

CAMPBELL HOTEL  
County Route 18A at the Poultney River  
Hampton  
Washington County  
New York

HABS No. NY-6349

HABS  
NY  
58-HAMP,  
1-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY

National Park Service  
Northeast Region  
Philadelphia Support Office  
U.S. Custom House  
200 Chestnut Street  
Philadelphia, P.A. 19106

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Location: County Route 18A at the Poultney River, Hampton  
Washington County, New York

Present Owner: New York State Department of Transportation  
Region 1  
84 Holland Avenue  
Albany, New York, 12232

Present Use: Vacant

Significance: The Campbell Hotel, built c.1900, is an example of vernacular Colonial Revival commercial architecture. Although somewhat modified, the building exterior demonstrates an uncommon center-gabled form, and the use of expressive classical detailing in its most prominent feature, a partially-removed, wraparound porch overlooking the Poultney River. The largely intact interior reveals in layout and detailing, the original triple function of the building as a saloon, restaurant and living quarters, and the importance placed upon basic comfort and convenience.

In its prominent location, at the crossroads over the Poultney River into Vermont, the Campbell Hotel is a vital component of the mid-19th to early 20th century historical context of Hampton, a small mill-oriented community. The hotel played a central role in the early 20th century history of the hamlet, both as a meeting place for the local workforce and as a temporary home for the resident boarder and traveler. In 1910, during its short-term ownership and operation by Edward Campbell, the hotel probably was one of the two hotel/saloons in the rural town of Hampton, serving a small population oriented around farming, slate manufacturing, other small industries and consumer trades. The Campbell Hotel replaced the mid-19th century hotel and tavern in Hampton and thus revived an important earlier capacity of the hamlet.

## HISTORICAL INFORMATION

The town of Hampton was occupied initially in the late 18th century and developed slowly during the 19th century, from farming, slate processing and other small-scale industry. Hampton, originally Hampton Corners, was one of two hamlets established in the town, at falls in the Poultney River. First settled c.1793, Hampton was the site of several water-powered industries in the 1800s. The earliest was a grist and saw mill located on the east side of the river. A distillery, slate manufactory and cheesehouse followed on the west side. A bridge provided access across the river between Hampton and neighboring Poultney. At its peak in the mid 19th century, the hamlet encompassed the grist and saw mill, the slate works, cheesehouse, a post office, two churches, a schoolhouse, a store, two to three shops, a tavern, a hotel and approximately 20 dwellings. The late 19th century saw a slight decline in the slate industry concentrated around Hampton, but also saw continued operation of the grist and saw mill and cheese manufactory, and probably minor change in the vitality of the hamlet.<sup>1</sup>

The original construction of the Campbell Hotel is dated by local sources at c.1900. The hotel partially burned c.1911 and was rebuilt.<sup>2</sup> The name Campbell is documented in connection with the hotel in the 1910 federal census. Edward Campbell is listed as the proprietor of a saloon, the only such proprietor in the town of Hampton. Campbell's household includes his wife and three children, and his brother-in-law Joseph Haugh. Haugh was employed as a bartender, presumably, in Campbell's saloon. Willie Jones was a restaurant cook listed at a nearby residence who probably also worked at Campbell's. One other hotel is listed in the town.<sup>3</sup>

The hotel appears to have been in operation at least a decade earlier. The 1900 federal census lists the household of Catherine Haugh as including Joseph Haugh, the later bartender in the hotel, and his older brother John, a hotel clerk. The family connection of the Haughs with the Campbells implies that John Haugh most probably worked in the Campbell Hotel in 1900. It is quite possible that the Haugh household was in the Campbell Hotel because the family of Edward Campbell is not yet listed in the town in 1900. The possibility of Campbell being the absentia owner at this time is implied by the lack of a hotel proprietor in the census. Four saloonkeepers are listed in the town, including Daniel O'Brien, who also may have worked at Campbell's, based on closest proximity of his household (by order of census enumeration) to that of Catherine Haugh.<sup>4</sup>

The possibility of operation prior to 1900 is not conclusive from the census records. In the 1892 state census, no hotel proprietor or saloonkeeper is documented in the town. William Hogan is listed as a hotel worker, yet the absence nearby, of names later connected with the Campbell Hotel, places the location of Hogan's residence and workplace in question.<sup>5</sup> It

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is possible that he did work at the Campbell Hotel, however, it is not known if this was the only hotel then operating in the town.

