

United States Department of the Interior
National Park ServiceNational 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 16). 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 Propertyhistoric name Milanville Historic Districtother names/site number N/A**2. Location**street & number Routes 63027 & 63029N/A not for publicationcity, town Milanville (Damascus Twp.)N/A vicinitystate Pennsylvania code PA county Waynecode 127 zip code 18415**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>17</u>	<u>13</u>	buildings
		sites
<u>1</u>		structures
		objects
<u>18</u>	<u>13</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 1

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

Date

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

United States Department of the Interior
National Park ServiceNational Register of Historic Places
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Dr. Brent D. Glass

Signature of certifying official

PA Historical & Museum Commission

Date 3/24/93

State or Federal agency and bureau

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

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Date

State or Federal agency and bureau

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- ☐ 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

commercial/department store

education/school

Current Functions (enter categories from instructions)

domestic/single dwelling

commercial/department store

7. Description

Architectural Classification

(enter categories from instructions)

Materials (enter categories from instructions)

foundation stone

walls weatherboard

roof asphalt

other _____

Mid-19th Century/Greek Revival

Late Victorian/Queen Anne

/Eastlake

Describe present and historic physical appearance.

The Milanville Historic District is situated at the confluence of Calkins Creek and the Delaware River, with the river to the east and New York State beyond. Wooded hills to the west form a backdrop for the community. The creek flows west-to-east along the northern edge of the district. Route 63027 (River Road) and Route 63029 intersect at the center of the village, forming a Y-shaped district. The district has nineteenth and early twentieth century vernacular architecture, influenced by Queen Anne, Italianate, Greek Revival and Gothic Revival architectural styles. Buildings are wood framed, most of them built between 1850 and 1910. All buildings the size of garages or larger have been mapped, noted in the inventory chart, and counted. They range in style and size from small, one-car garages to sprawling, 15-room residences. No building exceeds two-and-one-half stories in height. Architectural integrity is generally good.

Set back in varying distances from the road, most residences and outbuildings are surrounded by lawns and landscaping that features mature shade trees. The few extant commercial buildings are closer to the road and unlandscaped.

Properties in the western section of the district are associated with the tannery/acid factory complex. Although the original factory buildings have been dismantled, the owners' residences and the company store are intact, and buildings that once served for factory storage (known locally as the Phone Company Building) have been converted to apartments. From the tannery area along Calkins Creek, there is a steep incline, with the old school and the c. 1880 school, to the west, holding a commanding view of the village, in winter when the trees are not in leaf.

From the intersection in front of the Volney Skinner House, Route 63027 winds to the east and south. Residences on the south and west side are elevated, at varying set-backs, above the road. There are no side-walks in the village, but dry-laid, stone retaining walls and flagstone walks lead from the road to the full-width, front porches of the Volney Skinner House (c.1840), the Weston Skinner House (c.1870), the Frank Davis House (c.1900) and the Milton Skinner House (c.1910). Buildings are more scattered on the north and east side of the road, where topography is uneven.

The eastern end of the district is anchored by the Skinner's Falls Bridge (National Register listed, 1988), a steel, Baltimore

☒ See continuation sheet

6. Function or Use

Historic Functions (enter categories from instructions)

domestic/single dwelling
commercial/department store
education/school

Current Functions (enter categories from instructions)

domestic/single dwelling
commercial/department store

7. Description

Architectural Classification

(enter categories from instructions)

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☒ See continuation sheet

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

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

truss bridge spanning the Delaware River. The bridge's access road curves sharply to the north, with Skinner's barn (c. 1900) on the east and overlooked by the Milton Skinner House (c. 1900). The Skinner property, with its wide expanse of lawn, extends to the road fork, where the bridge approach road curves to the southeast and Route 63027 continues south, as River Road. The Nathan Skinner House (1815) and the Milanville Methodist Church (1910) can be seen from this point, although vegetation and the curving road obscure views of other buildings.

