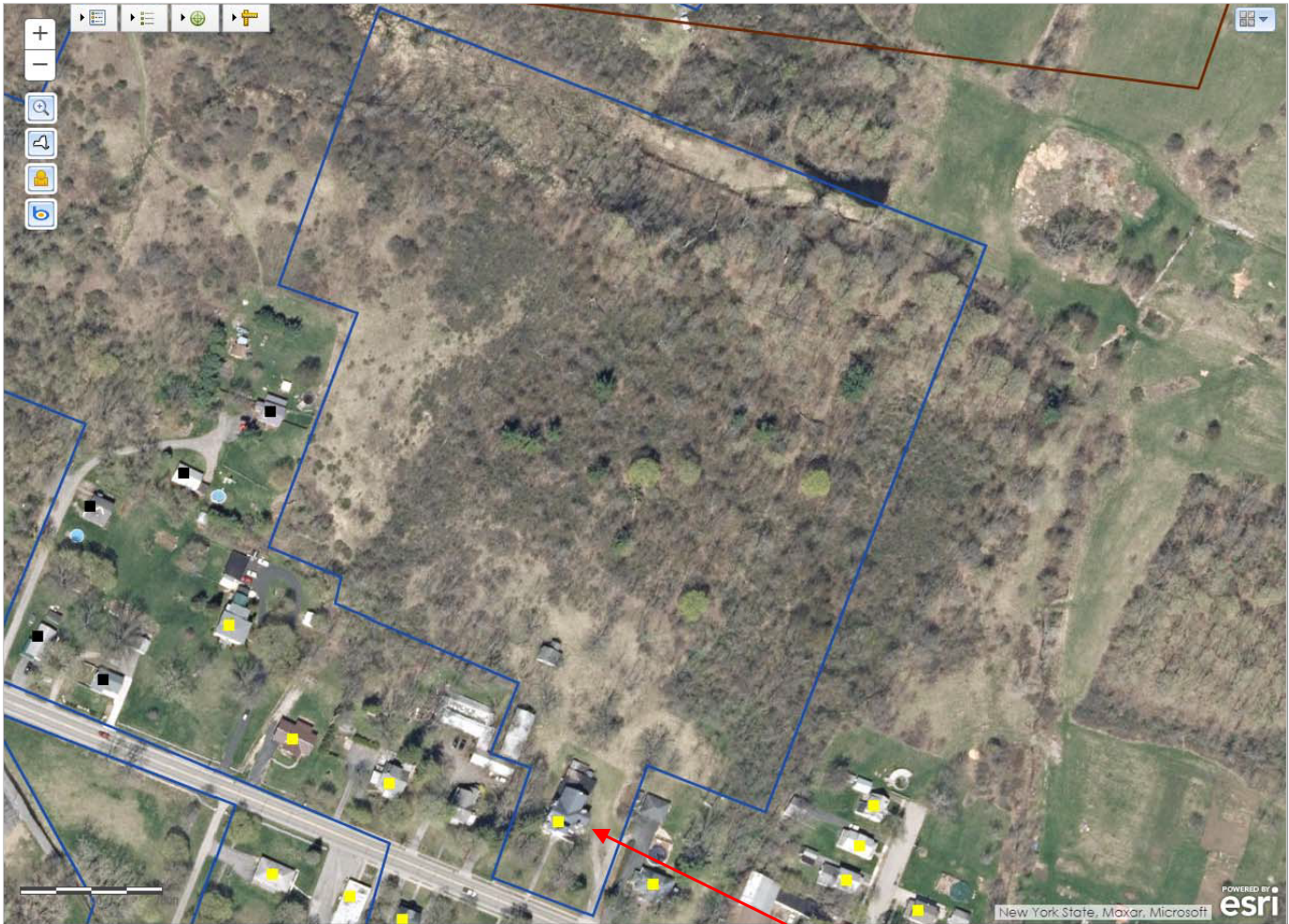


Fig. 03: Aerial view of Stone Lodge property outlined in blue (Source: NY CRIS)

