

COBBLESTONE MASTERPIECE

A HISTORY OF THE LANDMARK TAVERN BUILDING



**** The Landmark Tavern as it appeared in May of 2013

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The story of the beautiful and historic Landmark Tavern building begins with the efforts to procure a canal route from Binghamton to Utica. This route would join the coal fields of Northern Pennsylvania with the recently-opened Erie Canal. The farms, hamlets and villages of the Chenango and Oriskany river valleys, through which the proposed canal was to be constructed, had the potential for great prosperity if this new transportation route were built.

The canal would also bisect the Third Great Western Turnpike (today's Rt. 20), which ran through the hamlet of Johnsville. Johnsville was later renamed Bouckville. Johnsville in the 1820's and 1830's was a small cluster of homes and businesses, mainly on the eastern end of the hamlet. The western end of present-day Bouckville (formerly Johnsville) was referred to as a "cedar swamp" in newspaper accounts of the 1820's. Farms in the area had originally been established on the hillsides to avoid disease-carrying mosquitos. The construction of a canal offered the chance to drain the swamps and create lowland farms which could use the rich alluvial soil of the Bouckville area.

The proposal for the canal was pushed forward by a group of delegates selected by citizens living in communities along the Chenango and Oriskany river valleys. Our local delegate at the meetings was Moses Maynard. He represented the interests of the Town of Madison. If there were any other delegates from the Town of Madison, their names have been lost over time.

CANAL MEETING TO BE HELD

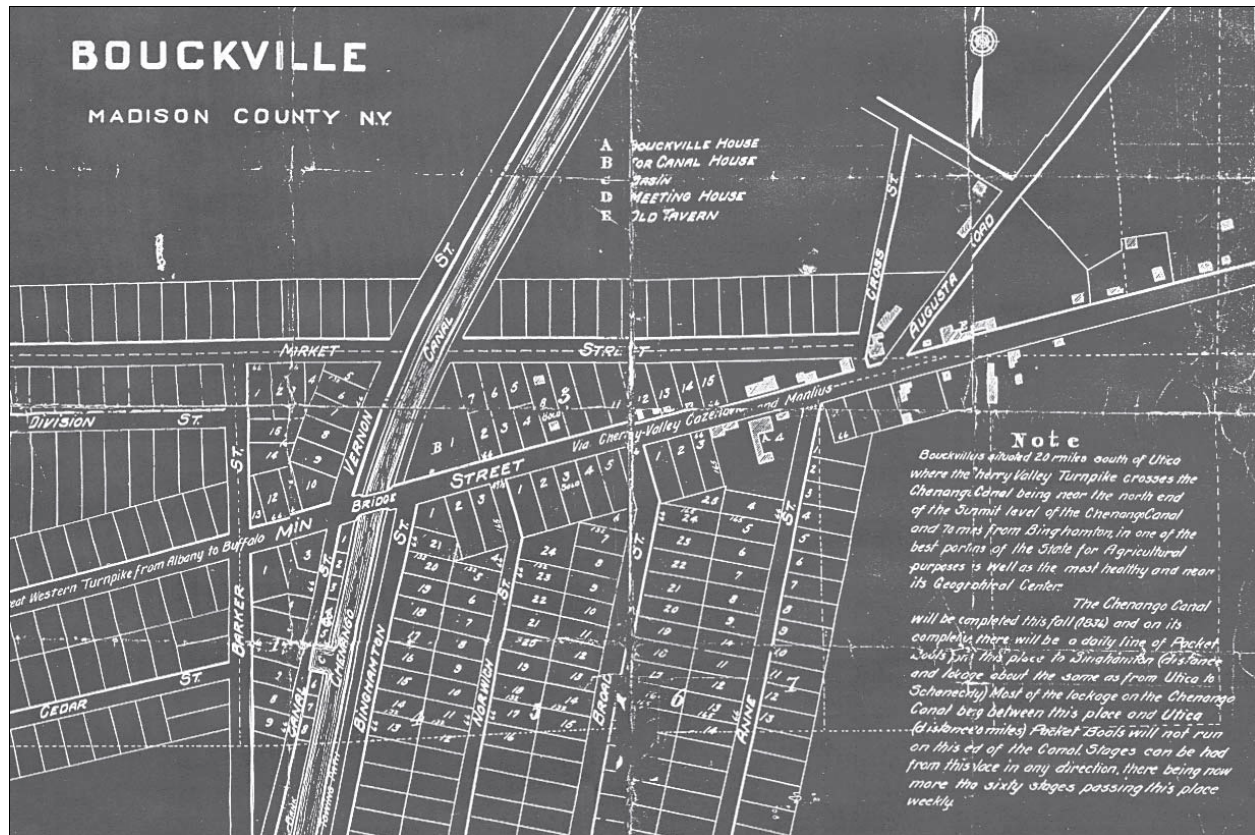
There will be a meeting of delegates from the counties of Oneida, Madison, Chenango and Broome, to be held at Davis's Inn, in the Village of Sherburne on the 27th at 1 o'clock p.m. for the purpose of devising the best measures for prosecution of the projected Chenango Canal. It is recommended that each county be represented by five delegates.

Signed: Moses Maynard, Lot Clark, Sands Higginbotham, Julius Pond, Rufus Bacon and Thomas Wylie.

Hamilton Republican Register – August 19, 1828

Moses Maynard became one of the strongest defenders of the canal route through the Town of Madison. The negotiations were extensive, beginning in the year 1825 and continued until the final passage of the canal route by the State Legislature on February 23, 1833. Surveys had to be completed in 1833 and construction began in 1834. The canal was completed in October of 1836 and opened to general traffic in the spring of 1837.

When news of the imminent passage of the canal bill became known, those individuals who owned property along the canal route began to initiate plans for businesses, warehouses and docking facilities. Moses Maynard was one of those individuals. Other individuals in the area were busy trying to buy up available lots. Land at the western end of Johnsville was beginning to become more valuable.



**** The above map shows what the proposed growth of Bouckville was to be. It was a lithograph drawn by Baker, of New York City in 1836 and featured what was to be the future street pattern of the growing community, following the completion of the Chenango Canal. The site for Maynard's hotel is Lot #1 of Block 3 and the site for the Cobblestone Store is Lot #1 of Block 4.

