

1205

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name "Sunset Hill"
other names/site number (Mrs. Eugene D. Stocker Estate)

2. Location

street & number 102 New York Route 167 [] not for publication
city or town Warren [X] vicinity
state New York code NY county Herkimer code 043 zip code 13439

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements as set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide, [X] locally. ([] see continuation sheet for additional comments.)

William Carver, SAPO
Signature of certifying official/Title

11/12/06
Date

New York State Office of Parks, Recreation & Historic Preservation
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] see continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register [] see continuation sheet
- determined eligible for the National Register [] see continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain) _____

Signature of the Keeper

John Edson H. Beall

date of action

1.4.07

"Sunset Hill"
Name of Property

Warren vicinity, Herkimer Co. NY
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Non-contributing	
4	0	buildings
1		sites
2		structures
		objects
<u>7</u>	<u>0</u>	TOTAL

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

20th CENTURY REVIVALS/Colonial Revival

foundation CONCRETE
walls WOOD

roof ASPHALT
other _____

Narrative Description
(See continuation sheet)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

"Sunset Hill"
Name of Property
Warren vicinity, Herkimer Co. NY
County and State

Description

"Sunset Hill" is an estate property located on New York Route 167 a short distance north of the village of Sharon Springs. Situated in the town of Warren, the nominated property consists of a main house and dependencies on a parcel of approximately 12.35 acres. Situated atop a prominent hill, the estate house commands a sweeping view of Cherry Valley to the southwest. The main house is surrounded by broad, sloping lawns punctuated by ornamental shrubbery and several tall shade trees. The nominated property encompasses seven (7) contributing features:

1. **main house**, (contributing building);
2. **guest house** (contributing building);
3. **equipment barn** (contributing building);
4. **stable** (contributing building);
5. **stone entrance gate** (contributing structure);
6. **swimming pool** (contributing structure);
7. **formal garden** (contributing site).

A long, winding paved drive leads uphill from **stone gateposts and wrought iron gates** at the southwest corner of the property to the main house. The principal estate house of "Sunset Hill" is a two story, gable roofed, wood frame, Colonial Revival style building sheathed in clapboard siding with wood shingle roofs. The dominant feature of the residence is a tall portico with square columns and a triangular pediment, oriented facing west. The formal entrance sheltered by a *port cochere* with triangular pediment is located on the south elevation. A two story, gable roofed frame wing projects from the north center of the main block, with a breezeway at the first story leading to a hip roofed, attached two bay garage. Interior brick chimneys are located at the east and west ends of the main block; a brick furnace flue is located in the north wing.

Fenestration is regular and symmetrical, consisting of a variety of square and rectangular openings flanked by louvered wood shutters. The formal entrance beneath the *port cochere* consists of a panel door within a molded architrave with sidelights and a segmental arched glass transom with tracery. Tall French doors on the west elevation give access to the deep porch beneath the portico; a second pair opens to the south side near grade level. The rectangular and square windows exhibit simple, molded wood lintels and contain 8/8, double hung wood sash. The siting, design and window placement intentionally provide much natural light to the interior spaces. An oculus centered in the pediment of the west portico provides a decorative embellishment.

The interior plan of "Sunset Hill" is organized around a center hall running east-west through the main block. The first floor includes an entrance hall, living room, library, dining room, kitchen and bathroom; the upper story contains four bedrooms and two baths. The broad center hall is flanked by formal rooms on the first story. The front entrance opens into the center passage; a wide staircase with turned balustrade rises along the north side of the hall to a second-floor landing. The hall is bisected by a wide, rounded arch. Doors from the hall provide access to the library and formal dining room located on the east side; the kitchen is located beyond the dining room. A large living room is located on the opposite (west) side of the hall. The hall and the formal rooms of the first story exhibit simple yet delicate molded Colonial Revival trim on fireplace mantels, paneled doors, door and window casings and baseboards.

Minor modifications to the original house plan have occurred in recent years. These include renovation of the kitchen, glass enclosure of the breezeway connected to the garage, and enlargement of a second-floor bathroom. None of these alterations affects the historic character of the overall residence.