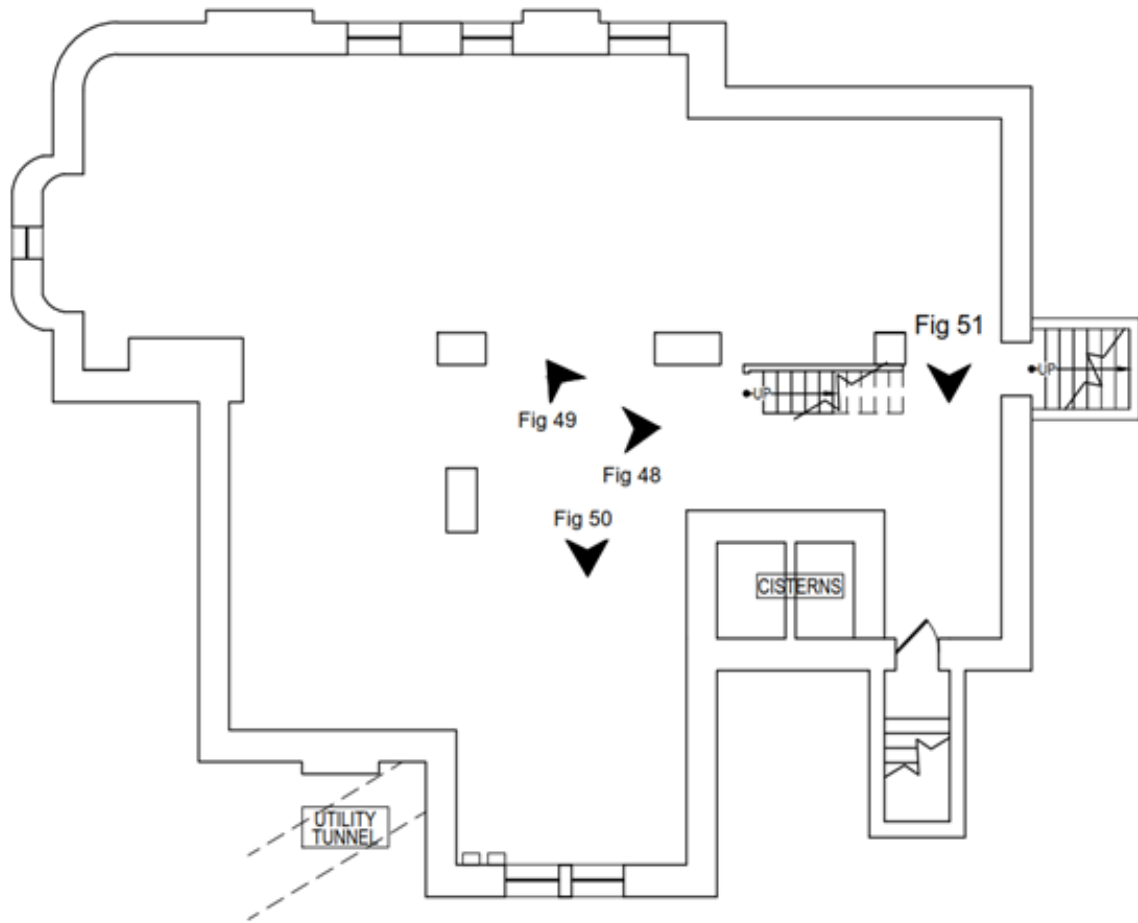
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7. Architectural Drawings



Basement Floor Plan (Not to scale)

