

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 Corby Farm Complex

other name/site number Meadowbrook Farms

2. Location

street & number 7400 Corby Road not for publication

city or town Honeoye Falls vicinity

state New York code NY county Livingston code 051 zip code 14472

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Robert A. Purpont DSHPO 2/14/08
Signature of certifying official/Title Date

New York State Office of Parks, Recreation and 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 [Signature] Date of Action 4/1/08

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.)

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

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

Contributing	Noncontributing	
6	1	buildings
2		sites
5		structures
		objects
13	1	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

Lima Town Multiple Resource Area

0

6. Function or Use

Historic Function
(Enter categories from instructions)

Current Function
(Enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/agricultural field/animal facility

DOMESTIC/single dwelling

AGRICULTURE/agricultural field

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

EARLY REPUBLIC/Federal

LATE VICTORIAN/Italianate

LATE 19TH & EARLY 20TH CENTURY REVIVALS/Colonial Revival

foundation STONE

walls WOOD

roof SHINGLE

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Corby Farm Complex
Livingston County, New York

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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The Corby Farm Complex is located in the northeast quadrant of the Town of Lima, Livingston County, New York. It is situated one quarter mile east of New York State Route 15A on the south side of Corby Road in a rural area midway between the villages of Honeoye Falls and Lima.

The Corby Farm Complex is sited on an irregular-shape, 38-acre parcel extending 1900 feet south of Corby Road and varying from 570 feet to 1100 feet in width. It is generally level to slightly rolling, although low bluffs border Spring Brook which meanders back and forth across the west property line. Prior to 1992, the nominated property comprised the central section of a 240-acre farm. Most of the land surrounding the nominated property, including the other parcels subdivided from the former Corby Farm, remains in agricultural use. In recent years, the area west of the property abutting Route 15A has experienced scattered commercial development.

The property consists of three distinct sections. At the northeast corner, fronting on Corby Road, are the farmhouse, barn and outbuildings. South and west of the farmstead is former pasture and actively cultivated agricultural fields. Scattered apple trees in the pasture located immediately west of the house are remnants of a nineteenth-century orchard. Much of the former pasture remains enclosed by wire fence. The southern third of the property contains a 15-acre deciduous hardwood grove adjacent to Spring Brook containing about 150 old-growth trees. The grove's largest specimens include American beech, white oak, shag bark hickory, red oak, and sugar maple.

The farmhouse is set 155 feet back from Corby Road and is elevated on a gentle knoll above the surrounding fields. Extensive lawns surrounding the house are planted with mature deciduous trees. West of the house, a row of Norway spruce separates the lawns from the adjacent pasture and provides a wind break. Behind the house is a large perennial garden enclosed with a wrought metal fence. The garden was designed in 1959 by landscape architect Francis Hastings Gott. After a period of neglect, the garden was rehabilitated in the 1990s following the 1959 plans by Master Gardener Cindy Depuy. The main entrance drive runs south across the broad east lawn to the barn complex located behind the house. The drive is framed by two early twentieth-century rock-face cast stone gate posts at Corby Road. Off of the main drive is a second curving drive which connects to the porte-cochere located on the east side of the house.

The outbuildings are located in an informal cluster behind the farmhouse and east of the garden. In addition to the barn, the group includes a garage, smokehouse, pump house, laundry carousel, privy, and shed. Two silos and the foundation of an early twentieth-century dairy barn destroyed by fire in 1971 are located east of the extant barn.

Farmhouse

Contributing Building

The farmhouse faces north toward Corby Road. It consists of a two-and-one-half-story main block and a one-and-one-half-story rear kitchen wing. The house was constructed in the early nineteenth century but expanded at mid century and remodeled in 1877 and again around 1900. It retains features from each period of its construction.

The house is clad with four-and-one-half-inch painted clapboard. Trim detail is limited to a watertable, simple one-by-four inch casings with drip caps, corner boards, and a frieze below the eaves. All but the largest windows are equipped with operable louvered shutters. The exterior of the house is painted white with green blinds, doors, and window sash. The exterior color scheme has remained the same over the last 100 years. The gable roofs of the main block and wing have broadly projecting eaves. The house has three prominent ca. 1900 chimneys constructed of sand colored brick. They are located at each end of the main ridge and at the midpoint the kitchen wing ridge.

The forty feet wide by thirty feet deep, side-gable, five-bay facade, center-entrance, main block is the oldest section of the house. It is constructed with a mortise-and-tenon hewn timber frame over a rubble stone foundation. Although its exact age is not known, its form and materials suggest a date between 1820 and 1830.

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At the main block, the exposed exterior of the foundation is parged and scored to simulate ashlar stone. The first-floor windows sash were replaced with one-over-one pulley operated sash during the ca. 1900 renovations. Other contemporary changes included the addition of a three sided bay at the east façade and the widening of several other window openings. The ca. 1900 center door at the front façade contains a segmental, beveled glass, three-quarter light. At the second floor, regularly spaced 2'-6" wide by 5'-0" tall windows contain mid nineteenth-century six-over-six double-hung sash equipped with spring pins.

The most elaborate exterior architectural feature of the main block is the ca. 1900 Colonial Revival Porch and porte-cochere. The porch wraps around the most of the front and all of the east façade. The porte-cochere projects off the south end of the east leg of the porch. The porch and porte-cochere entablature are supported by paired, three-quarter-height, wood Tuscan columns set on gray rock-face cast stone piers. At the northeast corner of the house, the porch has no corner pier but instead turns the corner in a broad quarter-round radius. The gently sloping porch roof is accentuated by closed gables above the front façade door and at the north and east sides of the porte-cochere.

A cellar extends under the entire main block. The cellar has rubble masonry walls. The floor is limestone bedrock. The first-floor framing consists of log joists mortised into hewn beams and sills. At the west side of the house, a boiler room and coal bin is separated by a structural clay tile wall from the rest of the cellar. From the boiler room an exterior stone stair leads to the rear lawn.

The main wing's post and beam frame is divided into three structural bays by two parallel bearing walls running in a north/south direction, dividing it into three structural bays. The interior layout of the main block was first modified in the 1870s. To create larger rooms, wall partitions were relocated and most of the first floor timber posts were chiseled back so they no longer protrude into the interior. Four-panel doors with Renaissance Revival beaded casings and heavy molded baseboards were added at that time. At the attic, sawn 6" x 6" rafters are spaced at 30" on center and are notched into the eave plates and a five sided hewn ridge beam. The ends of the rafters are sistered with extensions that support broad eaves added in the mid nineteenth century. The span of the rafters is broken by an eight-inch by eight-inch hewn purlin which is braced with inclined posts. The current tongue-and-groove roof sheathing dates from about 1910 when a cement asbestos shingle roof was installed.

