

McKownville-Country Club Highlands Historic District

Guilderland, New York



What are the State and National Registers of Historic Places?



The State and National Registers of Historic Places are the official lists of buildings, structures, districts, objects, and sites significant in the history, architecture, archeology, engineering, and culture of New York and the nation. The same eligibility criteria are used for both the State and National Registers. The National Historic Preservation Act of 1966 and the New York State Historic Preservation Act of 1980 established the National and State Registers programs. In New York, the Commissioner of the New York State Office of Parks, Recreation and Historic Preservation, who is also the State Historic Preservation Officer (SHPO), administers these programs.

Since the State and National programs are effectively the same, we defer to the National Register when discussing the nomination process.

What is a Historic District?



There are two primary types of National Register listing: Individual listing and Historic District listings.

Historic Districts are collections/areas of historically related properties that meet the eligibility criteria for listing on the National Register.

Properties within Historic Districts do not always meet the eligibility criteria individually, but when viewed collectively they meet the criteria.

Nominating Historic Districts is not uncommon, and there are a number of them already listed on the National Register near your neighborhood!

Here are some examples:

Center Square/Hudson-Park Historic District

Albany, NY



West Side Historic District

Saratoga Springs, NY



Altamont Historic District

Altamont, NY



What makes your neighborhood historic?

The McKownville-Country Club Highlands Historic District is eligible for listing on the National Register of Historic Places in the area of Community Planning & Development as a residential enclave that chronicles the suburban development of the greater Albany, New York region in the early to mid-twentieth century

It is also eligible in the area of Architecture for its largely intact collection of domestic suburban architecture, representative of its time. For example, here are some excellent examples of Kit Houses in your neighborhood that remain almost identical to their original plans





MODERN HOME No. 167



FIRST FLOOR PLAN



SECOND FLOOR PLAN

—47—

\$753⁰⁰

For \$753.00 we will furnish all the material to build this Eight-Room House, consisting of Mill Work, Flooring, Ceiling, Siding, Finishing Lumber, Building Paper, Pipe, Gutter, Sash Weights, Hardware, Painting Material, Lumber, Lath and Shingles. NO EXTRAS, as we guarantee enough material at the above price to build this house according to our plans.

By allowing a fair price for labor, cement, brick and plaster, which we do not furnish, this house can be built for about \$1,573.00, including all material and labor.

For Our Offer of Free Plans See Page 3.

A WELL proportioned house which affords a great deal of room at a low cost. Large front porch, 21 feet 6 inches long by 8 feet wide, with Colonial columns. Bay window in the dining room and parlor. An octagon tower on the second floor, making it suitable for a corner lot. Crystal leaded front window in the parlor. Colored leaded art glass sash for the hall, with marginal light attic sash. Every room in the house is perfectly lighted and well ventilated by large windows. The reception hall contains an open staircase with a cased opening between it and the parlor, and another cased opening leading to the dining room. A door also opens from the reception hall directly into the kitchen. Inside rear stairs directly under the main stairs and also an outside stairway under the rear porch. When reaching the second floor landing you are within a very few feet of the entrance to the three bedrooms or bathroom. By this you will notice there is no waste space whatever.

Dublin front door, 3x7 feet, glazed with bevel plate glass. Interior yellow pine doors for both first and second floor, with clear yellow pine trim, such as casing, baseboard and molding. Clear yellow pine flooring for both floors and porches.

Painted two coats outside; color to suit. Varnish and wood filler for two coats of interior finish.

Built on a concrete block foundation, frame construction, sided with narrow bevel cypress edge siding and has a cedar shingle roof.

Excavated basement under the entire house, 7 feet from floor to joists, with cement floor. First floor, 9 feet from floor to ceiling; second floor, 8 feet from floor to ceiling.

This house can be built on a lot 28 feet wide.

Complete Warm Air Heating Plant, for soft coal, extra.....	\$ 78.00
Complete Warm Air Heating Plant, for hard coal, extra.....	80.00
Complete Steam Heating Plant, extra.....	173.49
Complete Hot Water Heating Plant, extra.....	208.00
Complete Plumbing Outfit, extra.....	117.50

SEARS, ROEBUCK
AND CO.



CHICAGO,
ILLINOIS



SIX-ROOM COLONIAL

THE VAN JEAN is an unusually well arranged Dutch Colonial house. It has many special features not generally found in houses of this price. It has a charming entrance that gives an atmosphere of welcome. It has Colonial windows with divided lights above and one light below. Add to this the white siding and contrasting red or green roof with the red brick chimney and you have a home that is sure to charm the most critical.