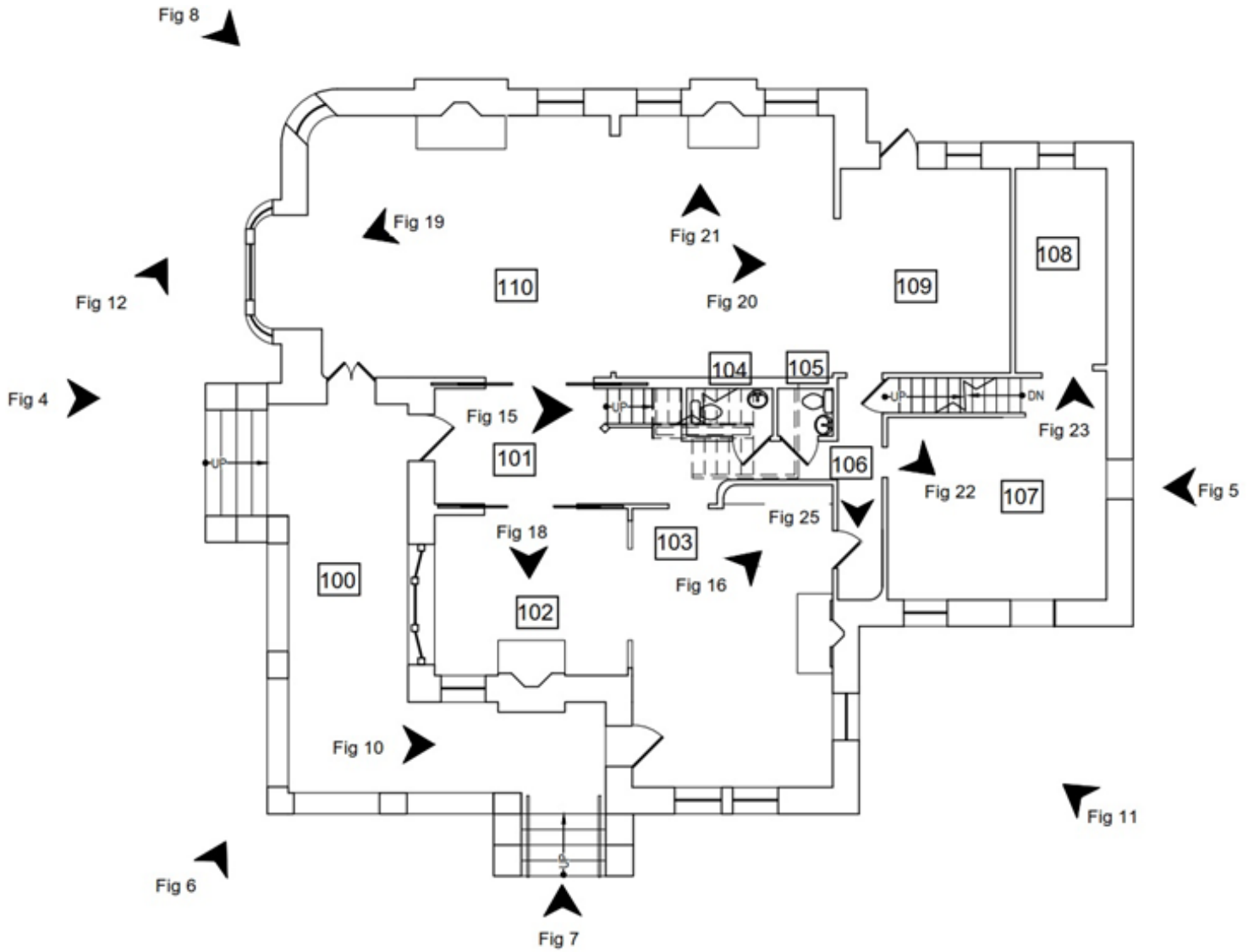


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7. Architectural Drawings



First Floor (Not to scale)

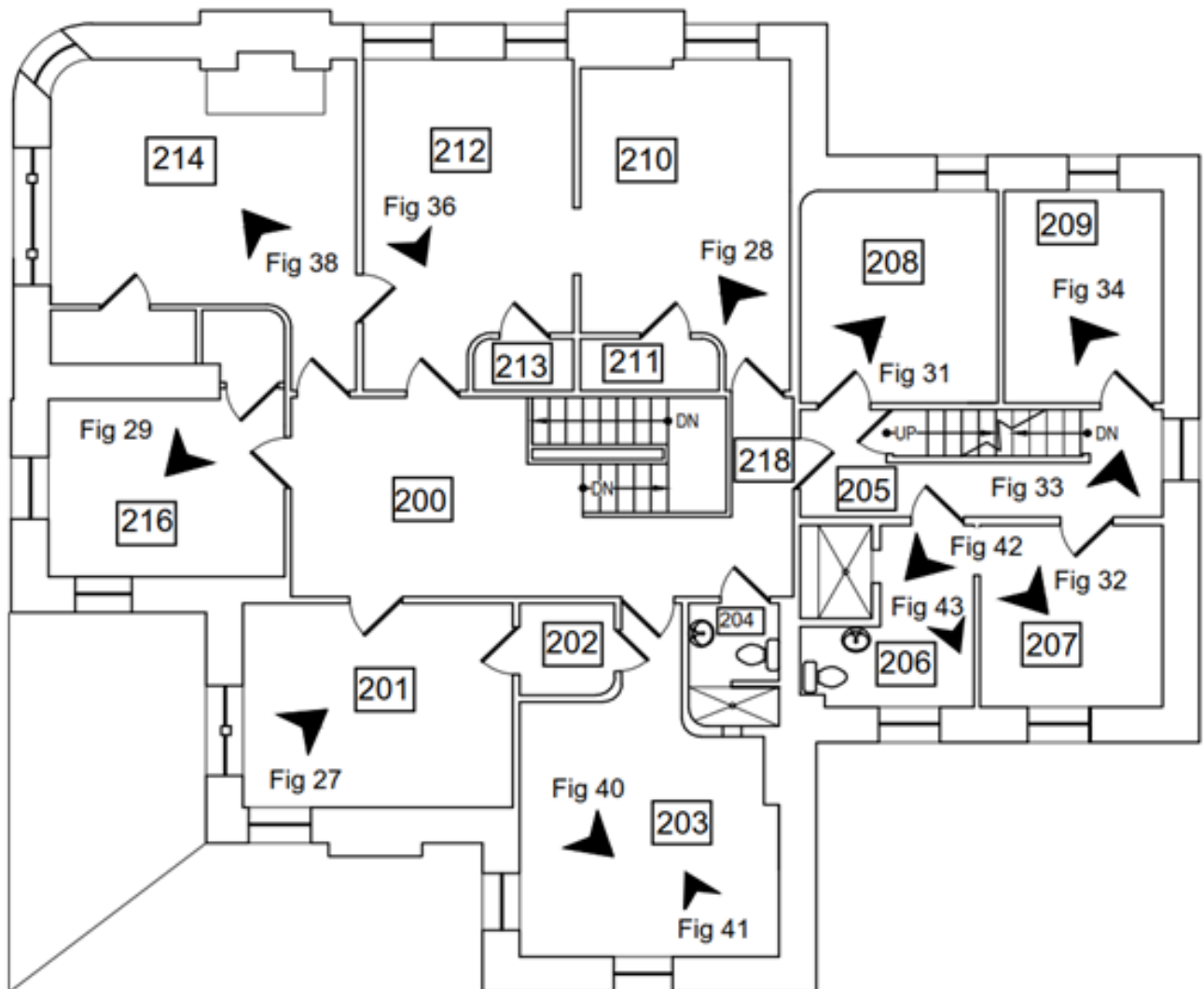


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Second Floor Plan (Not to scale)