MOSES MAYNARD – INFLUENTIAL CITIZEN OF JOHNSTVILLE (BOUCKVILLE)

- Born – October 10, 1775 at Townsend, Middlesex County, Massachusetts.
- Died – May 27, 1853 at Bouckville, Madison County, New York at 77 years old.
- 1800 – Married Anna “Annie” Lincoln. Mr. and Mrs. Maynard had at least two children from this marriage, although only the name of a son, Arba, has come down to us.
- 1801 – Moses and Anna move to Madison Four Corners. (as Madison was then called)
- February 1, 1807 – Death of Anna Lincoln Maynard. Buried at Center Hill Cemetery, Madison, N.Y. On her grave stone is inscribed – “She Sleeps on Center Hill.” (This cemetery is located on Frederick Rd., about one mile south of the Village of Madison.)

- 1809 – Maynard is promoted to Adjutant of the 65th Regiment of Infantry, Lt. Colonel Erastus Cleaveland commanding. He was later appointed Second Major of the same Regiment.
- By 1810 Maynard has moved to Johnsville.
- 1811 – Marries for a second time – Chloe Butler.
- They would have five children. One son, Butler Maynard, eventually opened a shop at the hotel which his father had built and ran a very successful bookbinding and account book business. Another son, Edward Maynard, invented a breech-loading rifle that featured great accuracy and was used by both the Union and the Confederacy during the Civil War. The other children were Mary Ann, Dewitt Clinton and Jane M. Maynard.
- 1816-1817 – Maynard was a member of the New York State Assembly.
- March 2, 1819 – Received an appointment as Madison County Sheriff. It is with this appointment that Maynard was able to hear of land parcels for sale through auctions and repossessions before being generally known by the public. Two of the parcels which he obtained would eventually be the sites for the hotel and the Cobblestone Store. (The future Landmark Tavern building)
- December 19, 1821 – Death of Chloe Maynard. Buried at the Madison Village Cemetery. On her grave stone is inscribed – “The First Deposited in this Burial Ground.”
- c.1830 – Convinced of the passage of the canal bill, Maynard purchased many parcels in the Johnsville area, especially along the proposed canal route.
- 1834 – With application for a Post Office in Johnsville, the State said that they had too many Post Office names with the word “John” in them and advised Johnsville to select another name. Maynard suggested that the name of the community be changed to Bouckville, in honor of William C. Bouck, the State Canal Commissioner and later Governor of New York State.
- January 1, 1835 – Appointed Postmaster of the new Bouckville Post Office.
- c.1835 – Marries his third wife – Mary Polly Woodhull, known to many as “Aunt Polly.”
- 1830’s-early 1840’s – Maynard was Magistrate for the Town of Madison.
- 1837 – Built the hotel next to the Chenango Canal known as the “White House.”
- c.1837 – Built a warehouse and docking facilities along the canal.
- 1846 – Urged on by his wife Polly, a joint-stock company was formed to draw up plans and build a cobblestone structure across the turnpike from his hotel. This new building would be a center for trade in the area. Two of the investors were James E. Coolidge and William Coolidge. James E. Coolidge would draw up the plans for the building and be the chief architect and contractor for the structure.
- 1847-1851 – The Cobblestone Store is constructed.
- 1850 – A plank road was constructed from Rome, through Vernon Center and Knoxboro, down Stratford Street and along the Chenango Canal through Bouckville and on to Hamilton. Maynard had been a key person on the committee to build the road. More trade than ever came to his warehouse and hotel.
- April 1, 1851 – The lot on which the Cobblestone Store was built (lot #1 of Block 4) was conveyed by Moses Maynard and his wife to James E. and William Coolidge.
- May 10, 1852 – The lot to the east of the Cobblestone Store building (lot #2 of Block 4) was conveyed by Maynard and his wife to James E. and William Coolidge. (These dates are both

confirmed in the announcement of an Administrator's Sale of Real Estate, dated April 15, 1876 appearing in the Madison Observer newspaper, Morrisville, N.Y.

- May 27, 1853 – The death of Moses Maynard at 78 years of age. His wife, Polly, passed away on October 18, 1884 at 93 years of age. They are both buried in the Madison Village Cemetery.
- The executor of the estate of Moses Maynard was James E. Coolidge.

When news of the pending passage of the canal bill became known, Moses Maynard was not the only area person to begin to plan new business ventures along the canal route. Local farms were producing an abundance of grain. The grain could be sent to market by wagon, but that was a slow and laborious process.

A better way to transport the grain was to process it into whiskey and then send it to market in barrels on the new Chenango Canal. As a result, a fine cobblestone building was erected c.1837 on the west side of the canal and a distillery was begun.

Other area communities along the new canal also opened distilleries. They included Hamilton, Pecksport, Solsville and Oriskany Falls.

THE COBBLESTONE DISTILLERY AT BOUCKVILLE

The following is a listing of owners of the distillery at Bouckville as compiled by Matthew Urtz, Madison County Historian.

<u>Name of owner/owners</u>	<u>Operation</u>	<u>Product</u>
1847 – Burchard & Edgerton	Distillery	Whiskey

(We do not know if they were the original builders of the distillery. They are the first recorded in the county files. The information for 1847 comes from the record books of Miss Gertrude Edgerton. In that book was recorded the sale of 30 barrels of whiskey to be sent on the boat "Utica," to New York City, by way of the Chenango and Erie Canals.)

1855 – John Woodhull	Distillery	Whiskey
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(John Woodhull installed a rectifier. In this process, the spirits or liquor goes through repeated distillation.)

1855 – Woodhull & Seawood	Distillery	Whiskey
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1859 – William Woodhull & Joseph Forward

Distillery

Whiskey

1865 – William Woodhull & Joseph Forward

Distilling & Malting

Whiskey & Malt Liquor

1867 – The building was purchased from Woodhull & Forward by Horatio S. Brown, John C. Beach and Charles F. Dedrick and converted into a vinegar manufactory. (In 1868, Samuel R. Mott will buy Dedrick's one-third interest in this firm and will later own the entire operation and convert it into a cider and vinegar firm – the beginnings of the Mott's product name.)



**** The Cobblestone Distillery building on the west side of the Chenango Canal. The building was later a portion of the cider complex of Samuel R. Mott. He and his son, John Coon Mott, sold the business to the Genesee Fruit Company in 1890. A disastrous fire in 1891 left the building in the condition you see in the photo.

MEMORIES OF BOUCKVILLE

The following article is from Daniel R. Williams. Mr. Williams was born in 1856 and tells of places and events that he remembered while growing up in Bouckville during the late-1850's and 1860's.