Honor Bill

The Van Jean

"Already Cut" and Fitted

P3267A Price with Sun Room, \$2,887.00

P3267B Price without Sun Room, \$2,636.00

What Our Prices Include

At the prices quoted we will furnish all the material to build this six-room colonial house, consisting of: Roofing, Colonial Style Siding, Shingles, Guaranteed for 10 Years; 1 1/2 inch Clear Cypress or Clear Red Cedar, Board and Batten; 1 1/2 inch Clear Douglas Fir or Pacific Coast Hemlock; 1 1/2 inch Clear Oak throughout except Kitchen and Bathrooms which are 1 1/2 inch Clear Maple; Finish Ceiling, Clear Grade Douglas Fir or Pacific Coast Hemlock; Finish Lumber; High Grade Millwork (see pages 138 and 139); Interior Doors, One-Panel Sub-Frame Design of Clear Pine, Buck Board Style, of Beautiful Grade Douglas Fir or Yellow Pine; Buck Board Trim, Sills, Sills and Bells; Mantels; Sinks; Kitchen Cabinets, Medicine Case; Windows of California Clear White Pine; Heavy Waterproof Building Paper; Sash Weights; Sash Trough and Sash Spool; Various Design Hardware (see page 138); Paint for Three Coats of Outside Trim and Siding; Five-Coat Enamel Finish for Trim, Mahogany Stain, Shellac, Two Coats of Varnish for Doors, Sills, Trim, Rail, and Newel; Wood Filter and Two Coats of Varnish for Oak Floors; Two Coats of Varnish for Maple Floors; Concrete Pans and Specifications.

The Dining Room. To the left of the hall is the dining room. It is of good size. Windows on two sides give the desired light and ventilation.

The Kitchen. From the dining room you pass a swinging door into the small kitchen. Here the sink, the kitchen cabinets, the pantry closet and space for stove and table have been arranged with a thought to save the housewife (or servant) many steps each day. A 3 ft. x 4 ft. 6 in. near entry provides space for an ice box, which can be had without losing track of the kitchen door. To the right are stairs leading to the basement and to the left is the grade floor to porch.

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At the prices quoted we will furnish all the material to build this six-room colonial house, consisting of: Roofing, Colonial Style Siding, Shingles, Guaranteed for 10 Years; 1 1/2 inch Clear Cypress or Clear Red Cedar, Board and Batten; 1 1/2 inch Clear Douglas Fir or Pacific Coast Hemlock; 1 1/2 inch Clear Oak throughout except Kitchen and Bathrooms which are 1 1/2 inch Clear Maple; Finish Ceiling, Clear Grade Douglas Fir or Pacific Coast Hemlock; Finish Lumber; High Grade Millwork (see pages 138 and 139); Interior Doors, One-Panel Sub-Frame Design of Clear Pine, Buck Board Style, of Beautiful Grade Douglas Fir or Yellow Pine; Buck Board Trim, Sills, Sills and Bells; Mantels; Sinks; Kitchen Cabinets, Medicine Case; Windows of California Clear White Pine; Heavy Waterproof Building Paper; Sash Weights; Sash Trough and Sash Spool; Various Design Hardware (see page 138); Paint for Three Coats of Outside Trim and Siding; Five-Coat Enamel Finish for Trim, Mahogany Stain, Shellac, Two Coats of Varnish for Doors, Sills, Trim, Rail, and Newel; Wood Filter and Two Coats of Varnish for Oak Floors; Two Coats of Varnish for Maple Floors; Concrete Pans and Specifications.

FIRST FLOOR

SECOND FLOOR

The Reception Hall. Every time the reception hall reveals the colonial character of this Dutch Colonial home. An open doorway leads to the second floor. To the left of the doorway is a coat closet with pole for coats and a hat shelf, accommodating a large number of guests' clothes. A grand, father clock can be set along the left wall. On each side of this reception hall are wide openings with French doors, giving an excellent view of the large living room and the dining room on the opposite side.

The Living Room. To the right of hall you enter the living room, which is of the proper proportions to accommodate the furniture for the large living space. It is suitable for a house of the size of the Van Jean. See the floor plan. Almost directly opposite the wide opening, with French doors is a brick mantel and fireplace which is the central feature. All furniture may be arranged to your liking, as the space is ample. Windows on three sides afford plenty of light and air, making a cheery room.

The Sun Room. A French door opens into the sun room from the living room if P3267A is ordered. Second large windows front this room with excellent view of scenery. It can be made the closest spot in winter of summer.

The Bedrooms. The staircase hall has good sized windows at the landing. A short hall connects with all bedrooms and bath. On one side is the main bedroom of large size which contains a pole bed dresser, chest of drawers and other furniture. Two closets are at the end of room. Between the closets and underneath a window is a built-in seat, with chest underneath. There are two other bedrooms, each with closets. Ample windows and light are secured by the correct number of windows in each room. Close the basement, and handy in the bedrooms is a linen closet in the second floor hall.

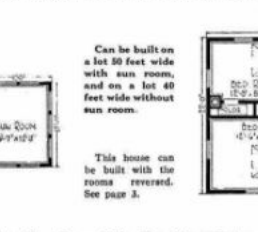
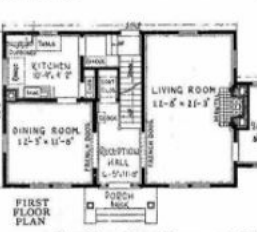
The Basement. Room for furnace, laundry and storage. Height of Cellars, Basement, 7 feet high from floor to ceiling, with cement floor. First floor, 9 feet from floor to ceiling. Second floor, 8 feet 7 inches from floor to ceiling.