Today, the main block contains four main rooms. Although the present room layout, four panel doors, and trim date from the 1877 renovation, many additional design features date from 1900. At the front of the house is a double parlor. Inserted in the wide doorway connecting the parlors is a ca. 1900 manufactured parlor trim set incorporating a low paneled wall, plant pedestals, a pair of slender Corinthian columns, and intricate fretwork. The east parlor has a large ca. 1910 Colonial Revival red brick mantle with a segmental-arch firebox opening. A wide three-sided bay opens from the east parlor to the east front porch. At the west parlor is a wide double-hung window with a leaded transom containing beveled glass. Both parlors retain early twentieth-century, Colonial Revival, flush-mount, ceiling lights with opalescent glass shades. West of the parlor is a bathroom and closet. Across the rear of the main block from west to east are a bedroom, an enclosed winding stair to the second floor and a large dining room. The dining room has doors opening to all the main rooms in the main wing, the stair, the porte-cochere, kitchen, pantry and a china closet. The dining room retains a Colonial Revival, early twentieth-century chain suspended bowl light in the center of the ceiling. First-floor rooms though out the main block have plaster walls and ceilings and ca. 1900 quarter-sawn oak strip floors.

The main stair appears to be an original feature. The winders at the base of the stair transition into a straight run that opens into the broad second-floor hall. Along the side of the stair opening is a simple cherry handrail supported by a square tapered newel and slender square spindles.

The second floor was also reconfigured during the 1877 renovation but, unlike the first floor, the original structural posts remain visible and several original vertical plank walls remain. Originally, the second floor contained a center hall flanked by two bedrooms on each side. In 1877, the north section of the central hall was partitioned to create a fifth bedroom and closets were added. Mid nineteenth-century, four-panel, faux-grain doors with porcelain knobs are installed at each bedroom. In several bedrooms, older flush six-panel and plank doors with Suffolk latches

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Privy

Contributing Building

This mid nineteenth-century, gable-roof outhouse measures 7'10" long by 5'-7" wide and is located forty feet off the rear, southwest corner of the farmhouse. The building is constructed of dimensional lumber and is clad with painted clapboard. It has a wood shingle roof. At the front of the outhouse are a plank door and a small louvered window. In the interior, a built-in wood bench has two round openings. The walls and ceiling are plastered. On the east wall the plaster is inscribed, "David Albertson 1855."

Shed and dog run

Noncontributing building

Located next to the dairy barn foundation, this 6'-0" by 8'-0" gable-roof shed was constructed in 2006 to shelter Labrador retrievers. The shed is detailed in a style consistent with the historic dependencies. The dog run south of the shed is enclosed with horizontal board fencing.

Barn

Contributing Building

The barn is located twenty-five feet south of the garage and measures approximately 118 feet long by twenty-eight feet wide. The main section of the barn is a four-bay, two-story, gable-roof structure oriented with the ridge running in a north/south direction. The main section of the barn is bracketed by later additions at each end.

Connected to the north end of the barn is a forty-eight-foot-long wagon shed with four open bays facing east. It is built over a concrete foundation and is framed with a mixture of hewn and sawn timbers. The shed has an earth floor. Historic photographs indicate it dates to the late nineteenth-century.

The center section is a three-bay, hewn-frame English barn probably dating from the second quarter of the nineteenth century. The exterior is clad with clapboard. At the roof, log rafters are mortised into a five sided hewn ridge beam. The rafters are supported at mid span by a purlin. Six open horse stalls divided by plank half-height partitions and finished with plank flooring are located in the north bay of the original barn. A partition faced with wood railroad boxcar siding separates the stalls from the center bay of the barn. Although the entire original section of the barn has an upper level mow, framing and period photographs indicate the center-bay mow was added in the 1930s. At the north wall of the original barn, now facing into the interior of the wagon shed, are two twelve-over-twelve double-hung sash and a strap-hinge mounted plank door. The fourth (south) bay of the barn, probably added in the late nineteenth century, is framed with sawn posts and dimensional lumber. The two south bays of the barn have a concrete floor.

At the south end of the barn is an early twentieth-century shed-roof addition built with dimensional lumber over a concrete foundation and divided into two interior rooms. The east room has a wood manger along its north wall and appears to have been a calf pen while the west room was used as a chicken coop.

Silos

Contributing structure

Two forty foot high reinforced concrete silos with conical concrete roofs are located at the south end of the dairy barn foundation. The silos and present poured concrete and concrete block barn foundation date from 1933 when a fire destroyed an earlier dairy barn. The barn above the current foundation was destroyed by a second fire in 1971.