“Beyond the warehouse on the Chenango Canal was the distillery, which was doing a thriving business. Along the creek was a long row of cattle being fattened on the mash from the distillery before being taken to the market by the cattle buyers. Back of the distillery in the woods, a large number of hogs were kept until fattened and butchered. The walls of the distillery and cooperage were of cobblestone.”

Memories of Daniel R. Williams – Hamilton Republican – November 17 and November 24, 1938

Whiskey, of course, was not the only item to be shipped on the canal from the area. Lumber, hides, butter, maple sugar and potash were also sent to distant places. In return, the community of Bouckville received a variety of goods by way of the canal.

A YEAR'S WORTH OF CARGO

From the record book of James L. Howard – goods carried on the boat “Madison of Solsville” delivering goods from Utica to Hamilton, stopping at each community in between.

“45,000 feet of pine lumber, 5,000 oysters, 23,000 clams, 9,000 buffalo robes, 15,000 pitchforks, 500 passengers. Also 40 barrels of rosin, 150 dozen sheep skins tanned, 900 bags shot, 150 kegs powder, 100,000 yards broadcloth, a threshing machine, along with customary staples of crockery, salt, sugar, coffee, rice, clothing and dry goods.”

Many of the items destined for Bouckville were received at the dock owned by Moses Maynard and kept in his storehouse along the canal. However, it soon became obvious that Bouckville needed a place where local citizens could come and trade the goods which they produced in exchange for necessities and other desired items.

The push for a new store actually came from Maynard's wife, Polly, who envisioned a many-sided structure to be built across the road from the “White House.” When plans were drawn up for the pie-shaped lot, it was realized that only four sides could be built in the available space.

A joint-stock company was formed with Moses Maynard as the head of the company and other area investors represented, including the aforementioned James E. and William Coolidge.

Let's take a brief look at the father of James E. and William, James D. Coolidge, and his impact on the Bouckville region. The father of the hop industry in Central New York, he certainly added an interesting chapter to the history of our area.

JAMES D. (DANA) COOLIDGE – EARLY SETTLER OF THE TOWN OF MADISON

- James Dana Coolidge was born on October 3, 1760 in Brighton, Massachusetts.
- His first wife was Lydia Patch, born May 8, 1766 in Littleton, Massachusetts.
- They were married c.1785.
- Their marriage produced five children:
 - James E. – born 1786, died December 6, 1880 at 94 years of age.
 - Lydia – born 1787, died August 22, 1869 at 82 years of age.
 - Francis – born 1796, died on February 27, 1814 at 18 years of age.
 - Sylvanus – born 1799 – appointed Postmaster at Bouckville on November 8, 1847.
 - William – born 1803, died May 3, 1875 at 72 years of age.
- Arrived with his family to the Johnsville area in 1806.
- Is credited with being the person who began the growing of hops in the Central New York region.
- His wife, Lydia, died on February 13, 1814 at 48 years old.
- J.D. Coolidge was a prosperous farmer who also owned a number of land parcels in the Johnsville/Bouckville area.
- June 6, 1822 – Married his second wife, Patty Whitcomb (Taylor), born 1781. Her first husband had died. Patty Whitcomb was from Boxborough, Massachusetts.
- Patty Whitcomb Coolidge died on September 15, 1830 at 50 years of age.
- James D. Coolidge died on April 11, 1844 at 83 years of age.

James D. Coolidge's son, James E. Coolidge, was to be the architect and chief carpenter for the Cobblestone Store project. Realizing the limitations of the pie-shaped lot, Coolidge drew up plans for a building that would be truly unique. The years 1847-1851 were devoted to the planning, gathering of materials and the construction of the building. As we study the building today, we can readily understand how this structure could not have been built in a single season. We now look at the career of James E. Coolidge.

JAMES E. COOLIDGE – FARMER, SURVEYOR, CIVIL ENGINEER AND CARPENTER

- James E. Coolidge was the eldest son of James Dana Coolidge.
- Born in Massachusetts and moved with his family to the Johnsville area in 1806.
- The family farm was located near the intersection of present-day Routes 20 and 12B. A marker commemorates the location of the family farm.
- Although receiving a very limited education, he studied the art of surveying and readily found work in the area.
- Married six wives during his lifetime.

- Would have four children, three of whom died in infancy. A son, Francis Coolidge, born in 1814, removed to Kansas c.1870. The 1860 Federal Census lists him as living in Bouckville and having farming for an occupation. In the 1870 census he is living in Taylor, Iowa and the 1875 Kansas Census lists Francis as living in Smith Center, Kansas.
- James E. Coolidge is credited with the survey for the Madison Village Cemetery c.1820 and the proposed Oriskany Falls to Hamilton Plank Road in 1850.
- A self-taught civil engineer, Coolidge drew up the unique plans for the store project which had to fit on a pie-shaped lot.
- Coolidge also worked as a carpenter, resulting in his leadership in the construction of the Cobblestone Store.
- Was one of the original investors in the new Cobblestone Store building and became an owner in 1851, along with his brother, William.
- Coolidge was a Town of Madison Judge for 24 years, c.1850's-1870's.
- His 6th wife, Mary (Coburn) Coolidge died on May 11, 1877 at 74 years of age. They had been married for 26 years. James E. had outlived all six of his wives.
- Interestingly, Samuel R. Mott was the Executor of the Estate of Mary Coolidge.
- James E. Coolidge died on December 23, 1880 at 94 years of age.
- He and his wife, Mary, are both buried in the Indian Opening Cemetery, Madison, N.Y.

James E. Coolidge was certainly influenced by the cobblestone structures being built in New York State (1820's -1860's) and the architectural concepts of Orson Fowler, whose designs led to the craze in the building of octagon structures in the 1840's-1850's. Articles concerning Fowler's idea could have come to the attention of James E. Coolidge and helped to determine the design of the Cobblestone Store. Of particular note would have been Fowler's 1848 book entitled: *The Octagon House, A Home For All*. The combination of cobblestone and octagon would be unique indeed!

Polly Maynard's original idea for the building was said to be an octagonal structure, but the pie-shaped lot prohibited that. Instead, Coolidge re-drew the plans to show four distinct sides facing the highway and just two sides in the rear portion of the building.

BUILDING THE COBBLESTONE STRUCTURE

Let's look at the Landmark Tavern building and begin to understand why it is truly remarkable. After the set of plans was determined, work on the building began with the digging of the foundation and basement level. This was a period of pick and shovel work and the digging of such a massive hole must have taken a great deal of time.