It is probable that the earlier hotel in the hamlet of Hampton, located on the east side of County Route 18A, was not in business by the mid-1870's, based on the fact that in both the 1875 state census and 1880 federal census, no hotel proprietor or hotel worker, saloonkeeper or bartender is listed in the town.<sup>6</sup> The Campbell Hotel later replaced this hotel and an earlier tavern nearby and served two functions. As a hotel it provided shelter for the proprietor and his family, and for resident boarders and occasional travelers. The saloon represented a meeting place for the local workforce, consisting of farmers, laborers and mill workers, and others who passed through the hamlet.<sup>7</sup>

Edward Campbell's involvement with the hotel ended with his reputed suicide prior to 1920. Both Campbell and his wife are absent from the 1920 census, and Campbell's four children are listed in the household of their aunt, Anna Haugh. Haugh lived in, and probably owned the hotel after Campbell's death, and cared for his children. In the 1920's and 1930's she ran a grocery store and tavern on the ground floor, while the upper floors were used for family and boarders. The tavern/grocery probably were operated only sporadically during the Depression. The status of the building as a tavern and occasional boarding house probably continued during Haugh's residence at the hotel, at least into the 1960's.<sup>8</sup>

## DESCRIPTIVE INFORMATION

The Campbell Hotel is located in the southeastern part of the town of Hampton, Washington County, New York (Figure 1). The hotel is situated on the northwest side of County Route 18A at its crossing of the Poultney River into Vermont. The hotel occupies a lenticular-shaped lot which curves along the highway for approximately 200 feet, and widens up to 75 feet to the north and west, following the base of a bedrock outcrop (Figure 2). The terrain ascends approximately eight feet from roadside to a bedrock terrace, which runs northeast-southwest through the middle of the lot. The hotel property is surrounded by contiguous residential and commercial development in the hamlet of Hampton, stretching along Route 18A to the southwest and immediate northeast. Scattered houses at the edge of Poultney, Vermont, are located on the opposite side of the Poultney River. The surrounding properties date primarily to the mid to late 19th century, with a few adjacent, post-1945 intrusions.

The hotel faces southeast, at a 10 degree angle to Route 18A, and is set back nine to 18 feet from the edge of the highway (Photos 1-3). The hotel is built into the bedrock terrace at the center of its lot. Fieldstone retaining walls follow the edge of the terrace north from the northeast corner of the hotel, adjacent to the highway, and from the middle of the south side of the building back toward the highway. A parking lot occupies the level area at street level, south of the hotel, from which a wooden stairway leads up onto the terrace. The elevated side and rear yard areas consist of lawns with bushes and small trees along the terrace wall. A gravel drive along the southwest side of the lot provides access from the highway to the rear of the property. A deteriorated concrete and fieldstone patio is located off the northwest corner of the building.

A c.1911 photograph shows the Campbell Hotel property in an early, if not original, condition (Photo 13). An attached stable and office occupy the present parking area south of the hotel. On the north side of the hotel, a concrete and fieldstone retaining wall extends along the bank adjacent to the highway, in the approximate location of the existing wall. The depicted surroundings encompass the cheese manufactory and dam (far left), adjacent dwellings (left), jailhouse (far right) and pony truss bridge over the Poultney River. The cheesehouse and some of the dwellings remain.

The Campbell Hotel is a modified example of Colonial Revival vernacular architecture. In its centered gable form, the building is somewhat unusual for this style.<sup>9</sup> Built with the classical detailing characteristic of the Colonial Revival, the hotel has suffered from a moderate loss of integrity due to deterioration and modern renovation. The original structure also may have undergone minor reconstruction due to fire damage, the extent of which is unknown from documentary sources or from on-site inspection.

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The hotel defines an L-shaped plan comprised of a main block, porch and rear wing. The three-storey, four-ranked main block is 25 x 40 feet in area (Photos 4-6). It is constructed of light-member wood frame and brick (ground floor side walls) with clapboards covered by metal siding, on a mortared, rough-cut slate fieldstone and bedrock foundation. Two interior, brick, ridge-placed chimneys are located on the north and south gable ends. An L-shaped porch extends off the north end of the main block at the first floor level. The porch is shed-roofed with a gabled portico on its west end. It is constructed of wood frame with wooden trim and is supported by wooden piers and fieldstone and concrete sills. The one-storey, gabled rear wing is 14 x 18 feet in area and constructed of wood frame, clapboards covered by metal siding, on a mortared fieldstone foundation. A replacement concrete block chimney is ridge-placed on the exterior of the gable end. The roofs of the main block, wing and porch, have presumably locally-quarried, slate shingles.