Gate Posts

Contributing structures

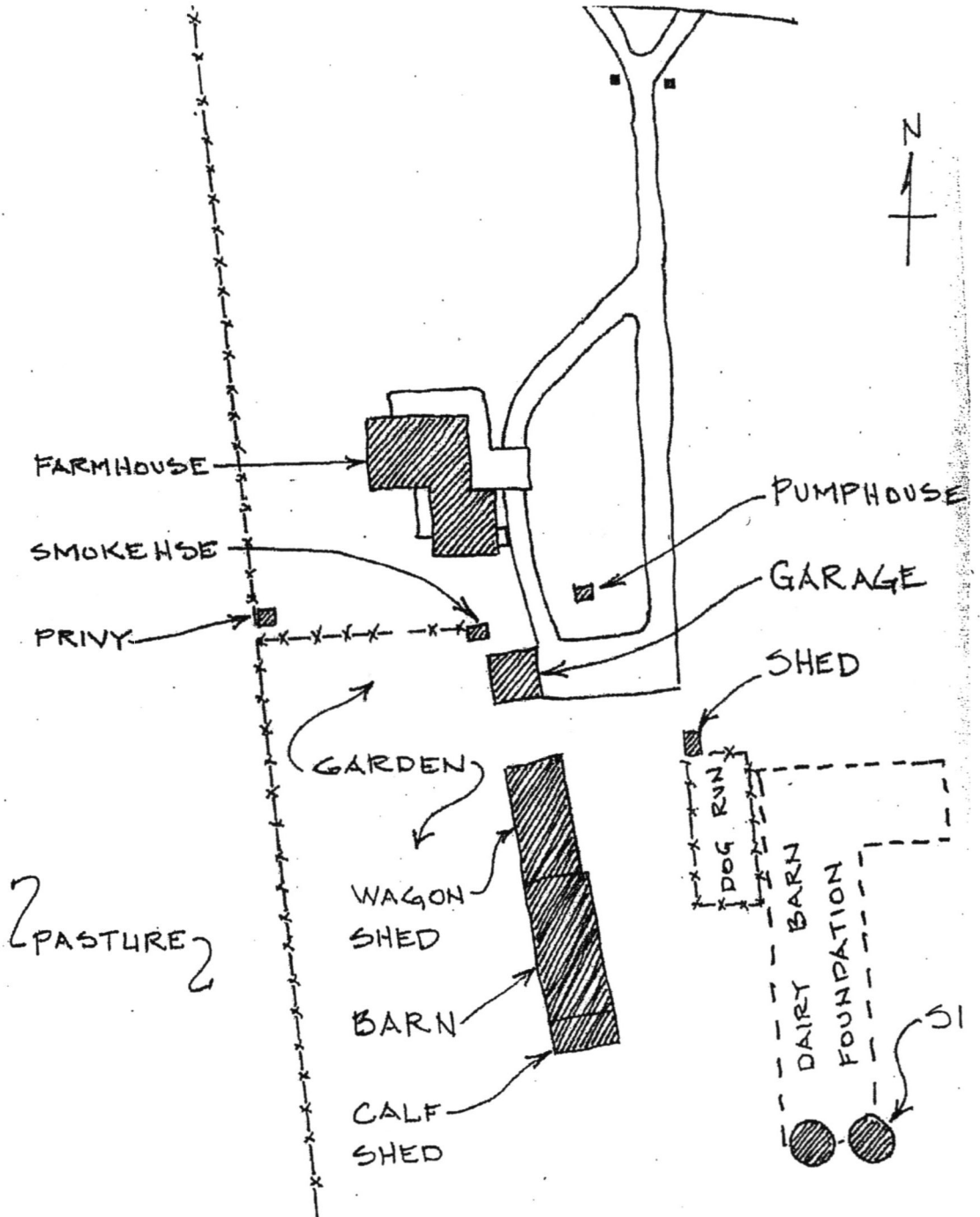
Two ca. 1910 square gate posts, constructed of rock-face concrete block, approximately five feet high, flanking driveway at Corby Road.