Cobblestones, brought in from the neighboring farms, were stockpiled so that the masons would have an adequate supply to begin their work. The masons who worked on the building were perhaps

the same men who had built the locks and aqueducts for the Chenango Canal a little over a decade earlier.

With the foundation/basement hole completed, a base for the exterior walls was needed before layer after layer of cobblestones could be placed. Once a substantial base of mortared rocks was achieved, the construction of the outside walls could begin. The base of the foundation and the exterior walls of the basement portion of the building are estimated to be four foot thick. Other cobblestone homes in the area, the Howard Homestead on Canal Road and the Phelps Home on Indian Opening Road are known to have foundation walls of between three and four feet in thickness. There is no reason to believe that the basement wall of the Landmark Tavern would be any less.

The outside wall of the building had to be perfectly vertical as construction continued, but the inside wall became narrower and narrower until the stone wall at the peak measured 12 to 16 inches wide. This meant that on each floor of the Cobblestone Store, the interior walls would start out tight against the stone and show a wider and wider opening toward the ceiling. This created a real challenge for the carpenters.

As the exterior wall began to extend upward, row after row of cobblestones were selected for size and mortared into horizontal rows. Sand and gravel for the mortar were obtained at the gravel bed near what is known as the "Crooked S" on the Canal Road, between Bouckville and Solsville. The mortar used for the building was mixed by hand at the job site. Behind the rows of cobblestones that currently show on the exterior walls were many more cobblestones and other field stones that would never be seen.

Dressed limestone to be used for lintils and quoins was brought by canal boat from a quarry in Oriskany Falls. (Called Cassity Hollow at this time) A story is also told that some may also have been brought from a quarry near Canastota by horse and wagon. As the exterior walls were built, lintils were placed above and below the windows and also the doorways. Quoins were set in place on the corners in an alternating fashion to give a dressed appearance to the structure.

At the same time that the stone walls were being raised, the interior was being built by the carpenters. Massive 12x12" beams were cut at local sawmills and brought to the construction site. Vertical beams in the basement area supported the floor joists, with the floor joists being connected to the sill beams using the mortise and tenon method. You can begin to imagine the number of beams, as well as connecting timbers, 8x8", 6x6" and 4x4", that were needed to complete a single floor. The completed Cobblestone Store building would have a basement area, three distinct floors and a cupola installed on the roof. Another unique feature of the building is a pair of triangular-shaped windows on the east and west ends of the building. Decorative and distinctive, they have been a source of conversation for many decades.



**** The triangular windows on the east end of the Landmark Tavern building.

The complexity and detail of this building is best seen in the construction of the roof. This can still be seen today when viewed from the unfinished third floor. Many leading architects have come and studied the construction techniques used by James E. Coolidge and marvel at both the complexity and the ingenuity of his design. Studying each exposed beam, and the way it was used, one can readily see the supporting function of each.

As the building grew in size, floors were installed using wide planking and interior walls were covered with wide boards as well. Fireplace areas were built and brickwork extended to the upper floors. The carpenters and joiners framed the windows and made the doors. The windows were installed and moldings were added. Moldings were also added to the baseboard and ceiling areas. The joiners even had the task of constructing the counters and storage shelves for the new stores.

A CONNECTING STORY – Framing the Windows

On a board found in the Landmark Tavern building and now on display to the left of the modern tap room.

“This window cased by David Douglas Hougham on this 17th day of October 1851. Four carpenters now work on this house. Written by D.D. Hougham. Chartered by Coolidge Brothers & Company, Bouckville. Isaac Forward and his son, Hougham and Henderson – joiners. A great day – not a cloud to be seen. A frosty morning – just the same through the day.”

(David Douglas Hougham was born in 1830. He came to the United States from London, England in 1836 at the age of seven. David arrived in New York City with his family aboard the ship Barque Union. In the 1860 Federal Census, he was living in Augusta, Oneida County, New York and was 30 years old. In later years he worked for Eugene Snow of Knoxboro, New York as an agent. One of his traveling assignments as an agent for Mr. Snow took him to Connecticut in April of 1894.)

When construction reached the cupola level, Mr. Coolidge used a six-sided design, the entire cupola being about 12 feet wide. Legend states that each side was dedicated to one of the six wives that he married during his lifetime. His fifth wife was alive during the initial construction of the building but died before the structure reached the height of the cupola. Coolidge married for a sixth time in 1851 (Mary Coburn Smith) and this may have prompted the six-sided design. We may never know the truth to the legend, but we do know that James E. Coolidge and his sixth wife were married for 26 years until her death in 1877. The view from the cupola level is tremendous. You can see the entire area around Bouckville from each of the diamond-shaped cupola windows.



**** A close-up of the cupola on the Landmark Tavern building and the diamond-shaped windows.



**** View from the cupola of the Landmark Tavern, looking west.

THE WIVES OF JAMES E. COOLIDGE

During his lifetime, James E. Coolidge married six times. When researching each of his marriages we see the effects of problems in childbirth and epidemics which ravaged the region. He and his wives would have four children but only one, Francis, lived to adulthood. The following chart gives the names of his wives and some information concerning their lives:

NAME	BORN	MARRIED	DIED	LOCATION OF BURIAL
Jennett Kendall	1792	1814	May 26, 1816	Paris, N.Y.
Sophia Stebbins	1798	1819	January 6, 1832	Sherburne, N.Y.

(Jenette Kendall was born in Paris, New York. She is buried in the Hillcrest Cemetery. Inscribed on the gravestone – Wife of James Coolidge.)

(Sophia's parents were Samuel and Sarah Stebbins. She died at Bouckville, N.Y.)

Sally Simmons	1801	1833	September 24, 1834	Madison Center, N.Y.
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(Had previously been married to William G. Woodworth. He died in 1820 at 31 years old.)

Harriet Hazzard	1802	1834	October 12, 1838	Madison Center, N.Y.
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(Inscribed on her gravestone – 4th Wife of James Coolidge – died in the 36th year of her age.)

Phebe T. Lawrence	1798	1842	January 26, 1849	Madison Center, N.Y.
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(Inscribed on her gravestone – Phebe T. 5th wife of James Coolidge – died at age 51 years, 18 days. The T. in her name was Tompkins.)

Mary Coburn Smith	1803	1851	May 11, 1877	Indian Opening
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(Mary Coolidge died in 1877 at 74 years old. She is buried with her husband in the Indian Opening Cemetery, located just north of the Village of Madison, N.Y. She was married to James E. Coolidge for 26 years. He would die three years later in 1880.)