Seven entries provide access into the hotel. Two entries on the front (east) elevation and one on the south elevation, lead into the former saloon and dining area on the ground floor of the main block. An entry on the first floor level of the south elevation, reached by an exterior wooden stairway, leads to the stairway between the first and second floors. An entry through the west end of the porch accesses the second floor lounge. Separate entries on the north and rear elevations of the wing lead into the upstairs kitchen, the latter through a modern enclosed entry porch. All the entries have stoops of poured concrete. Five original, entry doors remain; the two south entry doors have been replaced. All of the entries are covered by boards.

The placement and type of the fenestration varies according to the layout and use of the interior space. The four windows on the ground floor, front elevation; and one larger window on the north elevation, are single rectangular, two-over-two light, double-hung sash. These windows, and a replaced window in the center of the south elevation, formerly lighted the two saloon and dining area on this floor. Other windows on the ground floor consist of a half-window with removed framing and a hinged quarter-window in the south foundation wall of the rear wing.

Fenestration in the first and second floors, for original bedroom, lounge, lobby and kitchen areas, is primarily single rectangular, one-over-one light, double-hung sash. Variations consist of a paired window in the first floor, west elevation (lobby), three-quarter windows in the rear wing, south elevation (kitchen) and gable, and a bay window section in the second floor, north elevation (dining area). The bay window looks onto the porch and consists of a fixed center window, with three-quarter lower light, and one-quarter patterned upper light, flanked by single one-over-one light, double hung sash windows. The front facade center gable has a Palladian window, and the north and south gables have single, one-over-one light, double hung sash windows (attic).

All of the described fenestration appears to be original. Modifications consist of the covering with boards of the principal windows on the ground floor, on the first floor west and north elevations, and on the wing. Modern aluminum storm windows have replaced any original wood frame storms.

Stylistic detailing on the exterior of the Campbell Hotel is focused in the porch. The porch is a classical expression, with latticework skirting below the deck, round Doric supports, open rail balustrade, low-pitched roof with plain frieze band, cornice returns and scalloped shingles in the gable. The portico has a modern board enclosure. The c.1911 photograph of the hotel reveals that the existing porch is a modified remnant of the original porch. The original was a very prominent, two-storey porch, across the full width of the front facade and the north end of the hotel. The entire front part of porch has been removed, due to gradual highway widening for Route 18A.<sup>10</sup> The present poured concrete stoop provided access to the front entries after removal of the porch. The remaining north part of the porch has been altered through the enclosure of the first level, the repositioning of a column to provide support for the east end, and the reconstruction of the balustrade.

The c.1911 photograph shows that with the exception of the porch, the hotel was stylistically restrained. The classical theme of the porch is continued onto the main block principally in the center gable, with its subtle pediment definition and simple Palladian window. Other typical areas of embellishment, the entry and window framing and cornice, lack detailing. The photo also reveals that the tall, original brick chimneys on the main block have been truncated.

The interior of the Campbell Hotel contains five levels consisting of an unfinished main block basement and wing basement, an unfinished attic, and three floors for primary use (Figure 3). The basement of the main block is built into bedrock approximately six feet below the ground surface. The north and west walls, and portions of the east and south walls, are bedrock, leveled with fieldstones. The remainder of the east and south walls are mortared fieldstone, approximately two feet thick, with evidence of recent repointing and concrete reinforcement. The main basement is accessed by a stairway in the front center of the ground floor. The basement of the rear wing extends behind the south portion of the main block at the higher, ground floor level. It is a shallow basement, also built into bedrock, with mortared fieldstone walls. It is accessed by a stairway from the first floor of the wing. The attic for the main block is reached by a stairway at the north end of the second floor. The main basement and attic reveal, in the exposed floor and roof construction, the light milled framing used to build the hotel. Damage from the c.1911 fire, or related reconstruction, is not apparent in these portions of the building.