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Farm Complex Plan Sketch



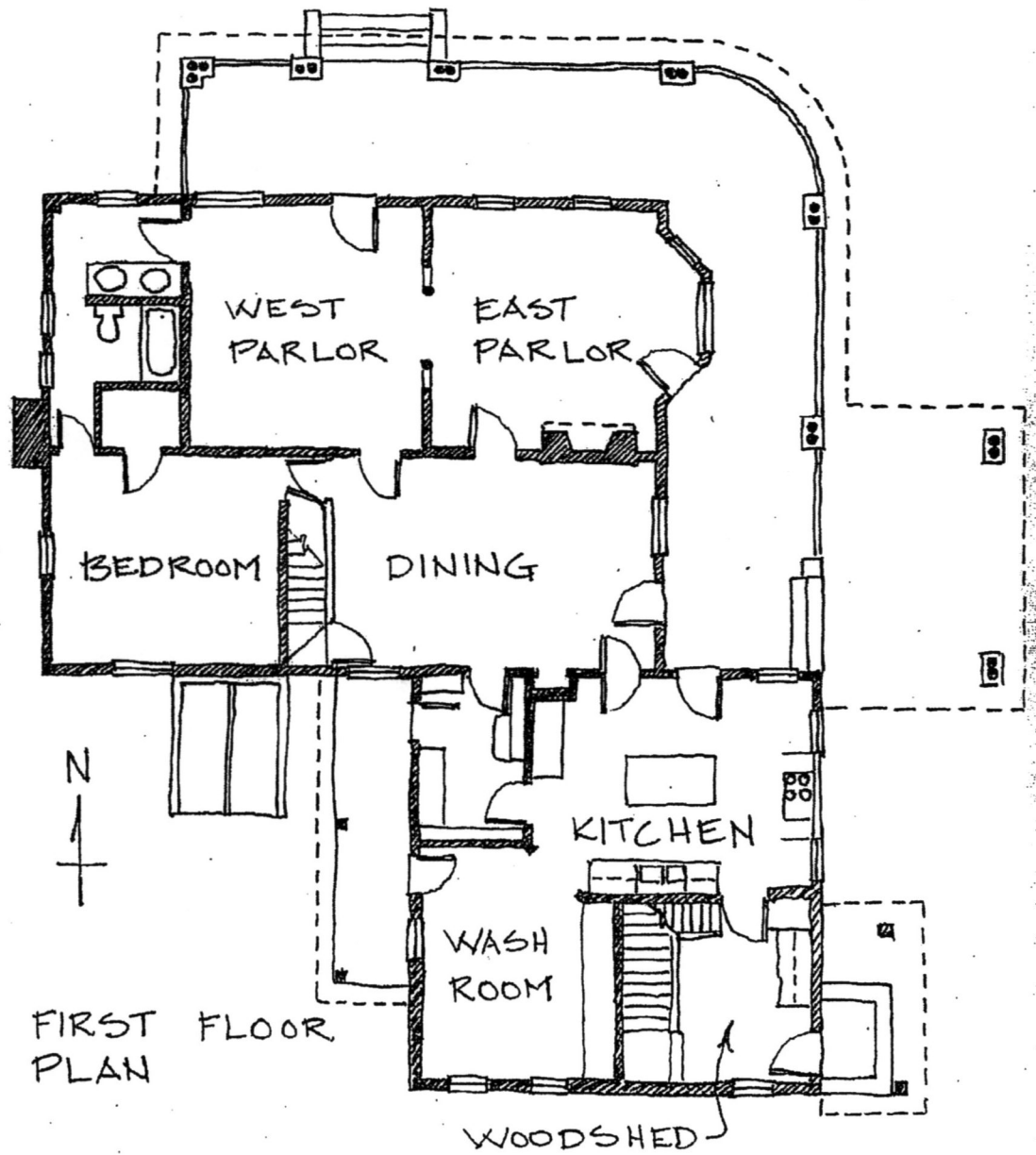
2 PASTURE 2

CORBY FARM COMPLEX

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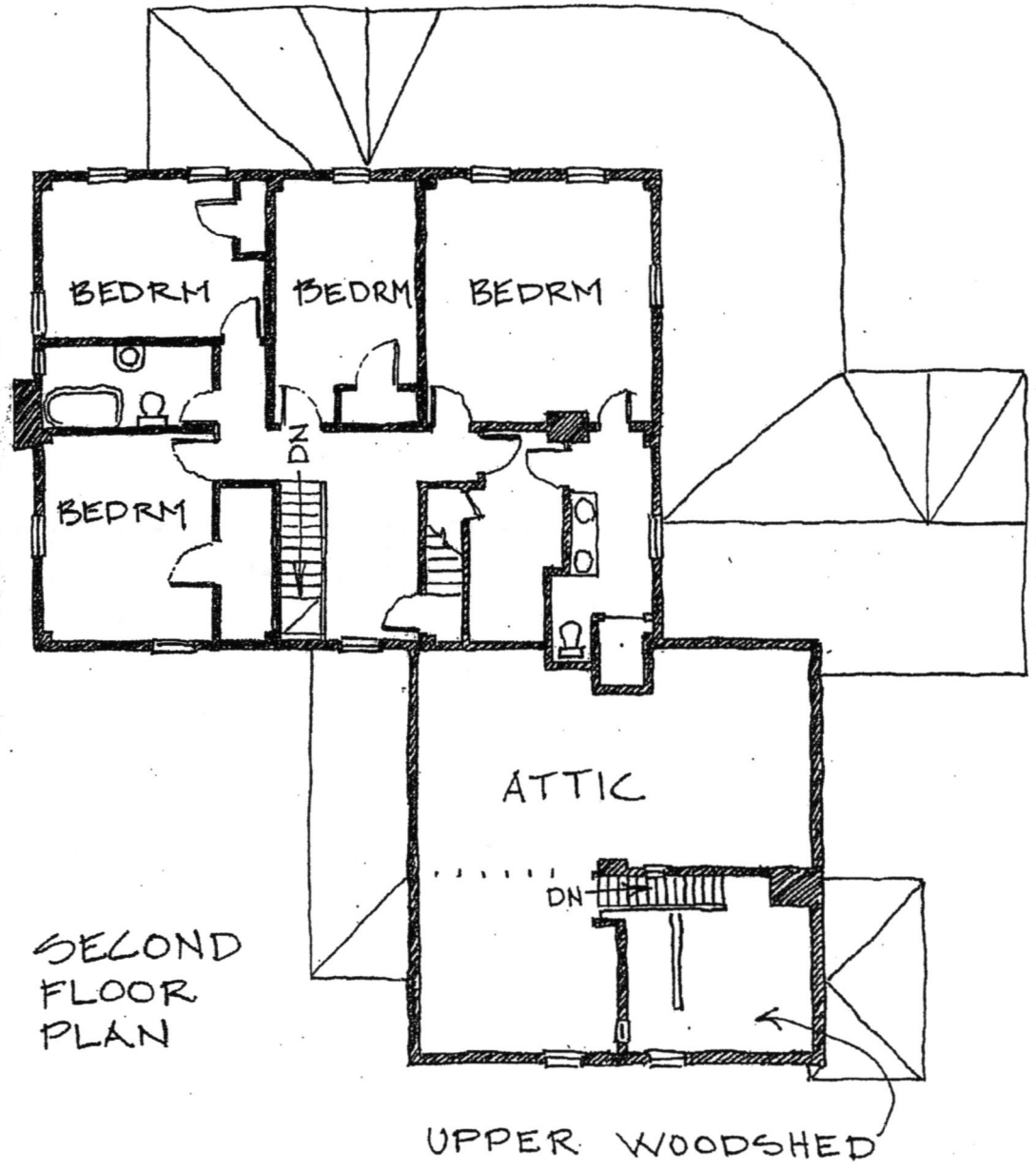
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SECOND
FLOOR
PLAN

UPPER WOODSHED

8. Significance

Applicable National Register Criteria

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

- A** Property is 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 significant in our past.
- 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 the boxes that apply.)

Property is:

- 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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

AGRICULTURE

Period of Significance

ca. 1820 1931

Significant Dates

ca. 1820, 1855, 1877, 1900

Significant Persons

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

Corby Farm Complex
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The Corby Farm complex is significant under National Register Criterion A because it reflects the historic patterns of agriculture in western New York. The extant elements of the complex illustrate the growth and development of a working farmstead from the mid nineteenth century to the mid twentieth century. Although the complex incorporates elements from different periods, the appearance of the property today is most representative of the period from 1900 to 1931. The complex is also significant under criterion C as a distinctive collection of nineteenth and twentieth-century farm architecture. Of particular significance is the Corby farmhouse constructed about 1820 and remodeled during the 1850s, in 1877, and again in 1900. The later Italianate and Colonial Revival additions and modifications transformed the original Federal house. The alterations illustrate how buildings were adapted to economic, social, and technological changes during the nineteenth and early twentieth century. The changes have acquired historic significance in their own right. Over the last century, the house received very few alterations so it has retained an unusually high level of architectural integrity to the early twentieth-century period.

Agricultural production on the Corby farm was established during the early years of European-American settlement in the Genesee Valley region. After the American Revolutionary War, both the states of Massachusetts and New York claimed the territory of what is now western New York State. The issue was resolved in 1786 by the Treaty of Hartford. The treaty allowed Massachusetts to purchase the disputed land from the Iroquois Nation but granted political sovereignty to New York. In 1788, Massachusetts sold all of its land to a group of investors represented by Oliver Phelps and Nathaniel Gorham. The same year, Phelps and Gorham signed the Treaty of Buffalo Creek under which the Seneca relinquished title to the 2.5 million acres of land located between Seneca Lake and the Genesee River. Phelps and Gorham then began selling land from a land office in Canandaigua.

In 1789, Abner Mighells purchased the sixth range of township ten consisting of 12,820 acres from Phelps and Gorham. The first European-American to settle on the Corby Farm was Asahel Birchard. Birchard arrived in Lima in 1790 and purchased the 160-acre Lot 69 Mighells in 1793. It is not known when Birchard built the current farmhouse on the property. The five-bay façade, hewn post-and-beam framing, and vertical plank walls suggest the house was built sometime between 1820 and 1830.