What Our Prices Include

At the prices quoted we will furnish all the material to build this six-room colonial house, consisting of: Roofing, Colonial Style Siding, Shingles, Guaranteed for 10 Years; 1 1/2 inch Clear Cypress or Clear Red Cedar, Board and Batten; 1 1/2 inch Clear Douglas Fir or Pacific Coast Hemlock; 1 1/2 inch Clear Oak throughout except Kitchen and Bathrooms which are 1 1/2 inch Clear Maple; Finish Ceiling, Clear Grade Douglas Fir or Pacific Coast Hemlock; Finish Lumber; High Grade Millwork (see pages 138 and 139); Interior Doors, One-Panel Sub-Frame Design of Clear Pine, Buck Board Style, of Beautiful Grade Douglas Fir or Yellow Pine; Buck Board Trim, Sills, Sills and Bells; Mantels; Sinks; Kitchen Cabinets, Medicine Case; Windows of California Clear White Pine; Heavy Waterproof Building Paper; Sash Weights; Sash Trough and Sash Spool; Various Design Hardware (see page 138); Paint for Three Coats of Outside Trim and Siding; Five-Coat Enamel Finish for Trim, Mahogany Stain, Shellac, Two Coats of Varnish for Doors, Sills, Trim, Rail, and Newel; Wood Filter and Two Coats of Varnish for Oak Floors; Two Coats of Varnish for Maple Floors; Concrete Pans and Specifications.

Can be built on a lot 50 feet wide with sun room, and on a lot 40 feet wide without sun room.

This house can be built with the rooms reversed. See page 3.



For Our Easy Payment Plan See Page 144—For Our Information Blank See Page 141

See Interior Views of The Van Jean Home on opposite Page

NINE ROOMS AND PORCH



THE GLEN FALLS is an exclusive and pleasing Dutch colonial home. Picturesque, dignified and hospitable are three cardinal points that are outstanding characteristics. Comfortable and economical arrangement, and strong and permanent construction are other important advantages to consider. This house represents, by far, the choicest design of Dutch colonial architecture. Its popularity is a natural result of widespread appreciation for the "home beautiful." Its distinctive shape lends itself remarkably well to the ideal treatment of carrying the lines down to the ground. Carefully planned to stress the harmonious lines are the colonial entrance door with its brick terrace and bench, the 8x10-in. porch with fluted wood columns, green shutters and flower boxes. Then, again, consider the wide sitting, stuccoed fireplace chimney, topped with pots, through which the smoke rises from a crackling fire below.

The plan as illustrated is 46 feet wide by 32 feet deep. One must study the illustration and the floor plans on this page and views of the interior on the opposite page, to fully appreciate the splendid value made possible by our ready-cut system and direct-from-factory-to-you plan.

FIRST FLOOR

The Reception Hall. Entrance through the colonial front door leads into the vestibule, which connects with the reception hall by a plastered arch. The space at the left of the vestibule, opening off the hall, can be used for a lavatory or for a closet for wraps, if so desired. The reception hall contains a graceful colonial staircase which ascends to the second floor hall. The space beneath the stairway is used for another closet. The reception hall is 7 feet 6 inches by 19 feet. At the rear end of the hall a door connects with a quiet room, suitable for den, office or study. It is lighted by a double window. Size, 12 feet by 7 feet 6 inches.

The Living Room. French doors connect the reception hall with the spacious living room. Size, 21 feet 6 inches by 15 feet. Directly opposite the entrance from the reception hall is a beautiful colonial fireplace and mantel, on either side of which is a pair of casement sash. French doors in pairs open into a sun porch, with masonry cement floor, size, 16 feet by 7 feet, screened and glazed for year round use, and in the front open to the porch shown in the photograph, which has a cement floor in the effect, and is 9 feet by 22 feet.

The living room offers a splendid opportunity for decoration and furnishing in either colonial period or the more recent mode of individualized pieces, each representing its own origin.

The Dining Room. French doors open from the reception hall into the dining room. Floor dimensions are 14 feet 6 inches by 13 feet 3 inches. It is laid out successfully because of the liberal spacing for a complete dining set and comfortable placing of guests. It is lighted by a window in the front and a double window on the side.

The Dining Alcove. A swinging door connects the dining room with the dining alcove. It has a china cabinet, breakfast table with benches.

The Kitchen. Size, 14 feet 6 inches by 11 feet 11 inches. Conveniently located is a built-in kitchen cabinet, the kitchen De Luxe outfit, which includes a sink and built-in cupboard; also a broom closet, and space for range and table. A double window directly over the sink pro-

Honor Gift
The Glen Falls
No. C3245 "Already Cut" and Fitted
\$4,398⁰⁰

vides light and ventilation. A door leads to the rear entry, which has room for refrigerator, stairs to basement and door to grade.

SECOND FLOOR

The Bedrooms. The second floor plan contains a large central hall, with built-in window seat in the rear. The hall connects with the four bedrooms, hall bathroom and linen closet. The master's bedroom, in the left front, 19 feet 6 inches by 11 feet 3 inches, easily accommodates twin beds and the usual furniture. It contains a private bathroom, which has a built-in medicine case, and a window. This bedroom has a double window in the front and one window in the side, providing cross ventilation. A clothes closet is another feature. The bedroom in the rear of the master's bedroom has a very attractive built-in wardrobe. The bedroom is lighted by two windows. Each of the two bedrooms on the right side of plan has cross ventilation and a spacious clothes closet.

The Bathroom. The hall contains a built-in medicine case and a window. Screened under all main parts of the house. Room for heating plant, storage, fruit room and basement, 7 feet from floor to joists.

Height of Ceilings. First floor, 8 feet 6 inches from floor to ceiling. Second floor, 8 feet from floor to ceiling. Basement, 7 feet from floor to joists.