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

Section 7 Page 2

"Sunset Hill"
Name of Property
Warren vicinity, Herkimer Co. NY
County and State

Contributing features

The original estate service complex of three contributing buildings is located a short distance northeast of the main house. The small, wood frame, gable roofed buildings are clustered in a "U"-shaped configuration. All are sheathed in clapboard siding and covered by wood shingle roofs. The service buildings date to the 1923 completion of the "Sunset Hill" estate.

The "L"-shaped **guest house** originally was constructed as a caretaker's cottage. The house incorporates a living room, kitchen and bedroom. The south gable end is embellished with a diminutive portico reflecting that of the main house.

The small **equipment barn** is surmounted by a decorative cupola/ventilator, with sliding doors in the south side and east gable end.

The **stable** incorporates three enclosed stalls sheltered by a small porch across the west elevation.

Two additional contributing features are located immediately east of the main house and across the drive: These include a concrete **swimming pool** surrounded by a wood lattice fence, and the remains of the formal, geometric flower garden.

"Sunset Hill"

Name of Property

Warren vicinity, Herkimer Co. NY
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location
- C** a birthplace or grave
- D** a cemetery
- E** a reconstructed building, object, or structure
- F** a commemorative property
- G** less than 50 years of age or achieved significance within the past 50 years

Areas of Significance:

(Enter categories from instructions)

ARCHITECTURE

Period of Significance:

1923

Significant Dates:

1923

Significant Person:

N/A

Cultural Affiliation:

N/A

Architect/Builder:

Narrative Statement of Significance

(See continuation sheet)

9. Major Bibliographical References

Bibliography

Helburn, William. *The Works of Dwight James Baum, Architect*. New York, 1927.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Building Survey
HABS NY-367
- recorded by Historic American Engineering Record

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal Agency
- Local Government
- University
- Other repository: _____

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Continuation Sheet

Section 8 Page 1

"Sunset Hill"
Name of Property
Warren vicinity, Herkimer Co., NY
County and State

Statement of Significance

"Sunset Hill" is significant under Criterion C as a distinguished and highly intact example of formal, Colonial Revival style estate residential architecture in Central New York. Constructed in 1924 for Mrs. Eugene D. Stocker as a seasonal estate, "Sunset Hill" was designed by noted architect Dwight James Baum. Consisting of a two-story, clapboard sided main house and service buildings on a landscaped hilltop setting, "Sunset Hill" is a noteworthy example of the country houses designed by the prolific and eclectic Baum. The nominated property is significant for its refinement of design and its overall integrity. This important architectural landmark on the outskirts of Richfield Springs remains a rare example of its type, period and method of construction in the region south of the Mohawk Valley.

The region around Cherry Valley that includes the villages of Sharon Springs, Richfield Springs and Cooperstown became popular as a seasonal resort area during the early decades of the twentieth century. Seeking relief from summers in urban areas, numerous wealthy families from the New York City area were attracted to the rolling hills, panoramic vistas, clean air and moderate temperatures of Central New York. Prominent businessmen, financiers and those engaged in the brewing industry established seasonal country seats, traveling by automobile along the Great Western Turnpike (present US Route 20), or by train on the Delaware, Lackawanna & Western Railroad. Many of these seasonal residents commissioned prominent urban architects to design their country houses. Typical of such arrangements was that of Mrs. Eugene D. Stocker, a wealthy New York widow, who in 1923 commissioned architect Dwight James Baum to design her country estate north of Richfield Springs in rural Herkimer County.

Dwight James Baum (1886-1939), a native of Little Falls, studied architecture at Syracuse University. Following his graduation in 1909, Baum continued his training in draftsmanship while employed by a series of New York architectural firms. In 1914, he established his own architectural practice in New York City. Baum's early career reflected his eclectic interests and an unwillingness to be restricted to a particular style or type of building. His commissions included several buildings on the Syracuse University campus, as well designs for numerous civic, institutional and religious buildings. Baum's greatest architectural achievement lay in his design of residences, chiefly large country houses and estates. In 1912, Baum designed his own residence in the newly developing, exclusive New York suburb of Riverdale (Bronx Co.) Riverdale's developers favored Baum's residential designs and urged prospective residents to commission Baum as their architect. Devoting himself almost exclusively to residential architecture, Baum established an office in his home. Between 1914 and 1939, Dwight James Baum executed over 140 designs for houses in Riverdale. His designs for substantial suburban and country residences reflect many influences, including Tudor, Georgian/Colonial Revival, French and Italian.