In 1850, Asahel and his wife Polly sold the house and 200-acre farm to David H. Albertson from Avon. Albertson was a farmer and also served as Lima Town supervisor from 1859 to 1860. The privy has Albertson's name inscribed in the plaster accompanied by the date 1855. By 1855, 170 acres of the farm were cleared and thirty acres remained in woods. Livestock included 10 oxen, 7 cattle, 7 horses, and 160 sheep. The 1860 agricultural census indicates Albertson owned \$240 of farm implements, 11 horses, 6 milk cows, 20 other cattle, 40 sheep and 21 swine. The farm produced wheat, Indian corn, oats, wool, peas, Irish potatoes, barley, buckwheat, apples, butter and honey.

In 1861, the Albertsons sold the property to Anson and Elizabeth Angle of Mendon. Angle's 1902 obituary indicates he was a farmer, carpenter, and builder. The presence of Anson's name written in pencil on the closet wall below the attic stair suggests he may have been responsible for reconfiguring the main wing of the house. According to the 1870 census, the farmhouse was occupied by Anson, his wife, their 12-year-old daughter Clara, and a 13-year-old boy laborer. Politically Anson was a Democrat who served as supervisor of the town of Mendon in 1858 and then of Lima from 1873 to 1877. Angle purchased additional land so that by 1875 the farm included 270 acres of which twenty acres remained wooded. Angle owned \$700 of farm implements. The 1875 agricultural census indicated the farm had an orchard of 75 trees which produced eight barrels of cider and a flock of 134 sheep. When Angle retired at the age of 82 in 1899, he sold the farm to Oscar and Estella Corby.

Oscar Corby (b. 1870) grew up on a farm located ten miles to the north in Pittsford, New York. In 1893, he married Estella Reeves, also of Pittsford. The couple lived on Semmel Road in Mendon until Oscar bought the 205-acre Angle farm in 1898 for \$14,584. Oscar and Stella had three children, George, Marian, and Albert Bruce. Oscar established a 40-head dairy operation known as Meadowbrook Farms. The farm appears to have been a profitable venture. Running the farm required four full-time farmhands. Oscar made numerous improvements to the property,

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barns, grounds, and house. About 1905, a tenant house was constructed just west of the main farm complex on the opposite side of Corby Road.¹ In 1914, a large new horse barn was constructed adjacent to the large dairy barn

George Corby (b. 1895) married Irene Lydia Howard in 1939. Both were graduates of Cornell University. In 1932, George assumed operation of the family farm. A year later the farm's dairy barn burned and was rebuilt. Under George's supervision, the farm was widely known for the impeccable condition of the buildings and grounds. George Corby had a variety of interests and was a prominent community figure. From an early age, George was an avid photographer. His extensive collection of photographs, taken during the first few decades of the twentieth century, today provides a detailed record of the appearance of the farm, agricultural methods, and family life. George and Irene transformed the farmhouse garden into the English style perennial garden that remains a prominent feature of the property today. By the 1960s Corby's herd numbered 75 milking Holsteins. The expanded the dairy operation continued until a fire destroyed the main dairy barn again in September of 1971. After George died in 1972, Irene leased the land to local farmers and remained on the property until her death in 1992.

A few months after Irene's death, the 240-acre farm was subdivided into six parcels and sold at auction. The farmstead and surrounding thirty-eight-acre property were purchased by George's great niece Catharine Corby Gardner and her husband Martin.

The evolution of the Corby farm complex follows the historic agricultural trends that shaped farmsteads throughout the productive areas of the Genesee Valley.

The hand-hewn frame of the house and barn is typical of farm construction practices occurring in the region between 1820 and 1840.

English barns were designed for storing and processing grain. Like most English barns, the Corby barn is oriented so the prevailing winds would blow through open doors at each side. This feature assisted in the winnowing process by blowing away the chaff and dust when the grain was thrown up in the air. As agriculture became more specialized, English barns were adapted to meet different requirements. By mid century, horses had largely replaced oxen as the preferred draft animal because the new and more intricate farm machinery required their greater agility. Horse stalls were added to the Corby barn during the third quarter of nineteenth century. Later in the century, new sliding doors were added to the center bay and the wagon shed was constructed to shelter increasingly sophisticated farm implements and expensive mechanical equipment. In the early twentieth-century, the calf pen and chicken coop were added and larger sliding doors were installed to accommodate larger steam and gas powered farm equipment.

The hewn-frame farmhouse was expanded with a kitchen ell during the mid nineteenth century. This was a common trend as more efficient cast iron stoves replaced earlier cooking fireplaces. The new wing also incorporated a washroom, pantry and woodshed. As farm operations expanded, larger kitchens allowed processing of farm products such as wool, ashes, and poultry. Moving the kitchen out of the main wing of the house also reduced the heat transferred to living spaces during the hot summer months.

During the second half of the nineteenth century, outbuildings proliferated as farms specialized in commercial agricultural practices and individual farming operations expanded. The Corby farm privy, smokehouse, and pump house are all representative examples of the trend. Growing prosperity often allowed farmers to build increasingly elaborate homes. In the 1870s the Corby house was remodeled to conform to contemporary style and needs. On the exterior, the eaves were extended and porches added in conformance with the popular Italianate style. On the interior both the first and second-floor room layouts were altered, unneeded fireplaces were removed, and heavy beaded casings and base moldings were added.

¹ The two-and-one-half-story, hip-roof, Four-square tenant house still exists today but due to alterations no longer appears to meet National Register eligibility criteria.

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Beginning in the later decades of the nineteenth century, the agricultural press and organizations like the Grange promoted the implementation of more efficient and sanitary "scientific" farming methods. Implementing the new techniques required farmers to build specialized structures for the housing of livestock, equipment and additional farm workers. The opening of the twentieth century saw a substantial increase in dairy farming in the northern Genesee Valley region. Rail lines and then trucks enabled farms in northern Livingston County to ship milk to the growing city of Rochester located twenty miles to the north.

Oscar Corby's introduction of a large dairy herd to the farm is consistent with regional trends at the beginning of the twentieth century. The prosperity of Corby's farming operation is evident by the changes he made to the farmhouse, including the quarter-sawn oak floors, broad Colonial Revival porch and porte-cochere, oversized brick mantle, bay window, parlor trim set, and leaded glass. Corby's renovations also included technological improvements such as running water, electric lighting, and central steam heat.