What Our Price Includes

At the price quoted we will furnish all the material to build this nine-room two-story house, consisting of: Lumber; Lath; Ceiling; Clear Hardwood; Red Cedar Shingles; Clear Cedar Board; Framing Lumber, No. 1; Quality Yellow Pine; 40x60x80x100x120x140x160x180x200x220x240x260x280x300x320x340x360x380x400x420x440x460x480x500x520x540x560x580x600x620x640x660x680x700x720x740x760x780x800x820x840x860x880x900x920x940x960x980x1000x1020x1040x1060x1080x1100x1120x1140x1160x1180x1200x1220x1240x1260x1280x1300x1320x1340x1360x1380x1400x1420x1440x1460x1480x1500x1520x1540x1560x1580x1600x1620x1640x1660x1680x1700x1720x1740x1760x1780x1800x1820x1840x1860x1880x1900x1920x1940x1960x1980x2000x2020x2040x2060x2080x2100x2120x2140x2160x2180x2200x2220x2240x2260x2280x2300x2320x2340x2360x2380x2400x2420x2440x2460x2480x2500x2520x2540x2560x2580x2600x2620x2640x2660x2680x2700x2720x2740x2760x2780x2800x2820x2840x2860x2880x2900x2920x2940x2960x2980x3000x3020x3040x3060x3080x3100x3120x3140x3160x3180x3200x3220x3240x3260x3280x3300x3320x3340x3360x3380x3400x3420x3440x3460x3480x3500x3520x3540x3560x3580x3600x3620x3640x3660x3680x3700x3720x3740x3760x3780x3800x3820x3840x3860x3880x3900x3920x3940x3960x3980x4000x4020x4040x4060x4080x4100x4120x4140x4160x4180x4200x4220x4240x4260x4280x4300x4320x4340x4360x4380x4400x4420x4440x4460x4480x4500x4520x4540x4560x4580x4600x4620x4640x4660x4680x4700x4720x4740x4760x4780x4800x4820x4840x4860x4880x4900x4920x4940x4960x4980x5000x5020x5040x5060x5080x5100x5120x5140x5160x5180x5200x5220x5240x5260x5280x5300x5320x5340x5360x5380x5400x5420x5440x5460x5480x5500x5520x5540x5560x5580x5600x5620x5640x5660x5680x5700x5720x5740x5760x5780x5800x5820x5840x5860x5880x5900x5920x5940x5960x5980x6000x6020x6040x6060x6080x6100x6120x6140x6160x6180x6200x6220x6240x6260x6280x6300x6320x6340x6360x6380x6400x6420x6440x6460x6480x6500x6520x6540x6560x6580x6600x6620x6640x6660x6680x6700x6720x6740x6760x6780x6800x6820x6840x6860x6880x6900x6920x6940x6960x6980x7000x7020x7040x7060x7080x7100x7120x7140x7160x7180x7200x7220x7240x7260x7280x7300x7320x7340x7360x7380x7400x7420x7440x7460x7480x7500x7520x7540x7560x7580x7600x7620x7640x7660x7680x7700x7720x7740x7760x7780x7800x7820x7840x7860x7880x7900x7920x7940x7960x7980x8000x8020x8040x8060x8080x8100x8120x8140x8160x8180x8200x8220x8240x8260x8280x8300x8320x8340x8360x8380x8400x8420x8440x8460x8480x8500x8520x8540x8560x8580x8600x8620x8640x8660x8680x8700x8720x8740x8760x8780x8800x8820x8840x8860x8880x8900x8920x8940x8960x8980x9000x9020x9040x9060x9080x9100x9120x9140x9160x9180x9200x9220x9240x9260x9280x9300x9320x9340x9360x9380x9400x9420x9440x9460x9480x9500x9520x9540x9560x9580x9600x9620x9640x9660x9680x9700x9720x9740x9760x9780x9800x9820x9840x9860x9880x9900x9920x9940x9960x9980x10000x10020x10040x10060x10080x10100x10120x10140x10160x10180x10200x10220x10240x10260x10280x10300x10320x10340x10360x10380x10400x10420x10440x10460x10480x10500x10520x10540x10560x10580x10600x10620x10640x10660x10680x10700x10720x10740x10760x10780x10800x10820x10840x10860x10880x10900x10920x10940x10960x10980x11000x11020x11040x11060x11080x11100x11120x11140x11160x11180x11200x11220x11240x11260x11280x11300x11320x11340x11360x11380x11400x11420x11440x11460x11480x11500x11520x11540x11560x11580x11600x11620x11640x11660x11680x11700x11720x11740x11760x11780x11800x11820x11840x11860x11880x11900x11920x11940x11960x11980x12000x12020x12040x12060x12080x12100x12120x12140x12160x12180x12200x12220x12240x12260x12280x12300x12320x12340x12360x12380x12400x12420x12440x12460x12480x12500x12520x12540x12560x12580x12600x12620x12640x12660x12680x12700x12720x12740x12760x12780x12800x12820x12840x12860x12880x12900x12920x12940x12960x12980x13000x13020x13040x13060x13080x13100x13120x13140x13160x13180x13200x13220x13240x13260x13280x13300x13320x13340x13360x13380x13400x13420x13440x13460x13480x13500x13520x13540x13560x13580x13600x13620x13640x13660x13680x13700x13720x13740x13760x13780x13800x13820x13840x13860x13880x13900x13920x13940x13960x13980x14000x14020x14040x14060x14080x14100x14120x14140x14160x14180x14200x14220x14240x14260x14280x14300x14320x14340x14360x14380x14400x14420x14440x14460x14480x14500x14520x14540x14560x14580x14600x14620x14640x14660x14680x14700x14720x14740x14760x14780x14800x14820x14840x14860x14880x14900x14920x14940x14960x14980x15000x15020x15040x15060x15080x15100x15120x15140x15160x15180x15200x15220x15240x15260x15280x15300x15320x15340x15360x15380x15400x15420x15440x15460x15480x15500x15520x15540x15560x15580x15600x15620x15640x15660x15680x15700x15720x15740x15760x15780x15800x15820x15840x15860x15880x15900x15920x15940x15960x15980x16000x16020x16040x16060x16080x16100x16120x16140x16160x16180x16200x16220x16240x16260x16280x16300x16320x16340x16360x16380x16400x16420x16440x16460x16480x16500x16520x16540x16560x16580x16600x16620x16640x16660x16680x16700x16720x16740x16760x16780x16800x16820x16840x16860x16880x16900x16920x16940x16960x16980x17000x17020x17040x17060x17080x17100x17120x17140x17160x17180x17200x17220x17240x17260x17280x17300x17320x17340x17360x17380x17400x17420x17440x17460x17480x17500x17520x17540x17560x17580x17600x17620x17640x17660x17680x17700x17720x17740x17760x17780x17800x17820x17840x17860x17880x17900x17920x17940x17960x17980x18000x18020x18040x18060x18080x18100x18120x18140x18160x18180x18200x18220x18240x18260x18280x18300x18320x18340x18360x18380x18400x18420x18440x18460x18480x18500x18520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FIVE ROOMS AND SLEEPING BALCONY

