

City of Newburgh

East End Historic District

NYS OPRHP – EXPANSION APPROVED January 30, 2004

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Documentation for the East End Historic District in Newburgh was completed by New York State Historic Preservation Office staff in 1985. At that time the period of significance chosen for the district's significance was terminated at 1935, reflecting the standard 50-year cutoff used in evaluating National Register-eligible resources. A survey of available contemporary street directories from the period 1921 through 1946, and census population research through 2000 indicate that there is a strong basis for extending the period of significance through at least 1950.

A survey of city directories covering addresses between Liberty and Johnston Streets shows that within the district the Broadway corridor continued to be an important business center, and buildings continued to be constructed and renovated. From 1920 through 1950, the population of the city continued to grow, albeit at a modest 5%. It was not until the 1960s and 1970s, when the city lost nearly a quarter of its population, that Newburgh lost its vitality. This period of population loss coincides with the construction of the Newburgh-Beacon Bridge, and Interstate 84 in the early 1960s, which bypassed downtown Newburgh, and was a major factor in the decline of the commercial viability of lower Broadway.

The Hotel Newburgh building at 107-117 Broadway, a longtime Newburgh institution, underwent significant reconstruction in the early 1940s. Other buildings were also renovated during the period between 1935 (the original end date of the period of significance) and 1950 (the proposed end date of the period significance), as businesses opened and closed up and down Broadway. These redeveloped buildings represent the continued viability of Newburgh during the between-war period. They also indicate the growing influence of automobile transportation. Indeed, the Broadway commercial corridor was a major center of automobile-related business from the 1920s forward (e.g, automobile dealerships, parts suppliers and garages), as well as home to numerous department stores (e.g. Sears and Woolworth's), and furniture and clothing stores which would have drawn customers from the surrounding area. The Broadway corridor continued to thrive as a commercial and residential district throughout this period.

The Hotel Newburgh occupies a complex of seven buildings fronting on both Broadway and Ann Street, with an exposed side (east) elevation fronting onto a now-vacant lot. The buildings which make up the hotel complex were constructed in phases between the 1880s and the 1920s, and the Broadway

façade was rebuilt and unified ca. 1939-1941. The Broadway portion of the building is a four-story steel-frame and red brick building with understated Colonial Revival-style details, including keystone window openings and a balustraded parapet. The Ann Street portion of the Hotel Newburgh (106 through 112 Ann Street) consists of six buildings which were constructed between the 1880s and the 1920s. All of these buildings have utilitarian common-brick facades which express their period of construction and utilitarian function. The Hotel Newburgh site was home to two theaters and a hotel from approximately 1913 onward, and, beginning in 1934, a Sears Roebuck Department store. Historic images attest to the prominent visual role this building has always enjoyed as part of the streetscape of Broadway. Although the Broadway storefronts and Ann Street entries have been modified since c. 1939-41, the building retains a considerable amount of its exterior historic fabric and period architectural character on both façades.

The one new building constructed within the District after the original period of significance was the Art Deco-style commercial building at 106 Broadway (probably ca. 1932 to 1936). 106 Broadway is a two-story brick building, with an altered storefront, portions of which are possibly original. The second story of the building is three bays wide, with a large center bay comprised of a double window flanked by two single openings at the side. The building, with its broken, coped parapet, is typical of smaller commercial structures of the late 1930s and early 1940s. As one of few examples of its type from this period in the district, it has been re-assessed as a contributing component given the new end-date of the period of significance.