The Corby Farm Complex retains a collection of farm buildings and structures illustrating its agricultural and domestic use through the entire period of its history. The individual buildings and structures comprising the farm complex are representative examples of farm architecture in terms of their design, methods of construction, materials and utilitarian form. As a whole, the complex retains its agricultural setting and spatial relationships, thus helping us to understand the historic functional aspect of local farming practices. The Corby farmhouse and barn were enlarged, altered and upgraded several times during the property's continuous use as a working farm. The changes reveal important information about the changes in agriculture and rural life that occurred in western New York.

Although incorporating many nineteenth-century structures, the Corby farm complex embodies the prosperity and specialization typifying large area dairy farms during the opening decades of the twentieth century. Despite the loss of dairy barn, the property still retains a high level of integrity of design, setting, materials, workmanship, feeling and association because the surviving buildings have been unusually well maintained and remain virtually unaltered from their appearance 100 years ago.

Over the last fifty years, many western New York barns, outbuildings, and entire farm complexes have been lost due to alteration, neglect, and abandonment. As changes in land use and agriculture alter the landscape throughout western New York at an increasing rate, surviving nineteenth and early twentieth-century farm such as the Corby farm complex are an increasingly valuable historic resource.

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Corby Farm Complex
Name of Property

Monroe County, New York
County and State

10. Geographical Data

Acreage of Property 38

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 18 287510 4756770
Zone Easting Northing

2 18 287360 4756210
Zone Easting Northing

3 18 287130 4756210
Zone Easting Northing

4 18 287130 4756700
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title contact/editor: Robert T. Englert, Historic Preservation Program Analyst

organization NYS Office of Parks, Recreation & Historic Preservation date _____

street & number 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 the SHPO or FPO for any additional items)

Property Owner

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

name/title Martin and Catharine Gardner

street & number 7400 Corby Road telephone _____

city or town Honeoye Falls state NY zip code 14472

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.*).

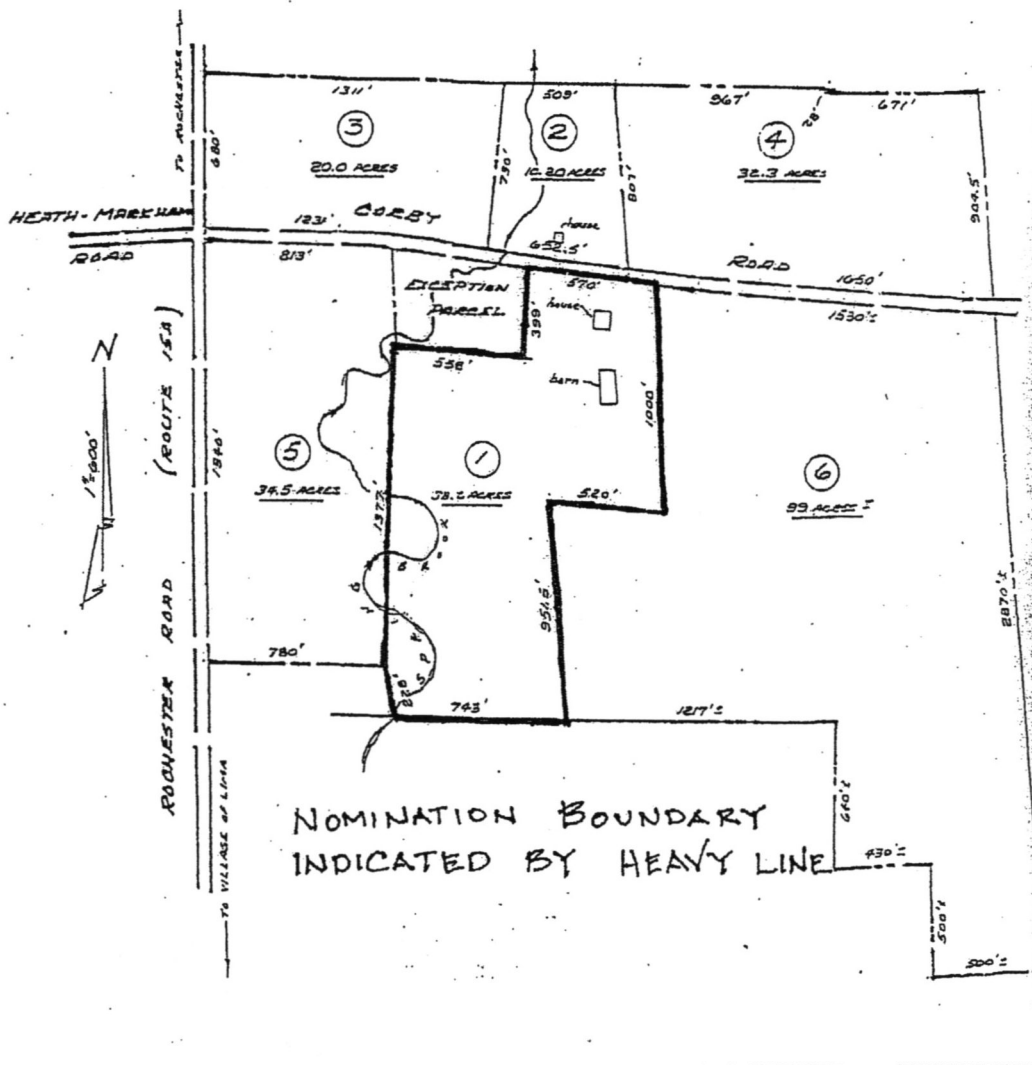
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Corby Farm Complex
Livingston County, New York

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 1

The nominated property conforms to the current lot lines of the Corby Farm complex as indicated by the heavy black line on the attached survey map.



Corby Farm Complex
Livingston County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 11 Page 1

Form prepared by: Robert C. Corby
7 Washington Avenue
Pittsford, New York 14534

(585) 750-0739

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: Nomination

PROPERTY NAME: Corby Farm Complex

MULTIPLE NAME: Lima MRA

STATE & COUNTY: Livingston, NEW YORK

DATE RECEIVED: 2/27/08 DATE OF PENDING LIST: 03/16/08
DATE OF 16TH DAY: 04/01/08 DATE OF 45TH DAY: 04/11/08
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000273

DETAILED EVALUATION:

ACCEPT RETURN REJECT 4/1/08 DATE

ABSTRACT/SUMMARY COMMENTS:

Replacement documentation

RECOM./CRITERIA _____

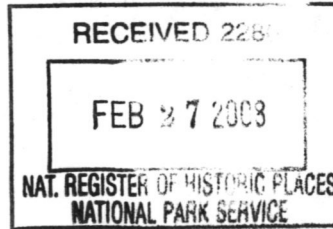
REVIEWER _____ DISCIPLINE _____

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 National Park Service.