At the prices quoted we will furnish all the material to build this six-room bungalow, consisting of mill work, lumber, lath, shingles, flooring, porch ceiling, finishing lumber, buffet, kitchen cupboard, colonnade and medicine case, building paper, eaves trough, down spout, sash weights, hardware and painting material. We guarantee enough material to build this bungalow. Prices do not include cement, brick or plaster.

Honor Bill

The Hollywood

No. 259 Not Cut and Fitted
\$4,578.00
 No. 2089 "Already Cut" and Fitted.
\$4,768.00

THE charm and homelike aspect of this bungalow will appeal to you. It has received honorable mention in leading architectural magazines. The arrangement of the rooms conforms to the approved bungalow style.

Main Floor Note the large living room with mantel nook at one end partly separated from the living room by Craftsman colonnades. The main front door is Craftsman design. The dining room has a window seat in the bay window, and also a beamed ceiling and handsome buffet. A door leads from the dining room into the kitchen and another to the hall. The kitchen is equipped with cabinet to serve as pantry. There is a sleeping porch between the rear bedroom and kitchen which can be reached from the hall.

Basement Excavated basement under part of house has a concrete floor.

Height of Ceilings The basement is 7 feet high from floor to joists. Rooms on the main floor are 9 feet from the floor to the ceiling. Built on a concrete foundation; No. 1 yellow pine frame construction. Sided and roofed with best grade thick red cedar shingles.

We furnish our best "Quality Guaranteed" mill work, shown on pages 168 and 169. Interior doors are yellow pine with trim and flooring to match, in beautiful grain and color. Windows are made of clear California white pine, with good quality glass set in with best grade of putty. Front porch has a cement floor.

Paint for three coats outside, two coats stain for shingles on sides, your choice of color. Varnish and wood filler for interior finish. Chicago Design hardware, see page 116.

OPTIONS

Sheet Plaster and Plaster Finish to take the place of wood lath, \$195.00 extra.

Oriental Asphalt Shingles, instead of wood shingles, no extra charge.

Fire-Proof Shingle Roll Roofing, Red or Sea Green in color, instead of wood shingles, \$200.00 less.

Oak Doors, Trim and Floors for living room and dining room, instead of yellow pine, \$222.00 extra.

Maple Flooring for kitchen and bathroom, instead of yellow pine, no extra charge.

Storm Doors and Windows, \$127.50 extra.

Screen Doors and Windows, black wire, \$63.00 extra; galvanized wire, \$67.50 extra.

Can be built on a lot 40 feet wide.

See Description of "Honor Bill" Houses on Page 7.

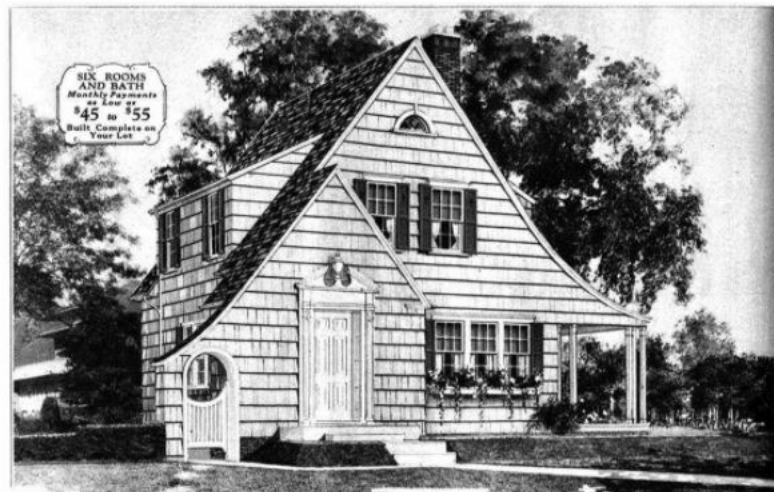
FLOOR PLAN No. 259.