In 1922, Baum visited Florida at the beginning of that state's real estate boom. While there, Baum received his most important residential commission in 1924 to design the Sarasota home of John and Mabel Ringling of circus fame. The Ringling Mansion, *Ca` D'Zan*, is an ornate and elaborate residence based upon Venetian and Moorish design elements. The interest registered in the contemporary architectural press greatly enhanced Baum's professional reputation. A compilation of Baum's residential designs was published in 1927, inspiring much emulation before the economic reverses of 1929. Examples of his designs can be found in coastal New England, suburban and rural New York, New Jersey, the Carolinas and Florida. In 1929-1930, Baum served as consulting architectural editor to *Good Housekeeping* magazine, where he contributed numerous articles and served on juries judging design.

Dwight James Baum was elected to the New York Chapter, American Institute of Architects in 1918, advancing to Institute Fellowship in 1932. His untimely death in 1939 abruptly ended the career of this leading influence in suburban and estate residential design during the early twentieth century. A lengthy obituary for James Dwight Baum appeared in the January, 1940 issue of the journal, *American Architect*.

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Continuation Sheet**

Section 8 Page 1

"Sunset Hill"
Name of Property
Warren vicinity, Herkimer Co., NY
County and State

In his design for "Sunset Hill," Dwight James Baum created a composition that combined formality with the relaxed atmosphere of a country estate. The exterior treatment of the main house and service buildings makes use of materials such as clapboard and wood shingles that evoke the popular Colonial Revival style at the peak of its popularity during the 1920s. The deceptively simple yet sophisticated composition features overall symmetry and massing of the center hall plan, regular fenestration pattern, louvered wood shutters and molded wood trim. The architect clearly was cognizant of the hilltop setting intended for the Stocker house, incorporating the deep portico and numerous windows designed to take advantage of the sweeping views and ambient natural light.

The overall composition of the Stocker house embodies the sophisticated design precepts and finely crafted decorative elements characteristic of Baum's residential architecture. Exhibiting a high level integrity to the early twentieth century period of significance "Sunset Hill" remains a notable example this notable architect's work and of the country estate architecture characteristic of the region prior to the Great Depression.

"Sunset Hill"
Name of Property

Warren vicinity, Herkimer Co. NY
County and State

10. Geographical Data

Acreage of Property 12.35 acres

Richfield Springs quad.

UTM References

1	<u>1</u> <u>8</u>	<u>5</u> <u>0</u> <u>1</u> <u>9</u> <u>2</u> <u>0</u>	<u>4</u> <u>7</u> <u>4</u> <u>4</u> <u>8</u> <u>9</u> <u>2</u>	3	<u>1</u> <u>8</u>	<u>5</u> <u>0</u> <u>1</u> <u>5</u> <u>6</u> <u>6</u>	<u>4</u> <u>7</u> <u>4</u> <u>4</u> <u>7</u> <u>9</u> <u>3</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>1</u> <u>8</u>	<u>5</u> <u>0</u> <u>1</u> <u>7</u> <u>4</u> <u>1</u>	<u>4</u> <u>7</u> <u>4</u> <u>4</u> <u>6</u> <u>8</u> <u>8</u>	4	<u>1</u> <u>8</u>	<u>5</u> <u>0</u> <u>1</u> <u>7</u> <u>5</u> <u>5</u>	<u>4</u> <u>7</u> <u>4</u> <u>4</u> <u>9</u> <u>9</u> <u>6</u>

Verbal Boundary Description

The nominated property includes all that parcel delineated on the enclosed tax map.

Boundary Justification

The nominated property includes the contributing historic features on the current parcel as delineated on the enclosed tax map.