United States Department of the Interior
National Park Service



273

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 Corby Farm Complex

other name/site number Meadowbrook Farms

2. Location

street & number 7400 Corby Road not for publication

city or town Honeoye Falls vicinity

state New York code NY county Livingston code 051 zip code 14472

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Ruth A. Purpont DSHPD 2/14/08
Signature of certifying official/Title Date

New York State Office of Parks, Recreation and 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] Signature of the Keeper 4/11/08 Date of Action

5. Classification

Ownership of Property
(check as many boxes as apply)

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

Category of Property
(check only one box)

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

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

Contributing	Noncontributing	
6	1	buildings
2		sites
5		structures
		objects
13	1	Total

Name of related multiple property listing

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

Lima Town Multiple Resource Area

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Function

(Enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/agricultural field/animal facility

Current Function

(Enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/agricultural field

7. Description

Architectural Classification

(Enter categories from instructions)

EARLY REPUBLIC/Federal

LATE VICTORIAN/Italianate

LATE 19TH & EARLY 20TH CENTURY REVIVALS/Colonial Revival

Materials

(Enter categories from instructions)

foundation STONE

walls WOOD

roof SHINGLE

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Corby Farm Complex
Livingston County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

The Corby Farm Complex is located in the northeast quadrant of the Town of Lima, Livingston County, New York. It is situated one quarter mile east of New York State Route 15A on the south side of Corby Road in a rural area midway between the villages of Honeoye Falls and Lima.

The Corby Farm Complex is sited on an irregular-shape, 38-acre parcel extending 1900 feet south of Corby Road and varying from 570 feet to 1100 feet in width. It is generally level to slightly rolling, although low bluffs border Spring Brook which meanders back and forth across the west property line. Prior to 1992, the nominated property comprised the central section of a 240-acre farm. Most of the land surrounding the nominated property, including the other parcels subdivided from the former Corby Farm, remains in agricultural use. In recent years, the area west of the property abutting Route 15A has experienced scattered commercial development.

The property consists of three distinct sections. At the northeast corner, fronting on Corby Road, are the farmhouse, barn and outbuildings. South and west of the farmstead is former pasture and actively cultivated agricultural fields. Scattered apple trees in the pasture located immediately west of the house are remnants of a nineteenth-century orchard. Much of the former pasture remains enclosed by wire fence. The southern third of the property contains a 15-acre deciduous hardwood grove adjacent to Spring Brook containing about 150 old-growth trees. The grove's largest specimens include American beech, white oak, shag bark hickory, red oak, and sugar maple.

The farmhouse is set 155 feet back from Corby Road and is elevated on a gentle knoll above the surrounding fields. Extensive lawns surrounding the house are planted with mature deciduous trees. West of the house, a row of Norway spruce separates the lawns from the adjacent pasture and provides a wind break. Behind the house is a large perennial garden enclosed with a wrought metal fence. The garden was designed in 1959 by landscape architect Francis Hastings Gott. After a period of neglect, the garden was rehabilitated in the 1990s following the 1959 plans by Master Gardener Cindy Depuy. The main entrance drive runs south across the broad east lawn to the barn complex located behind the house. The drive is framed by two early twentieth-century rock-face cast stone gate posts at Corby Road. Off of the main drive is a second curving drive which connects to the porte-cochere located on the east side of the house.

The outbuildings are located in an informal cluster behind the farmhouse and east of the garden. In addition to the barn, the group includes a garage, smokehouse, pump house, laundry carousel, privy, and shed. Two silos and the foundation of an early twentieth-century dairy barn destroyed by fire in 1971 are located east of the extant barn.

Farmhouse

Contributing Building

The farmhouse faces north toward Corby Road. It consists of a two-and-one-half-story main block and a one-and-one-half-story rear kitchen wing. The house was constructed in the early nineteenth century but expanded at mid century and remodeled in 1877 and again around 1900. It retains features from each period of its construction.

The house is clad with four-and-one-half-inch painted clapboard. Trim detail is limited to a watertable, simple one-by-four inch casings with drip caps, corner boards, and a frieze below the eaves. All but the largest windows are equipped with operable louvered shutters. The exterior of the house is painted white with green blinds, doors, and window sash. The exterior color scheme has remained the same over the last 100 years. The gable roofs of the main block and wing have broadly projecting eaves. The house has three prominent ca. 1900 chimneys constructed of sand colored brick. They are located at each end of the main ridge and at the midpoint the kitchen wing ridge.

The forty feet wide by thirty feet deep, side-gable, five-bay facade, center-entrance, main block is the oldest section of the house. It is constructed with a mortise-and-tenon hewn timber frame over a rubble stone foundation. Although its exact age is not known, its form and materials suggest a date between 1820 and 1830.

Corby Farm Complex
Livingston County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

At the main block, the exposed exterior of the foundation is parged and scored to simulate ashlar stone. The first-floor windows sash were replaced with one-over-one pulley operated sash during the ca. 1900 renovations. Other contemporary changes included the addition of a three sided bay at the east façade and the widening of several other window openings. The ca. 1900 center door at the front façade contains a segmental, beveled glass, three-quarter light. At the second floor, regularly spaced 2'-6" wide by 5'-0" tall windows contain mid nineteenth-century six-over-six double-hung sash equipped with spring pins.

The most elaborate exterior architectural feature of the main block is the ca. 1900 Colonial Revival Porch and porte-cochere. The porch wraps around the most of the front and all of the east façade. The porte-cochere projects off the south end of the east leg of the porch. The porch and porte-cochere entablature are supported by paired, three-quarter-height, wood Tuscan columns set on gray rock-face cast stone piers. At the northeast corner of the house, the porch has no corner pier but instead turns the corner in a broad quarter-round radius. The gently sloping porch roof is accentuated by closed gables above the front façade door and at the north and east sides of the porte-cochere.