The ground floor of the main block is in the process of renovation. The original layout consisted of a main dining area, a saloon off a rear kitchen, and a center stairwell leading to the basement and first floor. A short front hall originally linked the two dining areas and accessed the stairway to the first floor. A rear hall linked the dining areas, kitchen, bathroom and stairway to the basement. The present renovations create a bedroom, closet and utility room in the rear half of the main dining area, blocking the entry of the rear hall into this area, and convert the saloon to a kitchen and the kitchen to a bathroom and auxiliary room.

The original interior finishing of the ground floor is visible where only partial renovation has occurred (Photos 7-9). The flooring, exposed in the small dining area, and covered by rugs elsewhere, consists of narrow, two-inch boards over subflooring. The original wall cladding is plasterboard over lath, with wallpaper, presently painted or covered by paneling.<sup>11</sup> The dining areas reveal wainscoting, beaded floor mouldings, entries with classical surrounds and windows and interior doorways with beaded/bullseye surrounds. The entries have rectangular transoms, and doors with four lights over three panels. The interior doors and kitchen serving window door have five panels. The door hardware consists of pinned double or triple rectangular hinges and oval latchplates. The main dining area has an elaborate, floral pattern tin ceiling, presently disguised by a drop-paneled ceiling. The ceiling in the saloon reveals an earlier, fiberboard covering, concealed by a modern drop ceiling.

The first floor consists of connected spaces in the main block, wing and porch (Photos 10-12). The present floorplan appears to retain the original room divisions. A central lobby provides access to all the surrounding rooms and the stairway to the ground floor. Clockwise from the southeast corner of the building, are a large bedroom, a smaller bedroom, which allowed access to the second floor stairwell, a kitchen in the wing, from which a pantry, two exterior entries, and the wing basement are reached, a lounge or common area which leads to the porch, a dining area, a hallway to the former front porch, and a bathroom. The original trimwork is essentially intact. The window and door framing, baseboard moulding, and wallpapered plasterboard walls of the ground floor are consistent with the those on the ground floor. The ceilings are plasterboard with narrow mouldings.

The second floor, restricted to the main block, largely retains its original layout. Clockwise from the southeast corner of the building are a bedroom, a small room which accesses the first floor stairway, a second bedroom, a third bedroom, the stairwell to the attic, and a lounge. A central hall originally provided access to the third bedroom, attic stair and lounge. The second and third bedrooms each have one closet, the lounge has two closets, and the first bedroom and lounge have access to a shelved closet. Later walls have divided the lounge into two spaces and enclosed part of the hall as a closet. The original trimwork is intact and consistent with that on the lower floors.

The utilities of the hotel have undergone modification. The original coal or wood stoves, evidenced by pipe vents into the chimneys on the ground, first and second floors, have been removed. The stoves probably were replaced by electric or fuel space heaters; no evidence of a basement furnace and associated venting is apparent. The ground floor has electric baseboard heaters and electric hot water heaters; these are the only appliances presently in the building. The hotel appears to have had electric lighting originally, however, the old fixtures are absent. Modern renovation has added new electrical outlets on the ground floor. The water for the hotel apparently was supplied originally by bucket from the nearby river. A modern drilled well is located ten feet northwest of the corresponding corner of the building. The hotel also originally did not have inside sanitation; an outside privy was located on the associated lot, probably behind the building. The use of the rear and side yards for the deposition of kitchen waste and stove ash, probably some of which originated from the privy, has been shown by previous archeological investigation. The two bathrooms presently provide indoor sanitation.<sup>12</sup>