11. Form Prepared By

name/title Raymond W. Smith, Program Analyst
organization New York State Office of Parks, Rec. & Historic Preservation date October, 2006
street & number Peebles Island, PO Box 189 telephone 518-237-8643
city or town Waterford state NY zip code 12188-0189

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with SHPO or FPO for any additional items)

Property Owner (Complete this item at the request of the SHPO or FPO)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

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

**National Register of Historic Places
Continuation Sheet**

Photographs

"Sunset Hill"
Name of Property
Warren vicinity, Herkimer Co., NY
County and State

Photo key:

All photos: "Sunset Hill," Warren vicinity, Herkimer Co. NY
R. Smith, 2006
Negative @ NYSHPO, Waterford, NY

Photo No. 1: North elevation, view SE;

Photo No. 2: West (L.) and southe elevations, view NE;

Photo No. 3: East elevation, view NW;

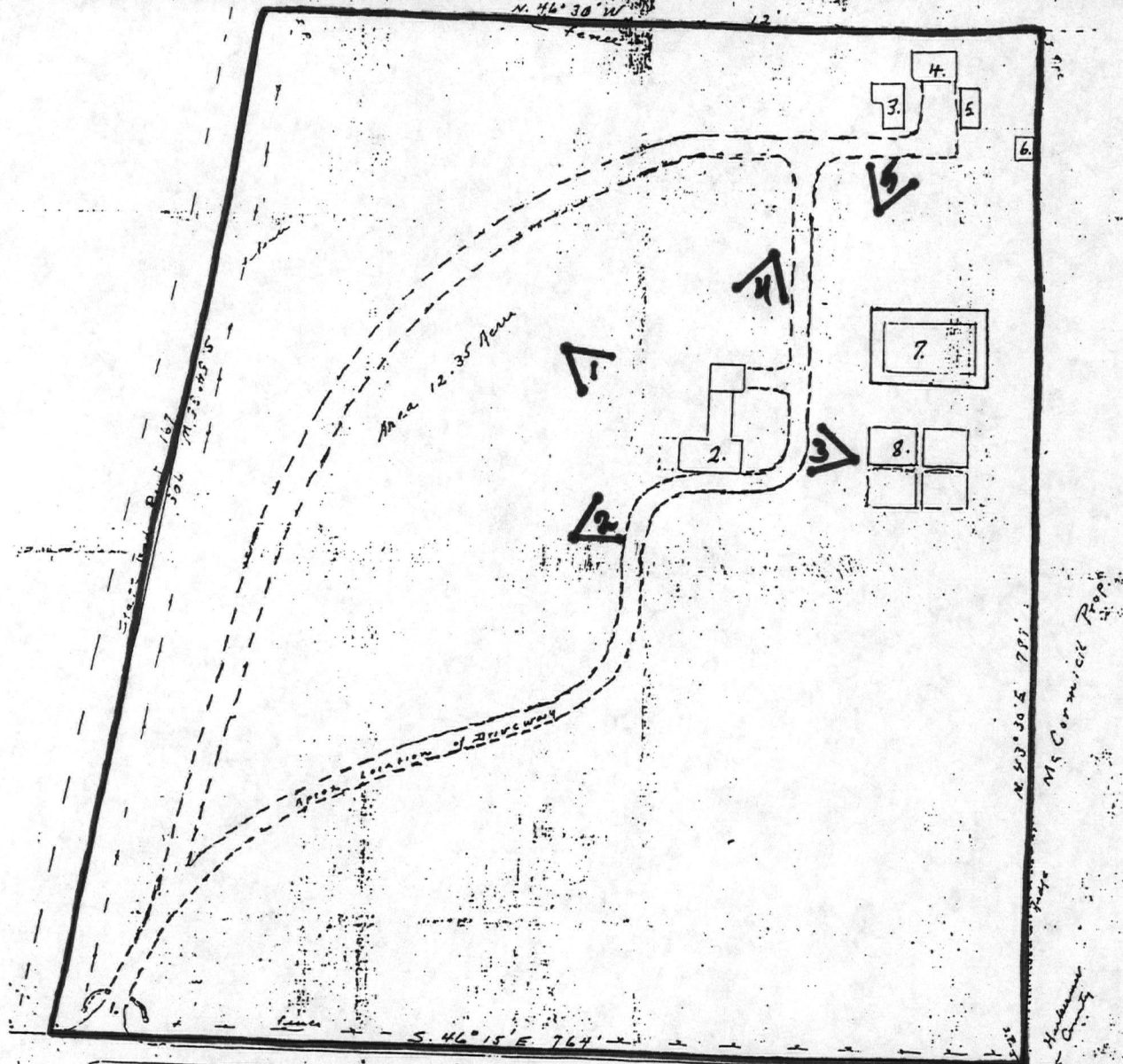
Photo No. 4: Northeast elevation, view SW;

Photo No. 5: Guest house, barn, stable, view NE;

Photo No. 6: Stair hall, view NW;

Photo No. 7: Entrance architrave and hall, view E;

Photo No. 8: Living room, view W.