The oldest buildings in the community are side-gabled, wood frame, clapboard-sided residences, with hints of Greek Revival influence. The Nathan Skinner House (1815), the Volney Skinner House (c.1840), and the Eli Beach House (c.1840) each include these features, and display frieze band ornamentation below their roof-lines. Other buildings are more typical of rural, vernacular styling of the Victorian era. The Milton Skinner House (c.1900) is the most stylish of the residences, with vergeboard, truss and fishscale shingle ornamentation within the steeply pitched cross gables, and full-width front porch with posts surmounted by decorative millwork brackets. The Milanville School (c.1880) displays picturesque architectural styling, with Italianate style bracketing along the roof line, a belfry with two-tiered roof, and tall arched and rectangular 6-over-6 windows.

The architectural integrity of Milanville's buildings of Milanville's buildings is generally good. Although the Old School and the Swendsen House have been remodeled, other buildings -- notably the Milanville School (c. 1880), the Volney Skinner House (c. 1840), the Milton Skinner House (c. 1900) -- have recently been saved from deterioration, and repaired with sensitivity to their historic character.

Few modern buildings intrude upon the district's historic appearance. Most of non-contributing buildings in the district are outbuildings. Of the 20 major structures, residences, and commercial buildings, only six are non-contributing, resulting in the overall impression of a high ratio of contributing to non-contributing buildings. Of the 13 buildings designated as non-contributing, six of them are garages or rear outbuildings. The

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

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

great majority of buildings within the district retain their simple, vernacular styling, with wood-frame construction, clapboard siding, gables, and full-width front porches. The non-contributing outbuildings are generally wood-frame, weatherboard or novelty sided, one-story gabled buildings, used as storage sheds or garages, and located unobtrusively to the rear of contributing buildings. Their location and size, coupled with the screening of landscaping and topography, results in their having little impact on the district's overall appearance.

Alterations to contributing buildings tend to be additions added to the rear, often when residences (e.g., the Eli Beach House, Milton Skinner House, the J. Howard Beach House) were converted to use as boarding houses in period between 1910 and 1940. New owners in the 1980s and 1990s have stabilized many of the deteriorating older buildings, and renovated them without major alteration to historic exteriors. In a few cases (e.g., the Old School House and the Phone Company Building) extensive alterations designed to convert buildings from public or commercial use to residences have severely compromised the buildings' historic architecture by altering windows, doors, and siding; these are listed as non-contributing buildings within the district.

The high ratio of contributing to non-contributing resources, the unobtrusive nature of building alterations, and the overall impression of architectural integrity are important factors in qualifying the Milanville Historic District for National Register listing within the Historic and Architectural Resources of the Upper Delaware Valley.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Building

Section number Inventory Page 1

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

BUILDING INVENTORY CHART

Site #	Property Name	Photo #	Description
1	J. Howard Beach Residence		2-story, wood-frame, cross-gabled residence, c. 1870; Queen Anne detailing (full-width front porch with mill-work posts, 2-story bay window, delicately ornamented hood molds above windows); rear addition (post 1940); 1 1/2 story, wood-frame, weatherboard-sided, gabled outbuilding, c.1870 (contributing).
2	Milanville Store	1, 8	c. 1850, 2-story, wood-frame, commercial building; full-width, double porch; low-pitched roof; asbestos siding; front display windows.
3	Phone Company Building		c. 1890, long, front-gabled, 1-story, storage building, associated with the tannery; 2 connected sections; renovated for apartments, with novelty siding and front facade with recessed central entry flanked by small bay windows added c.1980; non-contributing.
4	Ahearn Residence	8	2-story, wood-frame residence, c.1880; gabled ended; enclosed pediment; simple,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Building

Section number Inventory Page 2

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

4 (continued)

wrap-around porch with
front entry; 6-over-6 double-
hung windows; novelty siding.

5 Swendsen Residence

non-contributing, much
altered cottage, possibly
dating to late 19th century;
alterations include full-
front porch, synthetic
siding and rear addition.

6 Milanville Schoolhouse 3

c. 1880, Italianate style
school building; gable-ended;
front bracketed gable with 2-
tiered roof surmounted by
belfry; tall, narrow, 6-over-
6, double-hung windows; 2
shed-roofed, front entrances
flank a triple front window;
stone foundation; clapboard
siding; post-1930, wooden,
gabled out-building (non-
contributing).