ENDNOTES

1. Crisfield Johnson, *History of Washington County, New York* (Philadelphia: Everts and Ensign, 1878), 362-369. Morris Levy, *A Map of Washington County, New York*. (Philadelphia: J.D. Scott and R.P. Smith, 1853). F.W. Beers. *New Topographical Atlas of Washington County, New York* (Philadelphia: Stone and Stewart, 1866). New York State, *Population Census - 1865*.
2. Mildred Mashak, Hampton Town Historian, interview by author, July 1994, Hampton, N.Y. Charles Parker, telephone interview by the author, July 1994. Mildred Mashak, "Hampton Early Settlers and Settlements," *The Whitehall Times*, 1 July, 1976.
3. U.S. Department of Commerce and Labor, Bureau of the Census, *Thirteenth Census of the United States - 1910, Population*.
4. U.S. Department of Commerce and Labor, Bureau of the Census, *Twelfth Census of the United States - 1900, Population*.
5. New York State, *Population Census - 1892*.
6. F.W. Beers, *Atlas of Washington County*. New York State, *Population Census - 1875*. U.S. Department of Commerce and Labor, Bureau of the Census, *Tenth Census of the United States - 1880, Population*.
7. U.S. Bureau of the Census, *Twelfth Census - 1900*. U.S. Bureau of the Census, *Thirteenth Census - 1910*.
8. Malcolm Brown, telephone interview by the author, July 1994. U.S. Department of Commerce and Labor, Bureau of the Census, *Fourteenth Census of the United States - 1920, Population*.
9. Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 322.
10. Brown, interview by the author, July 1994.
11. Mark LoRusso, "A Cultural Resources Survey Report of PIN 1136.08.1098," submitted to the New York State Department of Transportation (Albany, N.Y.: New York State Education Department, Cultural Resource Survey Program, June, 1992), 18-19.

12. Brown, telephone interview by the author, July 1994. LoRusso, "A Cultural Resources Survey Report of PIN 1136.08.1098"21-23.