Sunset Hill Estate
 Richfield Springs, New York
 2005

- Key
1. Gated Entrance
 2. Main House
 3. Guest House
 4. Barn
 5. Stables
 6. Vegetable Garden
 7. Swimming Pool
 8. Flower Garden

"SUNSET HILL"
 (MRS. EUGENE D. STOCKER ESTATE)
 WARREN VICINITY, HERKIMER CO. N.Y.
 SURVEY MAP. NOT TO SCALE
 < = PHOTO KEY

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Sunset Hill

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Herkimer

DATE RECEIVED: 11/24/06 DATE OF PENDING LIST: 12/11/06
DATE OF 16TH DAY: 12/26/06 DATE OF 45TH DAY: 1/07/07
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 06001205

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 1.4.07 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



"SUNSET HW"
WARREN IDENTITY. HERKIMER CO. NY

NY 430 1309 N K NYO 2

PHOTO 1



"SUNSET HILL"
WARDEN VICINITY, HERKIMER CO. NY

7 944 N N 6001 006 74

PHOTO 2



"SUNSET HILL"

WARDEN VICINITY, HERKIMER CO. NY

7 941 N N 4001 008 60

PHOTO 3



"SONSET HILL"
WARDEN VICINITY. HERKIMER CO. NY

7 JAN 11 11 4001 006 186

PHOTO 4



"SUNSET HILL"

WARDEN VICINITY, HERKIMER CO. NY

NY 400 1334 N N 1148 Z

PHOTO 5



"SUNSET HILL"

WARREN VICINITY. HERKIMER CO. NY

7 044 N N 4001 004 01

PHOTO 6



"SUNSET HILL"

WARDEN VICINITY, HERKIMER CO. N Y

PHOTO 7



"SUNSET HIK"