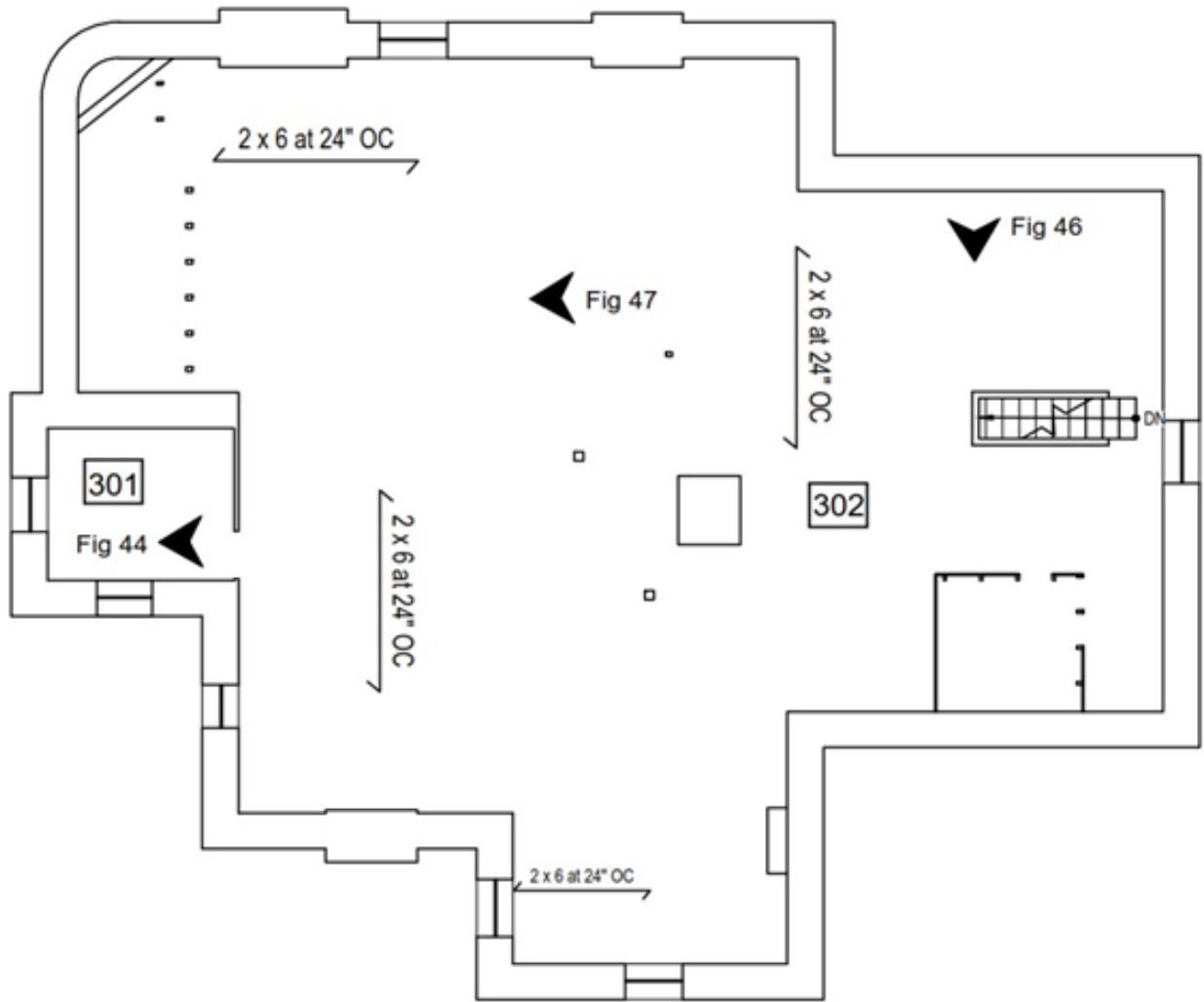


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7. Architectural Drawings



Attic (Not to scale)