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- \_\_\_\_\_. *Twelfth Census - 1900*.
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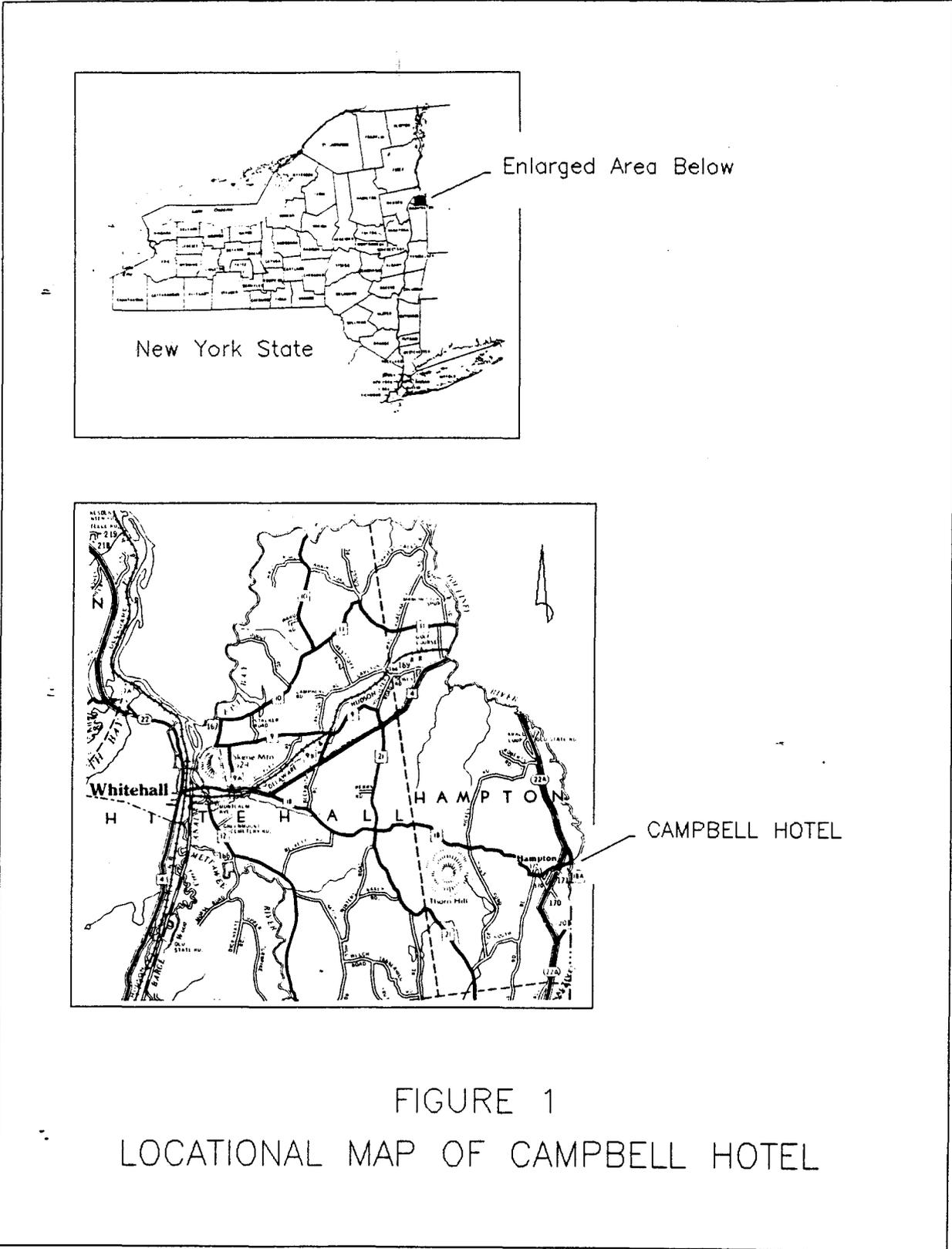
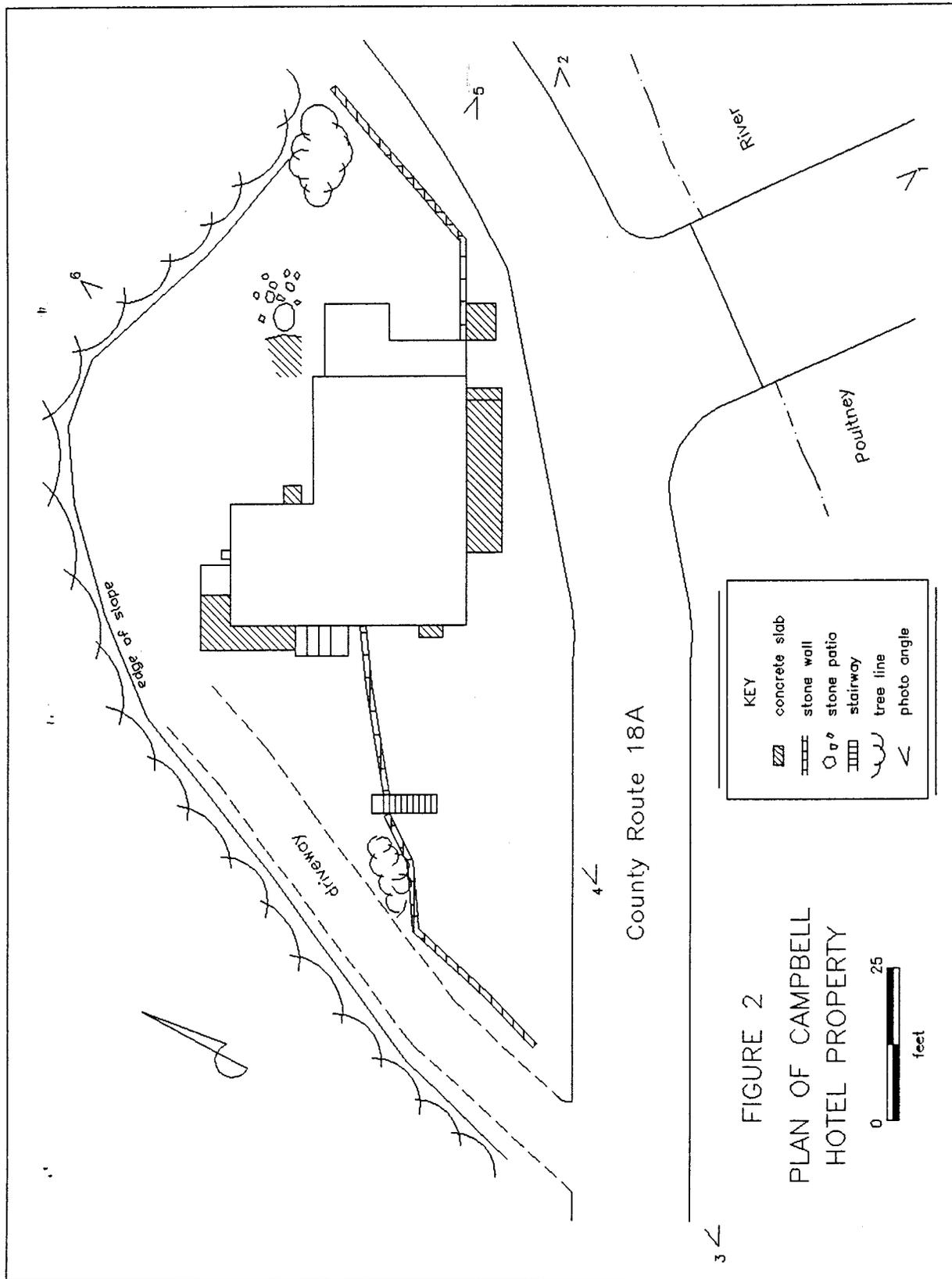