The result of four years of labor was a building unlike any other in the U.S. It has been featured in numerous articles and books and is also listed in the National Register of Historic Places. Each side of the front of the building is 24 feet wide, for a total of 96 feet of road frontage. The frontage faced the Cherry Valley Turnpike, the Chenango Canal and after 1850, the Rome to Hamilton Plank Road, which ran alongside the canal. The stores on the ends of the building were rectangular in shape, while the two stores in the middle were more pie-shaped. It became the first mini-mall of its day with a different type of store eventually occupying each section.

Included in the list of stores were a grocery store and a dry-goods emporium occupying the outer store areas while a hardware store and flour merchant occupied the middle portions of the building. Following the hardware store, there was a shoemaker's shop operated by a Mr. Martin in the area next to the grocery store. Each store entrance can be visibly seen today. On the second floor, during various years, was a dressmaker's shop, law office and a hops dealer. Small business ventures were also conducted in the basement area during the canal time period and extra room on the second and third floor was used to house surplus inventory brought in on the canal or from local farms.

In addition, the Post Office for Bouckville was housed in the Cobblestone Store for many years and the first telephone exchange for the community was also headquartered there.

As the construction of the "Stone Store" was progressing, James E. and William Coolidge purchased the shares of stock from the other investors. To complete the purchase of the property, it was necessary to buy the building lot and shares from Moses Maynard. According to a newspaper account

of the day, the property was transferred to the Coolidge Brothers on April 1, 1851. The shares held by Mr. Maynard in the joint-stock company had evidently been purchased before that date.

A CONNECTING STORY – Property conveyed to James E. and William Coolidge

William Coolidge died on May 3, 1875. An Administrator's Sale of Real Estate was held on June 10, 1876 by his wife, Mary J. Coolidge, and Joseph W. Forward, Administrators of the Estate. The newspaper article stated that Lot #1 of Block 4, as well as Lot #2 of Block 4, in the Village of Bouckville, were to be sold at public auction.

Lot #1 of Block 4 was the same parcel which was conveyed by Moses Maynard and wife to James E. and William Coolidge by deed dated April 1st, 1851. Lot #2 of Block 4 was conveyed to James E. and William Coolidge by Moses Maynard and wife on May 10th, 1852. Lot #1 was the site for the Cobblestone Store and Lot #2 is the site of the present Bittersweet Bazaar Antiques Shop. The purchase price for the lots was \$10.00 each.

The parcels, as well as the lots for all of Bouckville were shown on a lithograph drawn by Baker of New York City and commissioned at the time of the construction of the Chenango Canal. The drawing can be seen in the historical files at the Madison County Office Building in Wampsville, New York.

(A copy of that drawing is shown at the beginning of this historical piece.)

Information from the Madison Observer – April 15, 1876

The completed building, now owned by the Coolidge Brothers, was ready for occupancy. William Coolidge was soon operating his Storage and Forwarding business. The first actual tenant was Ira Burhans and his son, Lindorf.

OWNERS/TENANTS OF THE STONE STORE

1847-1851 – The Cobblestone Store was built.

April 1, 1851 – James E. and William Coolidge purchased the building from Moses Maynard and his wife.

1851-c.1854 – Ira Burhans and son, Lindorf were the first tenants. William Coolidge also operated his business from the stone store. A board found on the 3rd floor of the building has Burhans & Coolidge written on it, plus the name D.J. Head.

c.1854- mid-1861 – Burhans and Bliss. Another board found on the 3rd floor has Burhans & Bliss – Bouckville written on it, plus the name I. Forward 1861. (Isaac Forward – he will be appointed as

Postmaster at Bouckville in 1876, following the death of William Coolidge. Burhans and Bliss will later become Burhans and Black of wholesale hardware fame.)



**** Names of early tenants of the Cobblestone Store still appear on some attic boards.

1861-1875 – William Coolidge. By 1861, William had purchased the interest of his brother, James E., in the Cobblestone Store and directed the store enterprise until his death on May 3, 1875.

June 14, 1876-1882 – Lewis E. Coe. The property was sold through the estate of William Coolidge by Joseph W. Forward and Mary J. Coolidge – Executors of the Estate. Mr. Coe paid \$795.00 for the property.

February 24, 1883 – Lewis E. Coe and Hurd D. Brockett form a partnership. This was the locally famous store – Coe & Brockett. The partnership continued until the death of Lewis E. Coe in 1897.

1897-1911 – H.D. Brockett and Mrs. Coe following the death of Lewis E. Coe.

1911-1940 – Charles M. Coe – He was the son of Lewis E. Coe. The telephone exchange was located in the Stone Store during this time period. The manager of the store for many years was Allie F. White, followed by Mrs. J.M. Daniels. At this time there were also apartments to rent on the second floor.

June 28, 1940 – Charles M. Coe to Robert Palmiter and Valerae K. Palmiter. Mr. Palmiter lived in the building with his family and also ran an antiques business from the premises. He died in a tragic auto accident in 1968.

June 12, 1970 – Valerae K. Palmiter to Andrew B. Hengst, Sr. and Andrew B. Hengst, Jr. The Landmark Tavern was opened on September 25, 1970.

April 8, 1977 – Andrew B. Hengst, Sr. and Andrew B. Hengst, Jr. to Andrew B. Hengst, Sr., Andrew B. Hengst, Jr. and Stephen G. Hengst as joint tenants.

1977 to the present – The Hengst family continues to operate the Landmark Tavern. This consistency of ownership is evident in the style in which the business is conducted.

WILLIAM COOLIDGE – MERCHANT AND FORWARDER

William Coolidge was certainly one of the principal figures in the story of the Cobblestone Store/Landmark Tavern building. The following are some of the highlights of his illustrious life.

- Born on December 15, 1803 in Stow, Massachusetts, the youngest son of James D. Coolidge.
- Moved to the Bouckville area with his family in 1806.
- Following the completion of the Chenango Canal, Mr. Coolidge entered the Forwarding business. Goods were sent and received on the canal from distant areas. In 1840, when he was 36 years old, William was listed as a passenger on the ship Norma, sailing from Havana, Cuba to New York City. He was listed as a merchant on the passenger list.
- In 1850, with his brothers, James E. and Sylvanus, William built a saw mill and cheese box factory on Hamilton Street, (today's Canal Rd.) at the southern edge of the community of Bouckville. The structures later burned and were rebuilt in 1868.
- Became a stockholder in the construction of the Cobblestone Store with his brother, James E. and Moses Maynard.
- Was a successful Merchant and ran a Forwarding business from the Stone Store.
- Owned a number of parcels of land in the Bouckville area.
- Appointed Postmaster of the Bouckville Post Office on September 16, 1854.
- By 1861 he was the sole owner of the building, having bought out the interests of his brother, James E. Coolidge.
- Coolidge was married twice during his lifetime. The first wife was Martha. She died on September 4, 1862 at 58 years old.
- His second wife was Mary J. Holmes. She had previously been married to the late James Holmes of Stockbridge, N.Y. William and Mary were married on January 13, 1863 according to an article in the Waterville Times.
- William Coolidge died on May 3, 1875 at 72 years old. He is buried in the Indian Opening Cemetery, Madison, N.Y.