7 Old Schoolhouse

non-contributing, much
altered, 1-story residence;
wide frieze band within front
gable is only evidence of
what may be c.1860 school;
alterations include full-
width porch, replacement
windows, one-story addition;
non-contributing, post-1940,
cinder block, 1-car garage.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Building
Section number Inventory Page 3

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

- | | | | |
|----|----------------------|---|--|
| 8 | Volney Skinner House | 4 | 2-story, side-gabled, wood-frame residence; full-width front porch with millwork ballustrades on first and second story levels; clap-board siding; built c.1840; enlarged 1864. |
| 9 | Eli Beach House | 2 | large, 2-story, c.1850, cross-gabled, wood-frame tannery owner's residence, with early 20th century rear addition; full-width front porch; wide frieze band and returned cornice ornamentation; 1-story bay window on south side; 6-over-6, double-hung windows; non-contributing post-1940, wood-frame, 2-bay garage. |
| 10 | Weston Skinner House | | 2-story, side-gabled, wood-frame residence, c. 1870; full-width front porch with millwork posts; stone walk and steps leading to central entry; wood-frame, gable-roofed, weatherboard-sided, 1-story outbuilding, c.1880. |
| 11 | Frank Davis House | | 1 1/2-story, side-gabled residence, with small side addition, c.1900; full-width front porch with central entry; wood siding; non-contributing, post-1940, garage south of house. |

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Building
Section number Inventory Page 4

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

- | | | | |
|----|-----------------------------|------|--|
| 12 | Ray Davis House | | non-contributing, chalet style residence; c. 1970s; wood siding; gable-ended, with wrap-around porch. |
| 13 | Milanville Barbershop | 5, 9 | small, 1 1/2-story, wood-frame, clapboard-sided, commercial building; lean-to addition; central entrance flanked by boarded-up display windows; central, upper-story door; low-pitched gable roof masked by boom town style front facade; c.1880. |
| 14 | Illman-Skinner House | | c. 1910, 2-story, cross-gabled, wood-frame house; full-width front porch with plain, millwork ballustrade and bracketed posts; aluminum sided; rear shed-roofed addition; non-contributing outbuilding: gambrel-roofed, post-1950, wood-frame, 2-story garage. |
| 15 | Milanville Methodist Church | 10 | built 1910, gabled-ended, wood-frame church building, with corner tower/entry surmounted by pyramidal roof, flaring eaves; pointed-arch, stained-glass windows and door, with design repeated in tower vents. |

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Building Inventory Page 5

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

- | | | | |
|----|----------------------|-------|--|
| 16 | Arthur Holmes House | | non-contributing, ranch style wood-frame residence, with wood siding; c. 1957. |
| 17 | Nathan Skinner House | 6, 10 | 1 1/2-story residence; gabled; clapboard sided; built 1815; post-and-beam construction; central entry with small front porch; windows double-hung on first story, eye-brow on second story; rear breezeway and connects to non-contributing, wood-frame, weatherboard-sided 2-story, barn style residence, c. 1976. |
| 18 | trailer | | non-contributing house trailer; small, wood-frame, barn-style shed adjacent; both post-1950. |
| 19 | Milton Skinner House | 7 | c. 1900, 2-story, wood-frame, cross-gabled residence; Eastlake style details (decorative vergeboard and truss within front gable, full-width front porch with posts surmounted by decorative millwork brackets, fishscale shingling); wide, stone steps leading from road to central entry; 2-story gabled, wood-frame outbuilding at rear, and gabled, wooden barn across the road, both c. 1900 (both contributing). |

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number ^{Building}~~Inventory~~ Page 6

Milanville Historic District

Historic and Architectural Resources of the Upper Delaware Valley

NY: Delaware, Orange, Sullivan Counties

PA: Pike, Wayne Counties

20 Skinners Falls Bridge

2-span, steel, Baltimore
Truss bridge; built 1902;
listed on the National
Register, 1988.