This house has been built at Cairo, Ill., and Mukwonago, Wis.

For Prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see page 115.

Modern House No. 2089, with same arrangement of rooms shown above and already cut and fitted, price, \$4,768.00.

Our Guarantee Protects You—Order Your House From This Book.
 Price Includes Plans and Specifications.



Honor Bill
The Cedars
 No. C1278 "Already Cut" and Fitted
 \$2,236⁰⁰

IT IS impossible to add a single feature that will improve the exterior appearance of this beautiful home. It would be hard to find a more attractive entrance than that which forms the main feature of the front of this house. The door is of 6-panel design, built of clay white pine, the balance of the exterior of this cottage. When the dining room over the porch at the right and over the colonial gate at the left has a tendency to give this house the appearance of being large, by studying the floor plan you will note it is very compact and will give you a very practical and conveniently arranged home at low cost.

The material used to cover the exterior walls is Rural Red Cedar 24 inch Shingles, planned to be laid 10-inch face. All windows with the exception of those in the rear wall are equipped with shutters. We suggest staining the shingles a very light gray, with ivory or white trim, with dark shutters and roof.



FIRST FLOOR

The projection at the front of the house forms a terrace with a good set of steps down on each side, which you will find convenient for older people.

Upon entering the living room you immediately become impressed by the effect gained by the use of the plastered arch forming the opening between the living room and dining room, and also the arched opening which forms the entrance to the main stairway, which is given additional charm by the use of a small wrought iron railing on the exposed tread. A group of four sliding windows gives this room plenty of light. It is 12 feet 5 inches wide by 21 feet 3 inches deep. A handsome wood is another convenient feature located on the side landing. The right of the stair is down to the dining room and kitchen. The dining room being 10 feet 5 inches wide by 14 feet 5 inches deep and contains four large windows and also a French door which forms the opening to the porch at the right which is 8 feet wide by 16 feet long. Both living room and dining room in this house are finished with clay oak flooring, while the flooring used for the kitchen is clear maple.

In the kitchen you will note that we have planned a very attractive arrangement for all features, the left wall being arranged for kitchen sink, and the right wall for kitchen cabinets and sink. The space underneath the main stairs is the opening to grade and cellar stairs which also forms a platform for refrigerator.

SECOND FLOOR

Every inch of floor space has been used to best advantage in the arrangement of the second floor of this home. By eliminating the usual large hall we have been able to obtain exceptionally large bedrooms, the two at the rear being 12 feet 5 inches by 12 feet 5 inches and 11 feet 5 inches by 13 feet. The very bedroom is 11 feet 5 inches by 9 feet 5 inches. Each bedroom contains a good size closet, and linen closet for additional storage opens off the hall.

The bathroom will accommodate our fixtures as shown by specification No. 20, and also contains an attractive Vermont mirror medicine case.

Basement. The basement is planned to be excavated under the main part of the house only and contains space for laundry, heating plant, fuel and storage.

Height of Ceilings. Basement, 7 feet from floor to floor. First floor, 8 feet 6 inches. Second floor, 8 feet 6 inches.

What Our Price Includes

At the price quoted we will furnish all the material to build this six-room house, including all:
 Lumber;
 Siding, Board, Grade Clear Red Cedar Shingles;
 Siding, Board, Grade Extra Thick 24-inch Clear Red Cedar Shingles;
 Cedar Shingles;
 Framing Lumber, No. 1 Oregon Yellow Pine.