- The Executors of the Estate of William Coolidge were Mary J. Coolidge and Joseph W. Forward. John E. Smith, the author of "Our County and its People – A History of Madison County, 1899, was Attorney for the sale.

A CONNECTING STORY – The Home of William Coolidge

At the time of the notice of Administrator's Sale of Real Estate belonging to Mary Coolidge, listed in the April 15, 1876 edition of the Madison Observer newspaper, it was stated that the home of William and Mary Coolidge was to be sold. This was to be conducted on June 10, 1876. It was the same property that was sold by the Executors of the Moses Maynard Estate to William Coolidge, dated June 11, 1856. The Executors of the Estate of Moses Maynard were James E. Coolidge and Ralph Tanner.

The home indicated was the original McClure's Tavern building. William Coolidge, and his wife Mary, lived in the east portion of the home and Ira Burhans and family lived in the west side. At a later date, Samuel R. Mott and family would move into the west side.

William Coolidge and Ira Burhans are shown on an 1859 map of Bouckville as sharing the home. The map also shows James E. Coolidge living just to the east of them and Francis Coolidge living a short distance to the east of both.

William Coolidge sold a parcel of land to the Utica, Clinton and Binghamton Railroad Company, as stated in the same real estate article. It had always been assumed that Samuel R. Mott had sold the property to the railroad. Mr. Mott originally purchased one-half of the dwelling in his wife's name in 1868. Later, the Motts will purchase the other half of the home. This was also in Mrs. Mott's name and is assumed to have been transferred at the time of the Real Estate Auction in 1876. It seems that Samuel Mott did not want to mix personal and business properties.

A SAFE HAVEN FOR RUNAWAY SLAVES ??

A story told by Brian Palmiter, which had been related by his father, Robert Palmiter, states that the Cobblestone Store had a way to hide runaway slaves during the Civil War time period. The slaves were supposedly hidden on the Chenango Canal boats by the boat captains. When the boats docked at Bouckville, the runaways were secreted to the Cobblestone Store and hidden in a cavity just to the right of the fireplace, which is located in the second dining room of the Landmark Tavern.

Brian stated that he can remember seeing a panel in that area that could be slid out. Behind the panel was an opening where a person could stand up and be hidden.

(There are similar stories concerning a great many buildings in our area. We will probably never fully substantiate them.)

Information from Brian Palmiter – Summer of 2013

ROBBERY AT THE STORE

“The store of William Coolidge, in Bouckville, was entered through a back window by two burglars a few nights ago. A brother of Mr. Coolidge, who sleeps in the store, discovered their presence; but was discovered by them too soon to succeed in capturing them.

They decamped in such haste as to leave behind a considerable quantity of goods which they had thrown out of a window, and an overcoat belonging to one of them; but succeeded in carrying away about \$14 worth of shoes.”

(The brother staying in the store was said to be Sylvanus Coolidge. In the 1850 Federal Census, Sylvanus is living with his brother, James.)

Waterville Times – May of 1863

THE HAUNTED COBBLESTONE STORE

“For the past four weeks the occupants of the beautiful Cobblestone Block have lived in great terror and fear. It is believed to be haunted. Terrible noises, as if a woman in great distress, were heard; at other times, loud and very unbecoming language, as if two or three gentlemen were having a “row” has been heard. On other occasions there would be a gentle swaying to and fro of the whole structure, and still the mystery grows deeper and more serious.

On an evening not too long since, a number of men were in Palmer’s dry-goods rooms, in the west end of the building, when suddenly slight noises in the rooms above were heard, and not a few brave hearts were made to quake with fear. When a second series of noises occurred, the occupants of the store prepared to make a bold dive for the front door.”

Oneida Democratic Union – February 25, 1875

(This event occurred just before the death of William Coolidge. We find no information concerning who the ghost may have been. In recent years however, strange occurrences have been noted by staff members. They have named the ghostly presence Valerae, the name of Robert Palmiter’s wife. It is possible, however, that the apparition may in fact go back to the 1875 time period.)

NEW STORE IN BOUCKVILLE

“Lewis Coe is fitting up the old Deacon Coolidge store, and expects to put in a stock of goods. Lewis is a good fellow and we wish him success.”

Hamilton Democratic-Republican – January 6, 1876

LEWIS COE OPENS HIS STORE

“Lewis Coe is filling up the store formerly occupied by Deacon Coolidge. He is filling up with a stock of goods such as are usually kept at a country store, which he will sell cheap for cash. Give him a call. Martin Washburn is associated with him.”

Hamilton Democratic-Republican – February 17, 1876

Here is a group of early photos of the Cobblestone Store to give the reader an idea of how busy this venue was in the past. This 1800's mini-mall was certainly ahead of its time.



**** The Cobblestone Store in winter. Winter photos were very unusual at this time. The time period photo is c.1880 because the name over the doorway is simply Coe.



**** A wonderful early photo of the Cobblestone Store with horse and wagon to the left.



**** The store of Coe & Brockett with horses and wagons in front.



**** The Coe & Brockett Store. Notice the separate doorways for each of the stores.

REMODELED STORE

“In Bouckville, carpenters are still at work enlarging and remodeling Lewis E. Coe’s store in the east end of the stone block. Mr. Coe has established a large trade here. He intends to keep a larger stock of goods than ever, when he moves into his newly arranged rooms.”

Hamilton Democratic-Republican – February 17, 1881

BUSINESS IS GROWING

“To keep pace with increasing business, Coe and Brockett now occupy the entire first floor of the Coe Block, the old Stone Store.”

(Lewis E. Coe and Hurd D. Brockett had formed a partnership on February 24th of 1883.)