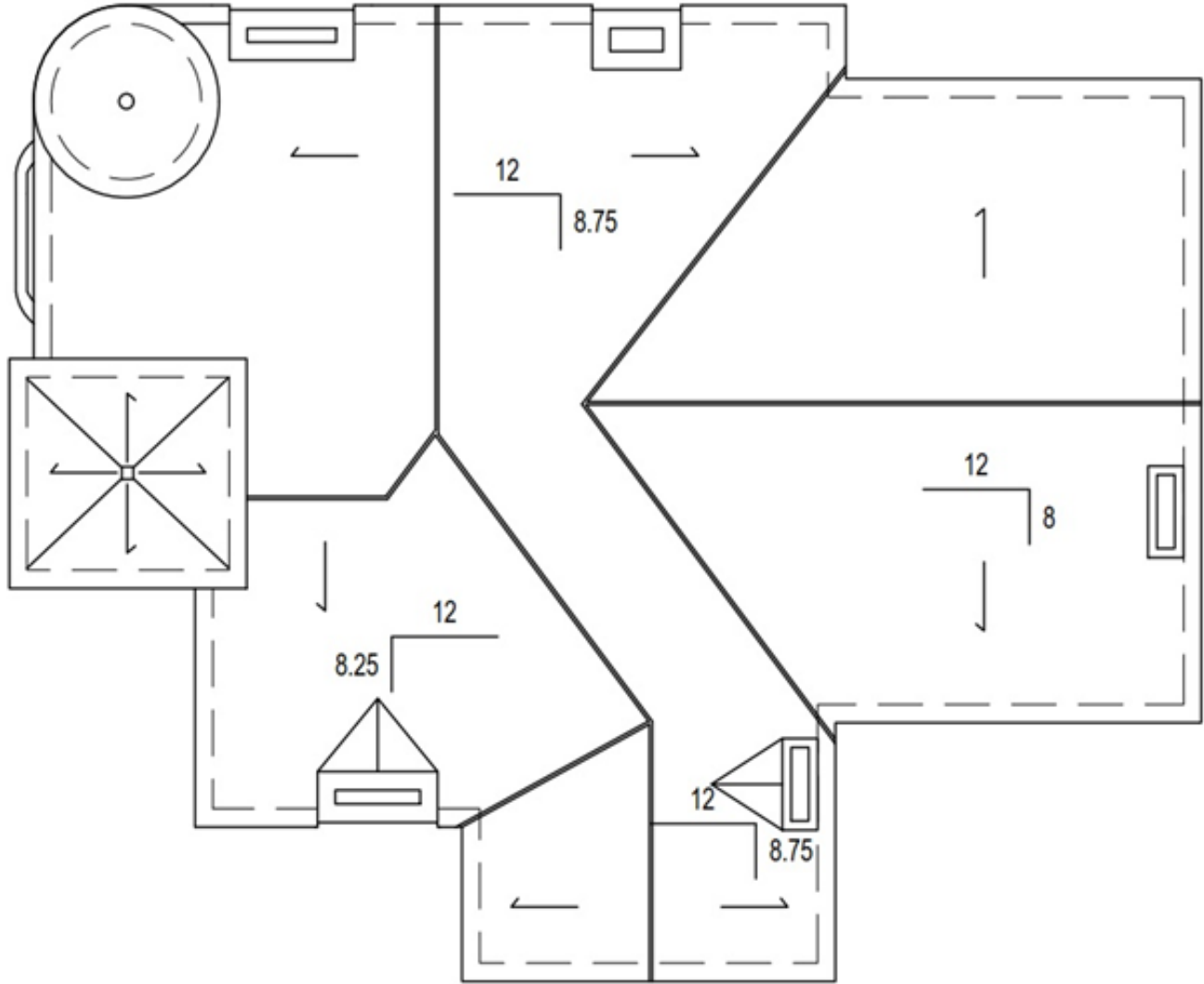


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7. Architectural Drawings



Roof Plan (Not to scale)



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7. Architectural Drawings



South Elevation (Not to scale)

Lacey Thaler Reilly Wilson

Architecture & Preservation, LLP

27 N. Front Street, Fourth Floor • 518.275.2485
Albany, NY 12202 • [ltrw.com](http://www.ltrw.com)



STONE LODGE
132 W GRAND STREET
PALATINE BRIDGE, NY

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North Elevation (Not to scale)



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7. Architectural Drawings



East Elevation (Not to scale)

Lacey Thaler Reilly Wilson
Architecture & Preservation, LLP

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STONE LODGE
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PALATINE BRIDGE, NY

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West Elevation (Not to scale)



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Fig.4: South Facade



Fig.5: North Facade

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Fig.6: South East Facade



Fig.7: East Facade

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Fig.8: West Facade Windows



Fig.9: South Porch

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Fig.10: East Porch Roof



Fig.11: North East View

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7. Existing Photos



Fig.12: South West Elevation Curved Bay Window

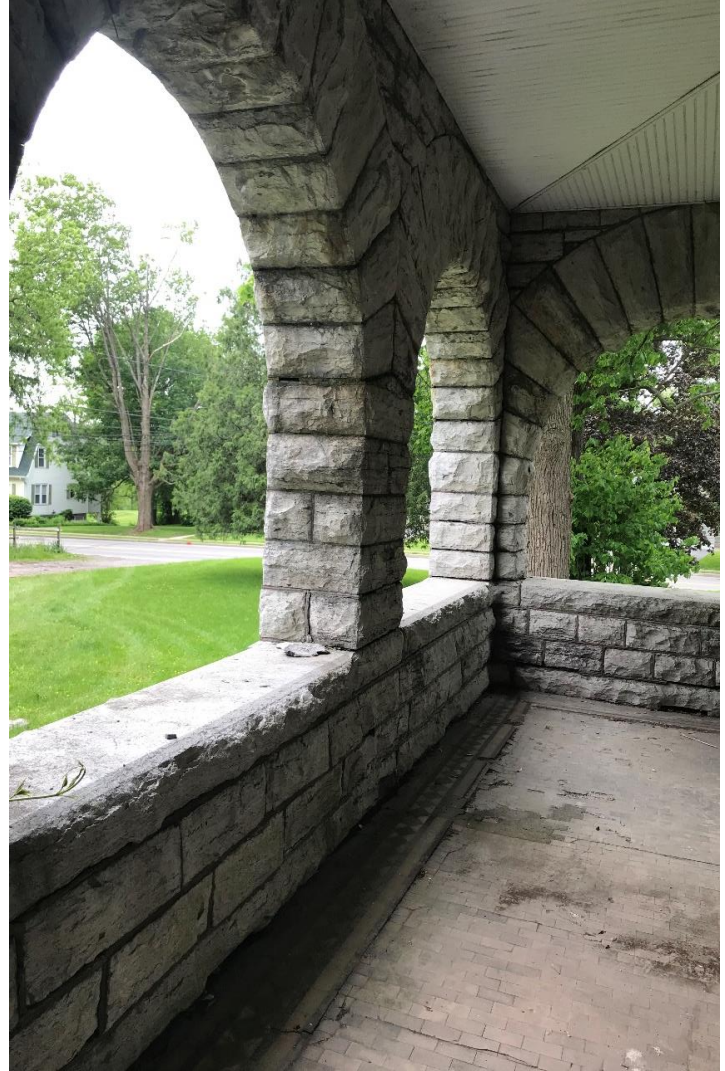


Fig.13: Porch Facing South

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Fig.14: Staircase Hand Rail Detail