Can be built on a lot 42 feet wide



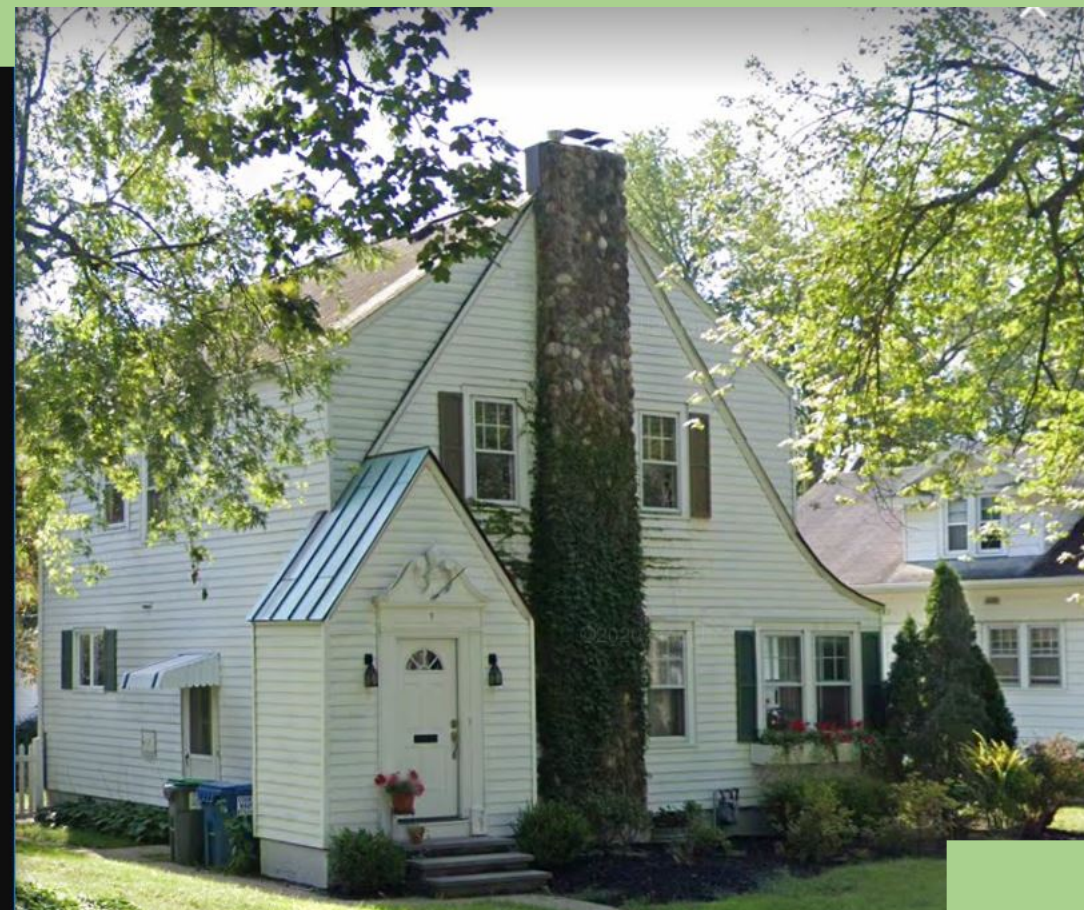
Trim, Back Band Style, of Beautiful Grain Yellow Pine Windows of California Clear White Pine; Medicine Case; Kitchen Cabinets; Colonial Shutters;
 Floor; Box Wrought Iron Stair Rail;
 Brass Knobs and Down Spouts;
 Heavy Waterproof Building Paper; Bath Weights;
 Necessaries Design Hardware (see page 104);
 Paint for Three Coats Outside (One Coat for Shingles on Walls for One Thin Coat);
 Shells; and Two Coats of Varnish for Interior Doors and Trim.

Wood Floor and Two Coats Varnish for Oak Floors; Two Coats Varnish for Maple and Yellow Pine Floors; Complete Plans and Specifications.

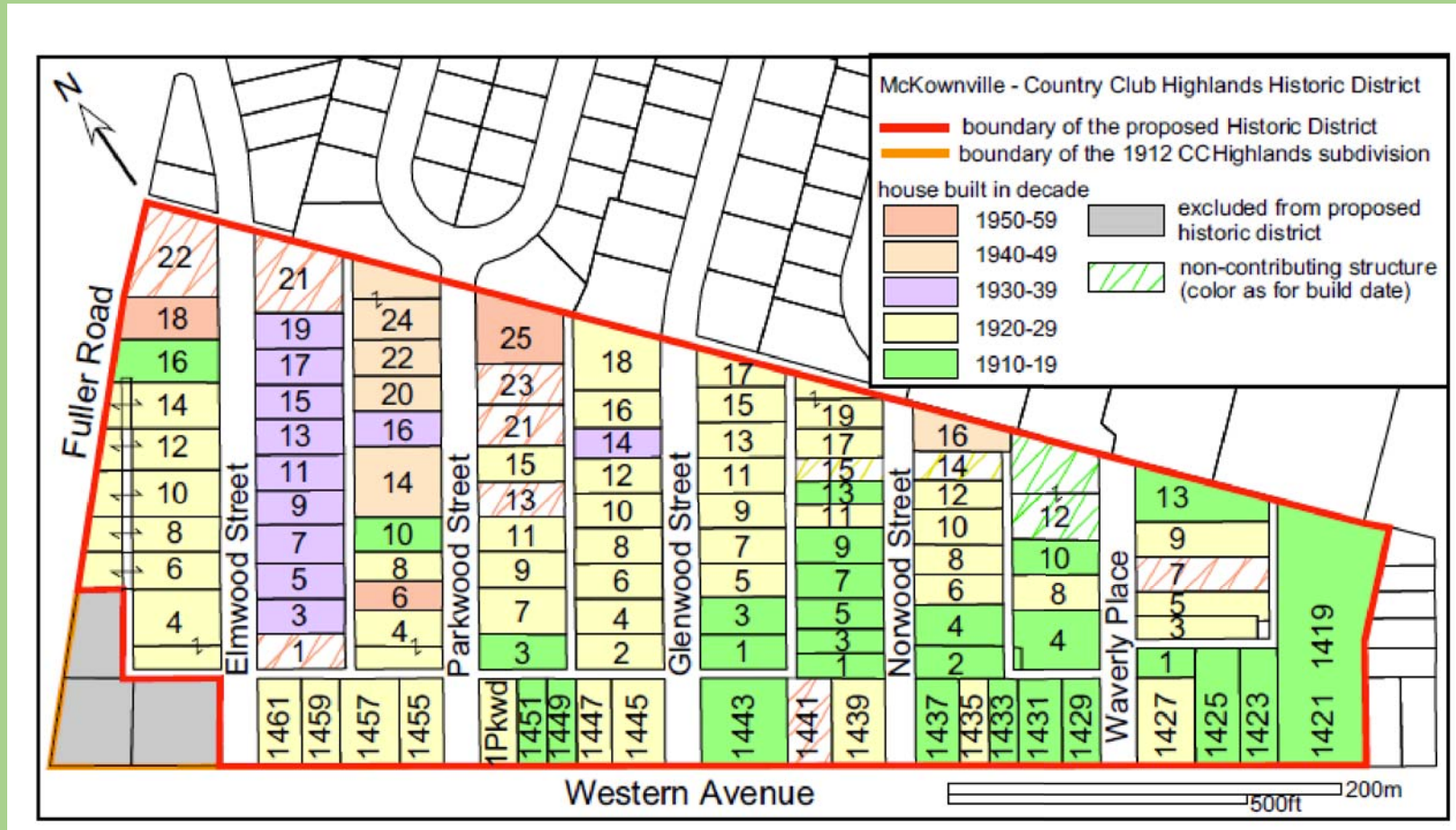
Price does not include cement, brick or plaster. We guarantee enough material to build this house. See description of "Honor Bill" houses on pages 12, 13, 14 and 15.