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locallyApplicable National Register Criteria ☒ A ☐ B ☒ C ☐ DCriteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

IndustryArchitecture

Period of Significance

1815-c.19201815-c.1920

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

unknown

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

The Milanville Historic District meets Criterion A for its significant contribution to nineteenth and early twentieth century industrial development of the area, especially during the active years of the tannery (1849-c.1898) and wood distillation (1898-c.1920) operation. It also meets Criterion C for its distinctive nineteenth and early twentieth century architecture. It relates to the multiple property nomination's Context 3: Upper Delaware Industry, 1614-1942.

Milanville is one of the most historically significant communities in the river valley, the eighteenth century center of the Delaware Company's Cushetunk settlement. All vestiges of the Calkins Creek settlement were lost during the Revolution, when Indians and Tories raided and burned throughout the valley. However, a number of the original Delaware Company families -- notably, the Skinners, Thomases, Calkins, and Tylers -- returned and resettled the area.

The extant buildings of the Milanville Historic District reflect the nineteenth and early twentieth century, when the village reached its most developed stage and was a center for lumbering and tanning, then wood distillation. Each of these industries based in Milanville played a key role in the history of the Upper Delaware Valley.

Lumbering provided the first major product to return profits to the area. Milanville's Skinner family, owners of the village sawmill, was the most important lumbering/timber rafting family in the valley. The tannery at Milanville, one of two in the valley, was a major producer of leather for the belts to operate the engines of America's industrial revolution. After the hemlocks needed for tanning were depleted, the Beach tannery was converted to an "acid factory," producing charcoal, wood alcohol, and chemicals used in explosives during World War I. By the 1920s, synthetic processes replaced wood distillation for production of these chemicals, and the acid factory closed.

☒ See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

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

The sawmill, tannery, acid factory, and creamery are now gone. But the residences and a few commercial buildings remain with strong historic and visual ties to those lost industries.

Within the district, the earliest extant building is the Nathan Skinner House, framed out at Tammany Flats (seven miles up-river) and floated downstream on timber rafts, in 1815. This is just one of several early Milanville buildings associated with the Skinner family. Daniel Skinner is universally credited with beginning the Upper Delaware timber rafting industry, the key to development and settlement of the region. Daniel's son, Nathan, who built this house, was Wayne County's first surveyor and an important chronicler of the pioneer era. Nathan's son, Calvin, who lived over 70 years in the house, was a lumberman, raftsman and civic leader, who gave Milanville its name (in honor of Napoleon's Decree of Milan). Four other residences in the district trace their heritage to Calvin Skinner's children: the Volney Skinner House (c.1840), the Weston Skinner House (c.1870), the Illman-Skinner House (c.1910), and the Milton Skinner House (c.1900).

The other important Milanville Historic District family--also associated with a key local industry -- was the Beach family. The Eli Beach House (c.1850) is named for Milanville's primary tannery owner, who moved into the house when he came to the village in 1854. The Milanville Store (c.1850) was the company store for Beach's Rock Glen Tannery, later known as Eli Beach & Sons. The J. Howard Beach House (c.1870) was built for the oldest of those sons.

Although one of the smaller communities in the river valley, Milanville has an unusually large number of extant buildings which reflect nineteenth and early twentieth century architectural motifs. Three of these buildings are especially fine examples of **vernacular architecture** found in several of the historic communities of the Upper Delaware Valley. The Milanville School (c.1880) boasts picturesque styling with bracketed roof-lines, arched upper-level windows, and a belfry with a two-tiered roof. It has been converted to a residence without damage to its historic exterior. The Milanville Store (c.1850), a rare example of a local store that retains both architectural integrity and traditional function, is dominated by a full-width, two-story, front porch, architectural feature found in a number of commercial buildings in the valley.. The barbershop, for many years the village's polling

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2

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

place, is a commercial building with a boom-town style false front, a style popular for Main Street architecture elsewhere in the valley.