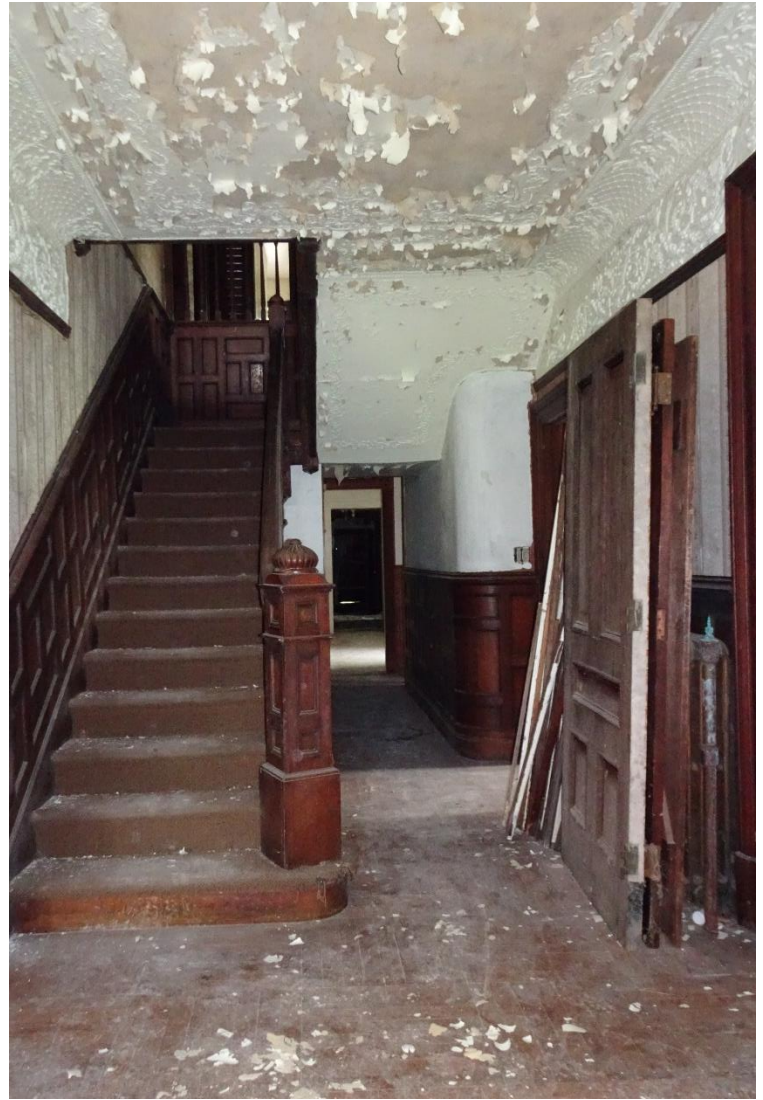


Fig.15: Staircase to the Second Floor

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Fig.16: First Floor, looking North West, Room 103



Fig.17: First Floor, Looking South, Room 103

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Fig.18: Fireplace, First Floor, Room 102



Fig.19: South Elevation Window, Room 110

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Fig.20: First Floor, Looking North, Room 110