FIGURE 1  
LOCATIONAL MAP OF CAMPBELL HOTEL



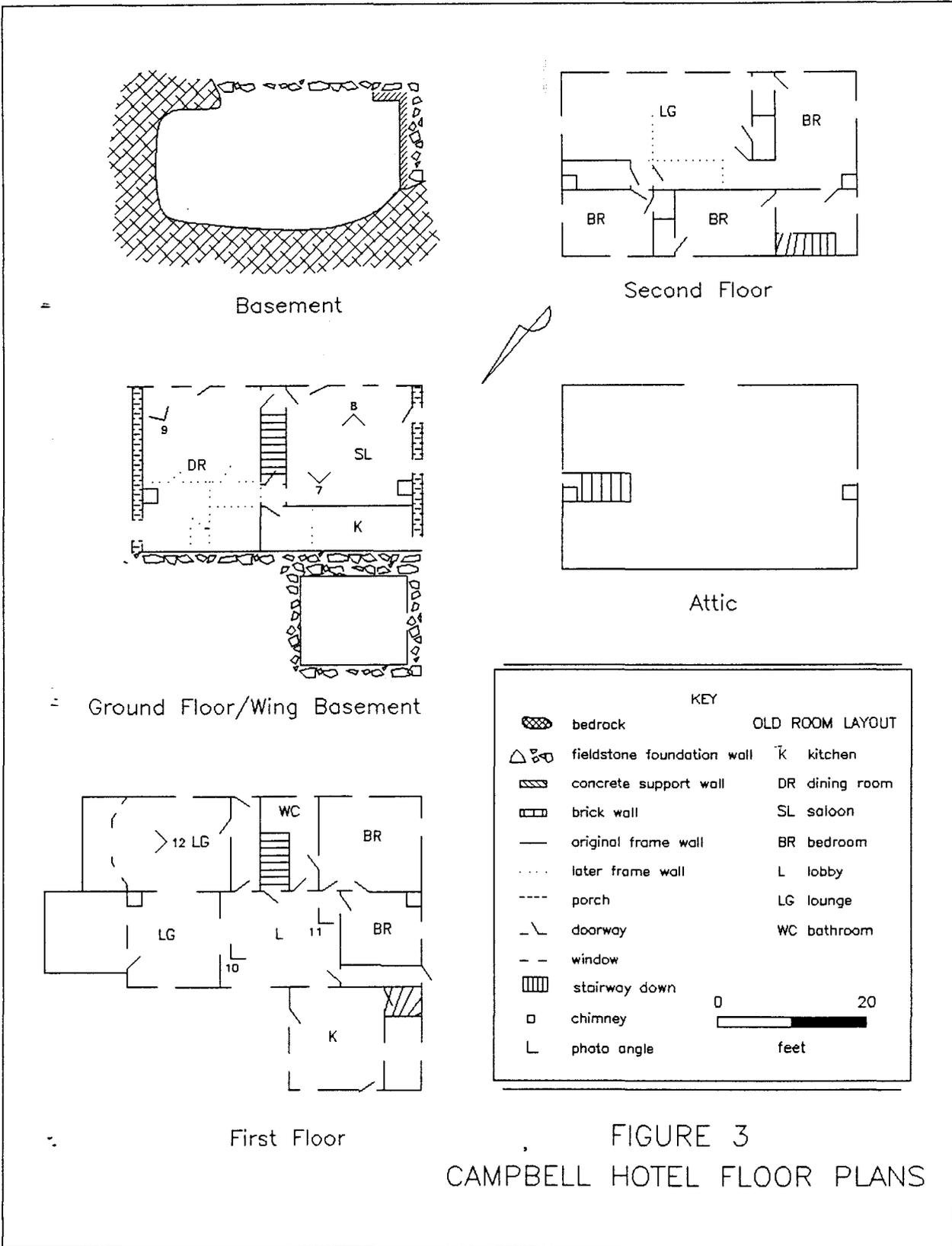


FIGURE 3  
CAMPBELL HOTEL FLOOR PLANS