Architectural significance, however, is not limited to these three buildings. The five residences associated with the Skinner family, for instance, retain their distinctive nineteenth and early twentieth century architectural flavor, drawing upon styles popular in the river valley during that period. The Nathan Skinner House (1815) is an example of early Greek Revival building, with post and beam construction. The Volney Skinner House (c.1840) exhibits original Greek Revival massing and frieze band trim typical of that style. The Weston Skinner House (c.1870) is a simple, unaltered, residence showing the Queen Anne influence in its full-width front porch and millwork balustrade. The Milton Skinner House (c.1910) is a **Eastlake style** residence with steep gables and decorative vergeboard. Combined with the other contributing resources of the district, these buildings represent especially well crafted examples of the architectural styles which dominated the Upper Delaware Valley during the period of significance.

With the exception of three non-contributing residences -- the ranch style Arthur Holmes House (c.1957), the Puchhammer house trailer and the Ray Davis chalet (c.1970) -- every residence and commercial building in the historic district was constructed during the period of significance, and reflects the architectural styling of that period. Even those buildings (i.e., the Old School and the Swendsen House), which have been so remodeled as to be classified as non-contributing, retain enough of the architectural detail and original building features to reveal their nineteenth and early twentieth century origins.

Anchoring the southern end of the district is the 1902 Milanville-Skinners Falls Bridge, an intact example of a multiple-span Baltimore truss bridge. Already listed on the National Register of Historic Places, the bridge represents a bridge construction style common to the district's period of significance.

All of the Upper Delaware's villages have a sense of the past, a strong visual link with the nineteenth century and early twentieth century, the valley's most prosperous period. For Milanville, this is especially true. Unlike most of the other

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3

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

communities, Milanville has not been impacted by a major highway. Unlike any of the other communities, Milanville's general store, the village's social center, retains not only its traditional function but also its architectural integrity. Unlike other communities, Milanville has very few modern buildings anywhere in the community.

The topography and natural features, especially the Delaware River, Calkins Creek, and the hills which rise steeply to the north and west, dominate the Milanville landscape, as they did in the nineteenth century. Second-growth timber and matured landscape plantings give the area a greener, more natural look than it would have had during the community's early development. However, it also adds to the general impression of Milanville as a rural community largely untouched by modern construction.

9. Major Bibliographical References

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:

Resource Management Office, National
Park Service, Milanville PA

10. Geographical Data

Acreage of property 20

UTM References

A 18 494560 4613280
Zone Easting Northing

C 18 494980 4612850
Zone Easting Northing

B 18 4951150 461129160
Zone Easting Northing

D 18 4943150 4611301010
Zone Easting Northing

☐ See continuation sheet

Verbal Boundary Description

☒ See continuation sheet

Boundary Justification

☒ See continuation sheet

11. Form Prepared By

name/title Mary Curtis, Cultural Resources Specialist

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

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

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Section number 10 Page 1

Milanville Historic District
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Verbal Boundary Description

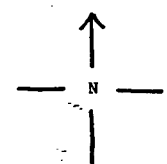
All of the village's historic central area is included in the district, with boundaries generally following property lines. The western boundary of the historic district follows the property lines of lots 36, 57, 52, 50, 95, 80, and 79, as shown on tax map #217, Damascus Township, Wayne County, Pennsylvania. It follows the southern boundary of lots 79, 80, 95.1, 81, 82, 84, 85, 64, 66, 88, 89, the Interstate Bridge Commission property, and those portions of 95, 83 and 86 which are within 250' of Route 63027 or 63029. The remaining boundaries of the district follow the northern and eastern boundaries of lots 36, 58, 59, 60, 61, 62, 66, 67, and the Interstate Bridge Commission property, as well as those portions of lots 63, 64, and 65, which are within 250' of Route 63027.

Boundary Justification

This boundary includes all the major historic and architectural resources in the village. It follows property lines of lots along Routes 63027 and 63028, except in the case of very deep lots, where only 250 feet depth measured from the edge of the highway was included. Large tracts of land containing no extant cultural resources were excluded. Resources adjacent to these properties, beyond the boundaries established, do not contribute to the historic significance of the district.