Fig.21: Fireplace, Looking West, Room 110

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Fig.22: Kitchen, Room 107



Fig.23: Storage Room, Room 108

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7. Existing Photos



Fig.24: Stairs to the Second Floor

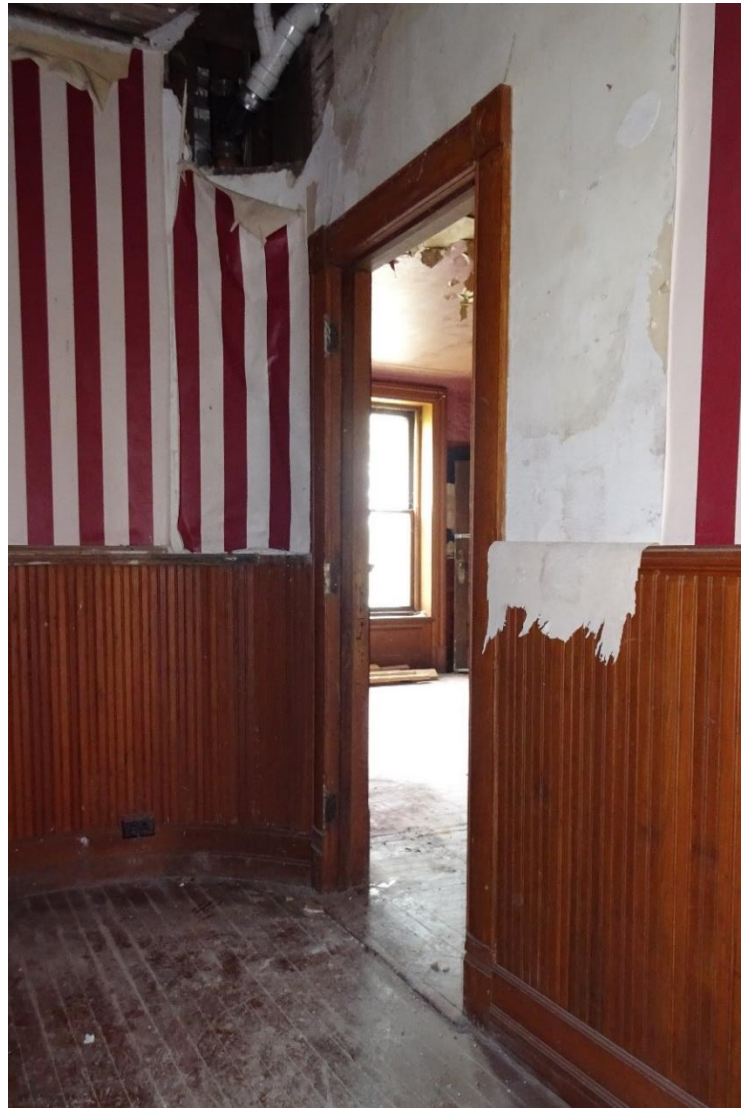


Fig.25: First Floor, Room 106

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Fig.26: Second Floor, Looking East, Room 201



Fig.27: Second Floor, Looking West, Room 201

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Fig.28: Second Floor, (Room 210)



Fig.29: Second Floor, (Room 216)

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Fig.30: Second Floor, Looking North West, Room 208