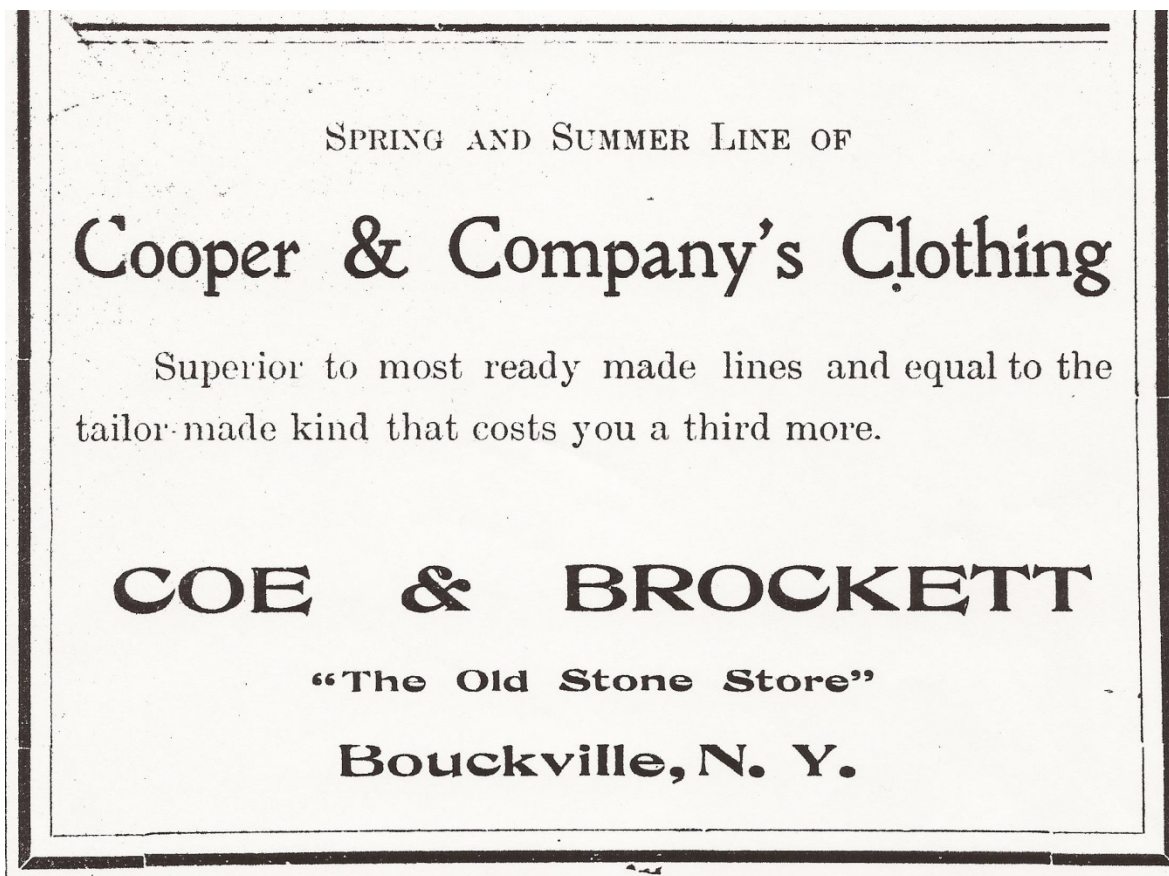
Hamilton Democratic-Republican – May 31, 1883

WEATHER FLAGS

"Through the courtesy of Samuel R. Mott, the weather signal flags are displayed from the roof of the Coe Block in Bouckville."

(The weather flags were displayed from the cupola as a service to the farmers of the area to warn of impending storms.)

Hamilton Republican – May 17, 1888



**** An advertisement for Coe & Brockett's Store – September 7, 1911

COE'S STORE BROKEN INTO

"On Thursday night Coe's Store in Bouckville was broken into and some shoes and other dry goods stolen. The thieves got in by removing a pane from one of the rear windows. Although every effort has been made to run down the thieves, thus far they have not been located."

Madison County Leader and Observer – August 7, 1913



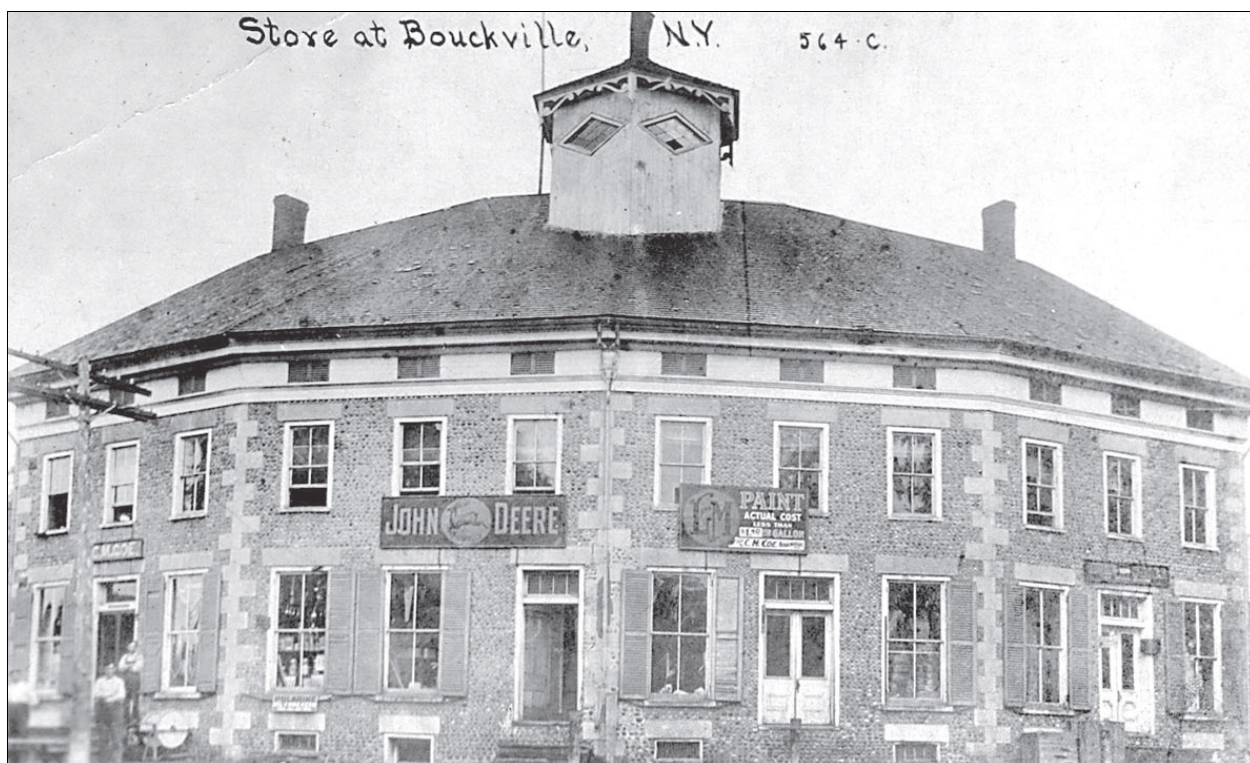
**** White House Hotel to the left and Cobblestone Store to the right. Note the spelling of Corners.