MILANVILLE HISTORIC DISTRICT
Wayne Co. Tax Map #217

- district boundary
- non-contributing building
- contributing building
- ⑪ site identification #



New York State

Delaware River

Calkins Creek

Calkins Creek

Route 600

Route 600

18

19

20

17

16

15

13

11

12

14

8

7

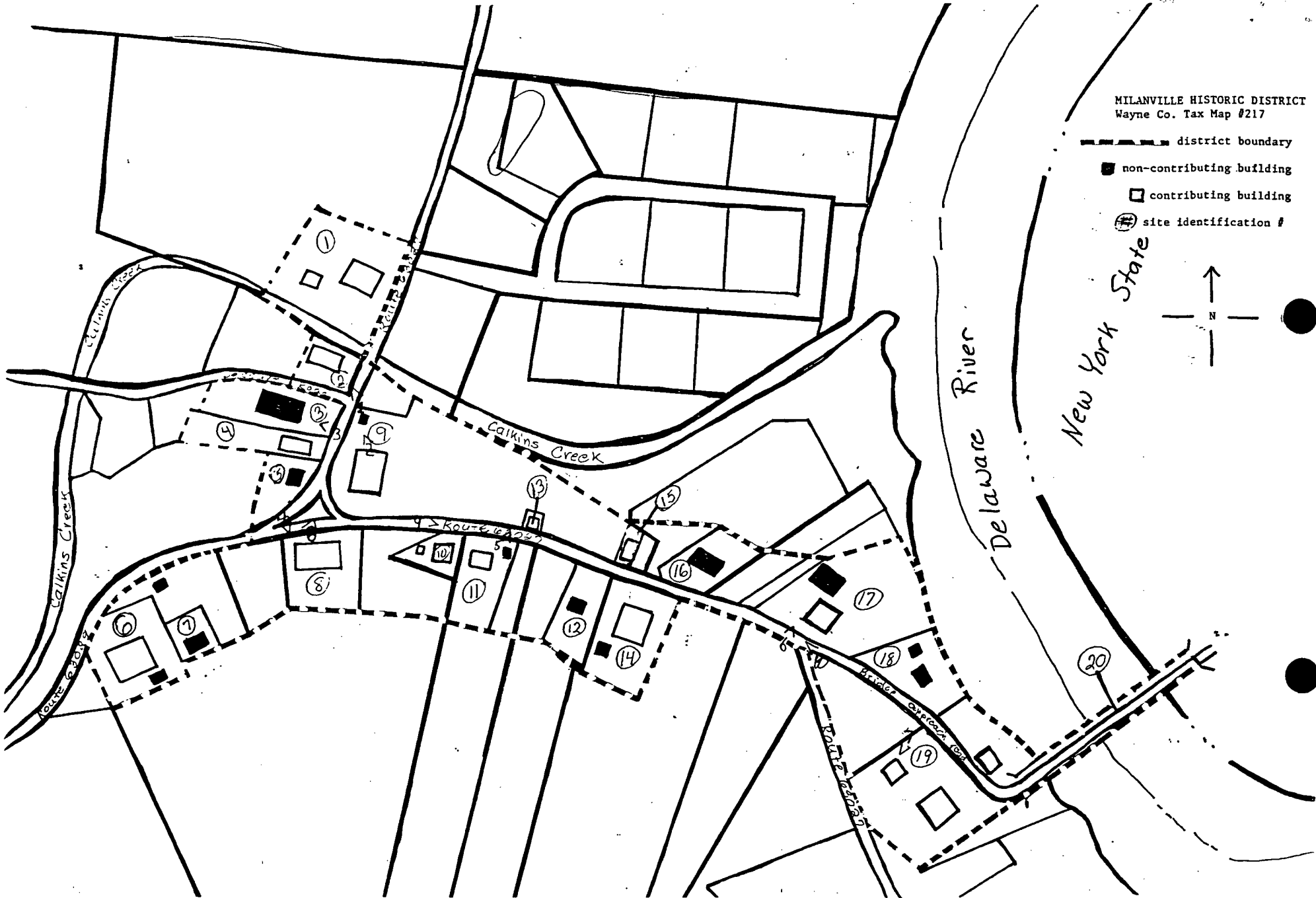
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4

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1



Milenille Historic District
 Waige County - Zone 18 - Lamascas & A
 A E 494560 N 461230 C E 494970 N 461250
 B E 494150 N 461280 D E 494350 N 461300