Fig.31: Second Floor, Looking North East, Room 208

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7. Existing Photos



Fig.32: Second Floor, Room 207

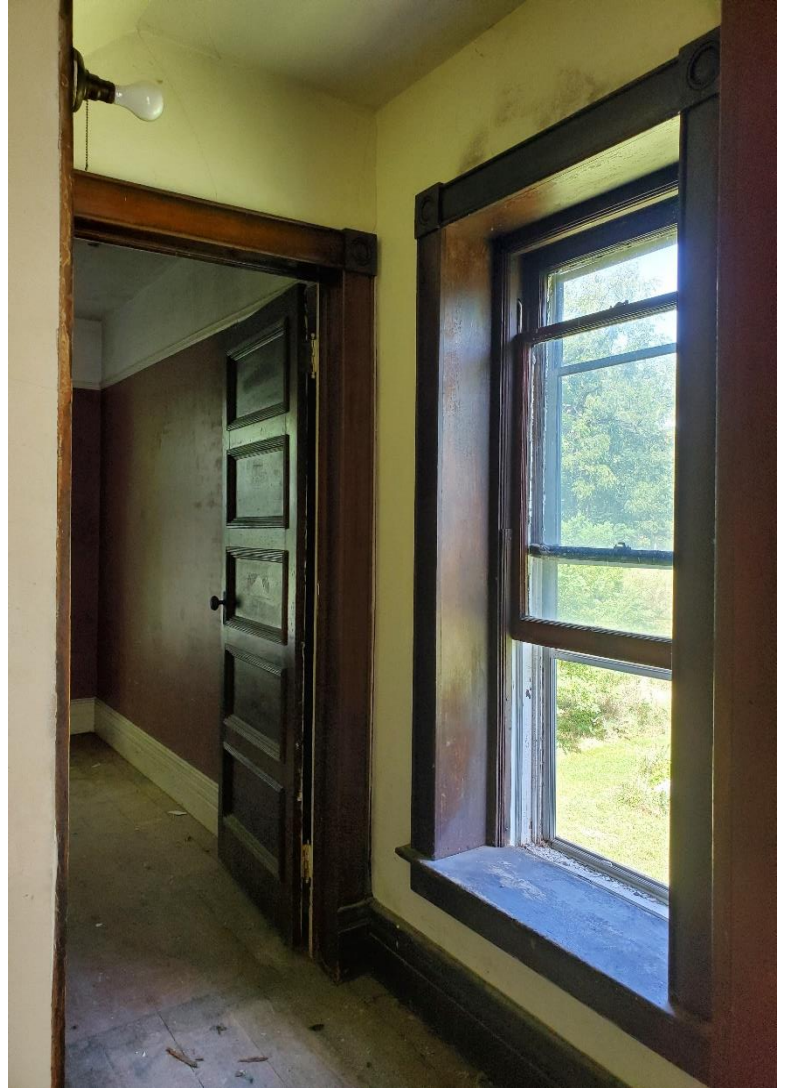


Fig.33: Second Floor, Room 205

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7. Existing Photos



Fig.34: Second Floor, Looking West, Room 209

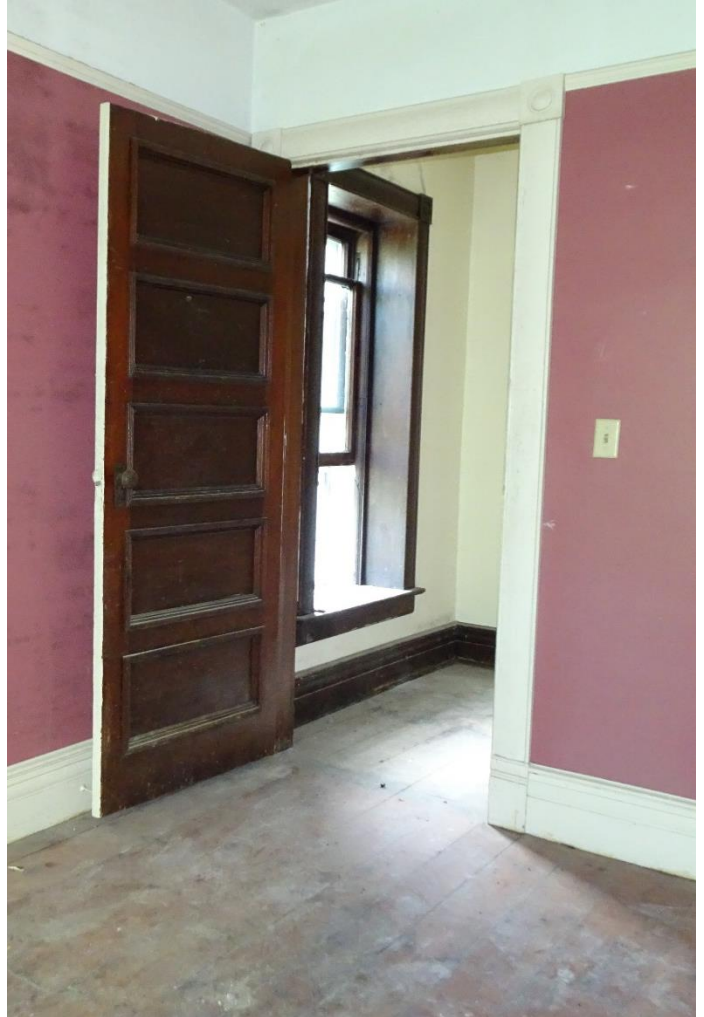


Fig.35: Second Floor, Entrance Door, Room 209

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Fig.36: Second Floor, Room 212



Fig.37: Second Floor Room 212

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Fig.38: Second Floor, Room 214



Fig.39: Second Floor, Room 214

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Fig.40: Water infiltration Damage, Second Floor, Room 203



Fig.41: Second Floor, Room 203

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Fig.42: Bathroom Second Floor, Room 206



Fig.43: Bathroom, Second Floor, Room 206

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7. Existing Photos



Fig.44: Attic, Room 301

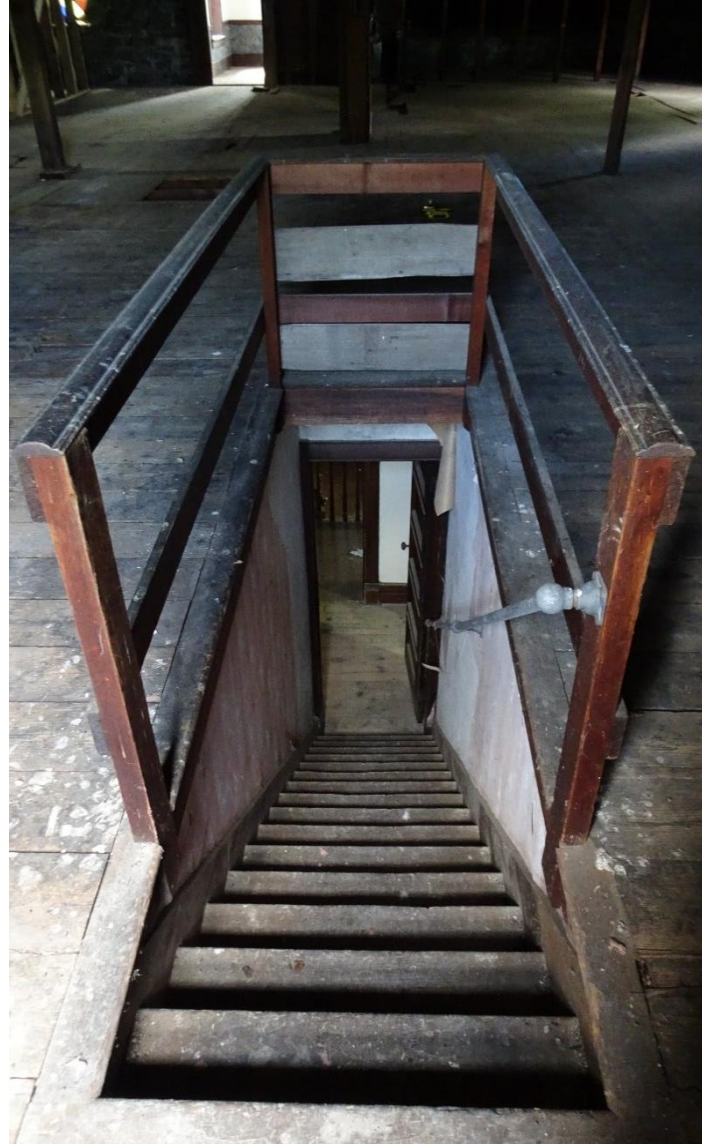


Fig. 45: Stairs to the Attic

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Fig.46: Attic, Room 302



Fig.47: Attic, Room 302

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Fig.48: Stairs to the Basement



Fig.49: Basement Roof Condition

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7. Existing Photos



Fig.50: Pipes and Electricity Wires on the Basement



Fig.51: Back Door on the Basement