OPTIONS

Sheet Plaster and Plaster Finish, to take the place of wood siding, \$115.00 extra.
 Oriental Japanese Shingles, guaranteed for 17 years, instead of wood shingles for roof, \$65.00 extra.
 4 x 4 inch Oriental Japanese Shingles, instead of 2 x 4 inch shingles for roof, \$60.00 extra.



The District Boundary is also almost identical to the boundary of the 1912 County Club Highlands Subdivision as well!



(DRAFT – NOT FINAL VERSION)

Check out the McKownville Improvement Association's webpage regarding the Historic District proposal and process!

[McKownville Improvement Association](#)

- Proposal for NY State and National Register of Historic Places for McKownville Country Club Highlands Historic District

Historic District proposal



The McKownville Improvement Association has always attempted to preserve the residential character of our neighborhood. Many of the houses were built during the early twentieth century, and the older parts of the neighborhood display a mix of home styles from that time. This blend of historic homes provides a pleasing contrast to the commercial development to the east and west, and increasing institutional growth to the north, and the recent high-density apartment development on Fuller Road in the City of Albany.

Volunteers are working with the New York State Historic Preservation Office (SHPO) to create a historic district to be listed on the National and State Registers of Historic Places. Inclusion on these Registers will provide a measure of protection for our unique neighborhood.

After consultation with the SHPO, the proposed district includes Waverly Place, the southerly portions of Norwood, Glenwood, Parkwood and Elmwood Streets, and the houses on the north side of Western Avenue from number 1421 west to Elmwood [\[map of the proposed historic district\]](#).

4 Norwood Street, built in 1911

For more information about the National and State Registers of Historic Preservation, including the implications for property owners of a Historic District listing, please click on [this link for a printable one-page information sheet](#) compiled from information published in the websites of the [National Register of Historic Places](#), and the [New York State Historic Preservation Office](#). The [NY SHPO provides an insurance coverage information sheet](#) that explains why listing on the State and Federal Registers does not affect insurance coverage or premium rates for privately-owned properties.

<https://mckownville.org/2projects/MIA-CCHighlandsNRHP-d1.html>

How does National Register listing impact you?

PROS

- Honorific! You live in a nationally recognized historic district!
- Improved stability of property values according to preliminary studies
- State and Federal consideration of district when subject to publicly funded or permitted projects



CONS

- There really aren't any!



**THE NATIONAL REGISTER DOES NOT
RESTRICT A PROPERTY OWNER'S
ABILITY TO REMODEL, ALTER,
PAINT, MANAGE, SUBDIVIDE, SELL,
OR EVEN DEMOLISH A BUILDING.**

Restrictions from the register relate entirely to public permitting or funding.

THERE ARE NO IMPACTS TO INSURANCE RATES OR COVERAGE FOR PRIVATELY-OWNED PROPERTIES IN A HISTORIC DISTRICT

An information sheet is available upon request or can be found online at
https://mckownville.org/2projects/NR_Listed_Properties_and_Insurance_Coverage.pdf

CONTIGUOUS FEDERAL AND STATE FUNDED OR PERMITTED PROJECTS MUST CONSIDER THE DISTRICT

This means that things such as DOT projects (think Western Avenue...) or SUNY projects **MUST** take the historic district into consideration when determining if the proposed project will have any environmental or cultural adverse impacts.

What's the listing process?



- Eligibility Determination
- Nomination Draft
- SHPO Editing
- First Letter
- Public Meeting
- State Review Board (and hopefully State Register listing!)
- Second Letter
- National Park Service Review (and hopefully National Register listing!)
- Third Letter



QUESTIONS?



National Register Questions?

Contact: James Carter

E-Mail: james.carter@parks.ny.gov

Phone: (518)-268-2194



**Parks, Recreation
and Historic Preservation**

Technical Questions About the DOI Standards for Rehabilitation?

Contact: Weston Davey

E-Mail: weston.davey@parks.ny.gov

Phone: (518)-268-2164

Letters of Support or Objection should be sent to:

Deputy Commissioner Daniel Mackay

Office of Parks, Recreation, and Historic Preservation

Division for Historic Preservation

PO Box 189, Waterford, NY 12188



Please remember objection letters must be original signed and notarized copies