**** The Stone Store in Bouckville – c.1920. Milk cans are in the back of the truck.



**** Inside the Stone Store. Man in white vest – Allie White. Man with apron – Lynn Norton.



**** The Stone Store – 1923. Note the signs for John Deere equipment and L & M Paint.

CIVIL CASE HEARD AT WAMPSVILLE

"A civil case is slated for early trial at the County Courthouse in Wampsville. Frank G. and Mabel C. Shattuck, Bouckville, seek an injunction restraining Charles M. Coe, also of Bouckville, from maintaining the walls and building on the land adjoining the plaintiff's and from permitting them to remain.

The Shattucks ask that the wall of the Coe building, facing the Shattuck dwelling, be removed, alleging that at least 33 feet of this wall already has fallen on the Shattuck property."

Utica Daily Press – March 8, 1940

OCTAGONAL STORE BEING REMODELED

The octagonal cobblestone store is now being remodeled by Robert Palmiter. The building has certainly had an interesting past. Moses Maynard was a key figure in the idea of the building, along with his wife, known as "Aunt Polly."

Owners/operators of the store over the years have included Ira Burhans, Deacon William Coolidge, Lewis B. Coe, H.D. Brockett and Charles M. Coe.

The building has been the scene of spirited hop sales, the community Post Office and the telephone exchange. Merchandise in the stores ranged from peanuts and needles to milk pails and mowing machines.

Weather signals were displayed from its cupola for the benefit of the farmers in the area. The original double doors with the pulley from the third floor, still visible in the back of the building, was where molasses and barrels of vinegar were hoisted up and into the upper storage area.

(The hoisting wheel continues to be located on the third floor and even has the original chains, used in the lifting process, still in place.)

(A story told by Brian Palmiter, the son of Robert Palmiter, is that Robert borrowed \$1,000 from Allie White to help with the purchase of the building. Allie White was a clerk at the store during his youth and was the manager of the feed mill at a later time. The feed mill is now the Bouckville Mill.)

Hamilton Republican – August 18, 1940

Many changes to the building have taken place in recent years. Many of those changes are explained and shown below.

ROOMS REMODELED

In 1987, four rooms on the second floor were remodeled as bedrooms to serve the Bed and Breakfast established at the Landmark Tavern. The rooms are beautifully appointed and are frequently the source of very positive comments on the Landmark Tavern website. A fifth room, originally a breakfast area, was remodeled into a fifth bedroom about ten years later.

Information from Will Shoemaker – August of 2013

HISTORICAL ARTICLES CONCERNING THE LANDMARK TAVERN

When Mr. Palmiter purchased the Cobblestone Store building and when the Hengst family remodeled the building to launch the Landmark Tavern, considerable interest was renewed in the history of the unique structure. Many articles were written and can be found on historical websites. They are listed below:

- Rome Daily Sentinel – July 20, 1940
- Utica Observer-Dispatch – July 21, 1940
- Waterville Times – July 25, 1940
- Utica Daily Press – November 19, 1949
- Utica Observer – July 13, 1956
- Mid-York Weekly – October 15, 1970
- Madison County Times – September 2, 1971
- Marcellus Weekly Observer – August 9, 1989

THE LANDMARK TAVERN TODAY

When we visit to the Landmark Tavern today, we are met with a warm greeting, surroundings which harken back to colonial days, a varied menu and impeccable service. The entire staff is very professional to each and every customer, just as in the days when the building was used for other purposes. What could be better!!

In addition, the Landmark Tavern offers five rooms for overnight accommodations and at various times of the year, special seasonal dinners are offered, complete with new and tasty courses and wines to match. It is a dining experience that every lover of fine food and drink should try.

Patrons still travel from distant places to experience the historic setting and the culinary treats which accompany it. Written statements in area newspapers or online all comment on what a wonderful venue it is to spend an evening of conversation, relaxation and dining. We hope that the Landmark Tavern continues to be a destination spot for fine dining for many years to come.

(The Landmark Tavern is closed for the months of January and February. This gives time for repairs to the building and updates to the menu. In early March, the owners and staff are ready to serve you again.)



**** The sign in front of the Landmark Tavern.

In the distance we can see Canal House Antiques, formerly the grocery store of Mr. Putnam Oliver. To the right in the photo we get a glance of the Bittersweet Bazaar Antiques Shop.

The Landmark Tavern may be reached at (315) 893-1810. Website: yeoldelandmark.com

Located on the corner of U.S. Rt. 20 and Canal Rd. in Bouckville.



**** The entrance area at the Landmark Tavern.



**** The tap room at the restaurant. A fine selection of wine and spirits is always available.



**** Adjoining the Tap Room is the first dining room area.



**** Two dining room photos that highlight the colonial décor.





**** The bedroom areas at the Landmark Tavern are well-appointed with period furnishings.





**** A sleigh bed, antique desk and beautiful stenciling highlight these two bedroom photos.





**** The eastern and western edges of the Landmark Tavern building as they appear today.



HISTORIC BOUCKVILLE

The community of Bouckville has been the scene of a number of important businesses. One of the earliest was Chauncey Crain's scales manufactory. Mr. Crain developed a reputation for quality scales. Examples of his work may be seen at the Museum of Science and Technology in Syracuse and at the Cazenovia Public Library in Cazenovia, New York.

Bouckville was also the site where the Mott's brand was begun. Samuel R. Mott, and his family, owned a cider mill next to the Chenango Canal and built a cider complex next to the railroad tracks near the eastern end of the community. In addition, the Mott family operated a cider mill in New York City.

The "White House" hotel was the scene of political meetings and speeches, family and community gatherings and fine dining. It was recently a multi-dealer antiques shop.



**** An aerial photo of Bouckville in the late-1920's. The Landmark Tavern building, as well as the "White House" hotel, can be seen in the middle of the photo. U.S. Rt. 20 runs through the center of the community.