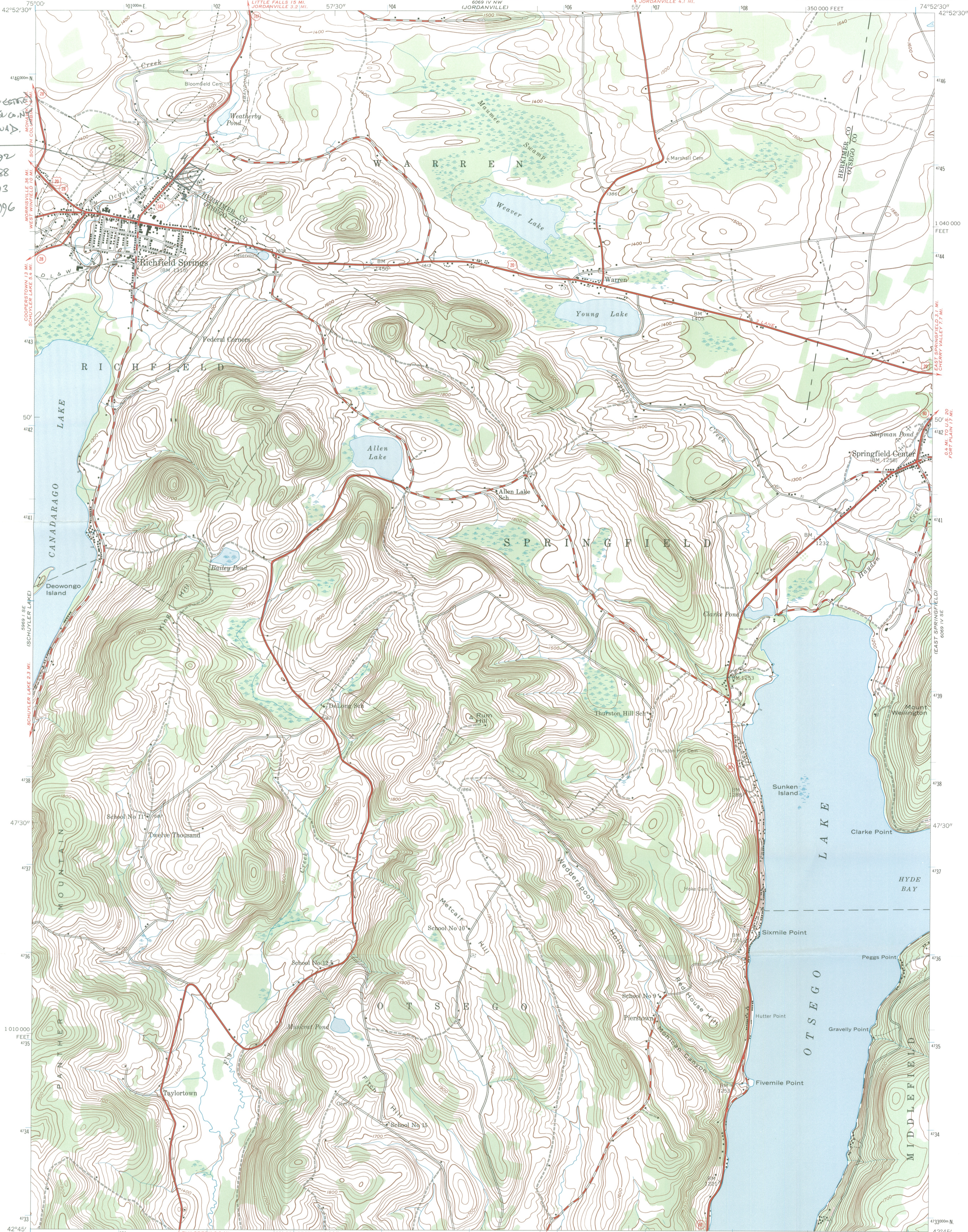
WARREN VICINITY. HERKIMER CO. NY

7 04M N N 40ST OCT 74

PHOTO 8

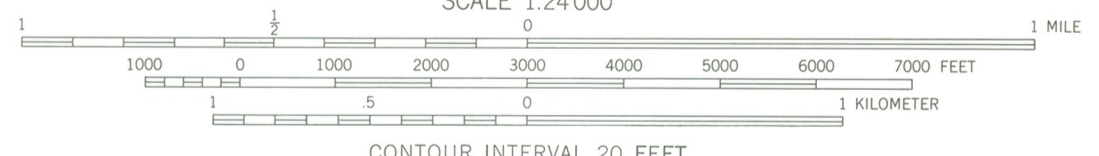
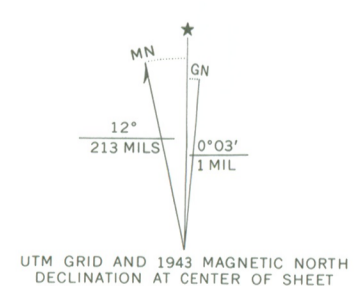
"SUNSET HILL"
(MRS. ECKERT, STOCKER ESTER)
WARREN VENT. HERKULES CO. N.Y.
RICHFIELD SPRINGS ROAD.

18/1. 501920/K744892
2. 501741/K744688
3. 501566/K744793
4. 501765/K744996



18/1. 501920/K744892
2. 501741/K744688
3. 501566/K744793
4. 501765/K744996

Mapped by the Army Map Service
Published for civil use by the Geological Survey
Control by USC&GS and TVA
Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1942. Field check 1943
Polyconic projection. 1927 North American datum
10,000-foot grid based on New York coordinate system, east zone
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue



CONTOUR INTERVAL 20 FEET
DATUM IS MEAN SEA LEVEL



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route

RICHFIELD SPRINGS, N. Y.
SW/4 RICHFIELD SPRINGS 15' QUADRANGLE
N4245-W7452.5/7.5
1943
AMS 6069 IV SW—SERIES V821

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

STATEMENT OF OWNER SUPPORT

Before an individual nomination proposal will be reviewed or nominated, the owner(s) of record must sign and date the following statement:

I, James A. Brewer
Jack F. Alarcon, am the owner of the property at
(print or type owner name)

102 State Route 167, Richfield Springs, NY 13439
(street number and name, city, village or town, state of nominated property)
Herkimer County, Warren Township

I support its consideration and inclusion in the State and National Registers of Historic Places.

James A. Brewer
Jack F. Alarcon
(signature and date)

JAMES A. BREWER
SUNSET HILL
102 STATE ROUTE 167
RICHFIELD SPRINGS, NY 13439
James A. Brewer
P.O. Box 1327
Richfield Springs, NY 13439
(mailing address)