A cellar extends under the entire main block. The cellar has rubble masonry walls. The floor is limestone bedrock. The first-floor framing consists of log joists mortised into hewn beams and sills. At the west side of the house, a boiler room and coal bin is separated by a structural clay tile wall from the rest of the cellar. From the boiler room an exterior stone stair leads to the rear lawn.

The main wing's post and beam frame is divided into three structural bays by two parallel bearing walls running in a north/south direction, dividing it into three structural bays. The interior layout of the main block was first modified in the 1870s. To create larger rooms, wall partitions were relocated and most of the first floor timber posts were chiseled back so they no longer protrude into the interior. Four-panel doors with Renaissance Revival beaded casings and heavy molded baseboards were added at that time. At the attic, sawn 6" x 6" rafters are spaced at 30" on center and are notched into the eave plates and a five sided hewn ridge beam. The ends of the rafters are sistered with extensions that support broad eaves added in the mid nineteenth century. The span of the rafters is broken by an eight-inch by eight-inch hewn purlin which is braced with inclined posts. The current tongue-and-groove roof sheathing dates from about 1910 when a cement asbestos shingle roof was installed.

Today, the main block contains four main rooms. Although the present room layout, four panel doors, and trim date from the 1877 renovation, many additional design features date from 1900. At the front of the house is a double parlor. Inserted in the wide doorway connecting the parlors is a ca. 1900 manufactured parlor trim set incorporating a low paneled wall, plant pedestals, a pair of slender Corinthian columns, and intricate fretwork. The east parlor has a large ca. 1910 Colonial Revival red brick mantle with a segmental-arch firebox opening. A wide three-sided bay opens from the east parlor to the east front porch. At the west parlor is a wide double-hung window with a leaded transom containing beveled glass. Both parlors retain early twentieth-century, Colonial Revival, flush-mount, ceiling lights with opalescent glass shades. West of the parlor is a bathroom and closet. Across the rear of the main block from west to east are a bedroom, an enclosed winding stair to the second floor and a large dining room. The dining room has doors opening to all the main rooms in the main wing, the stair, the porte-cochere, kitchen, pantry and a china closet. The dining room retains a Colonial Revival, early twentieth-century chain suspended bowl light in the center of the ceiling. First-floor rooms though out the main block have plaster walls and ceilings and ca. 1900 quarter-sawn oak strip floors.

The main stair appears to be an original feature. The winders at the base of the stair transition into a straight run that opens into the broad second-floor hall. Along the side of the stair opening is a simple cherry handrail supported by a square tapered newel and slender square spindles.

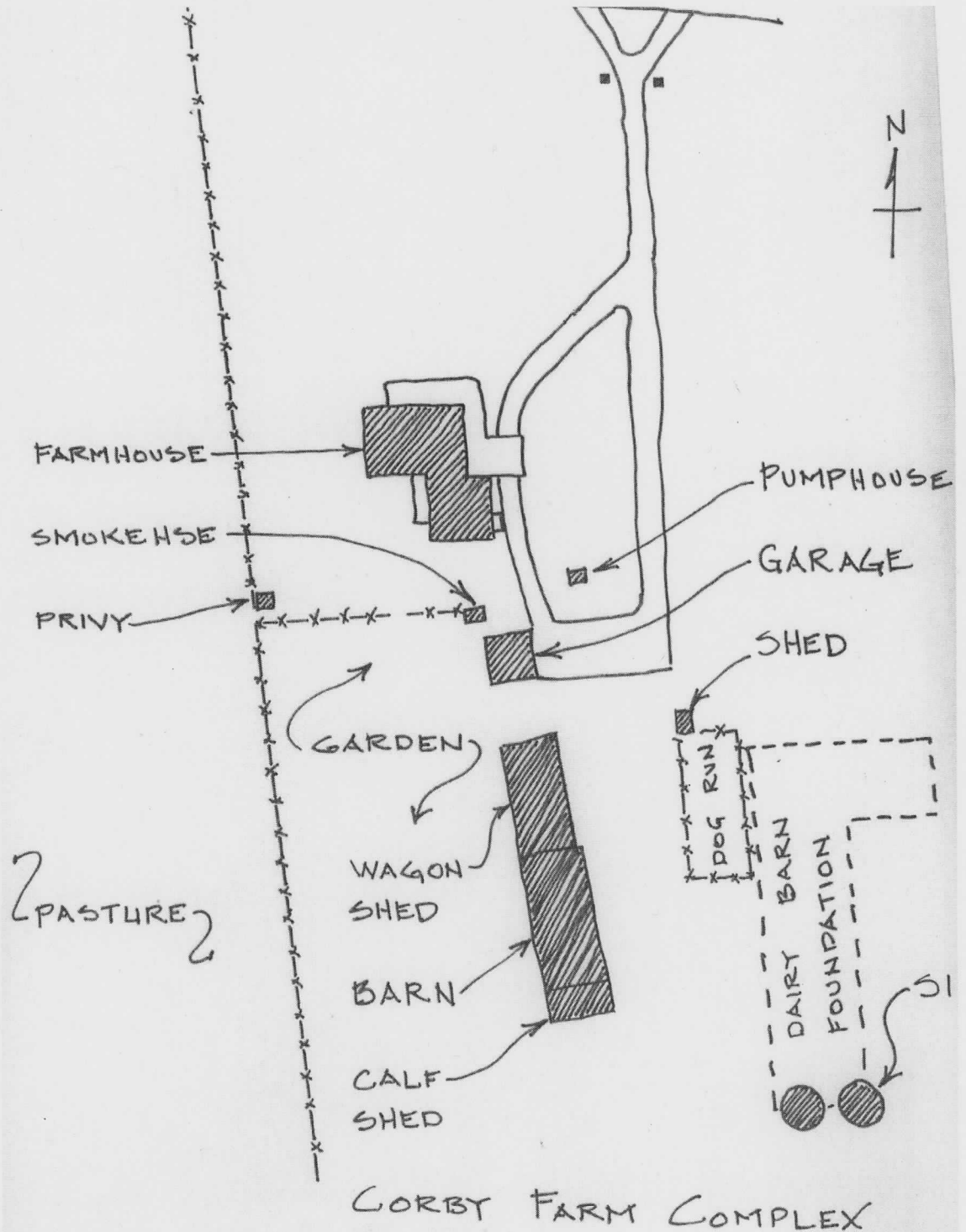
The second floor was also reconfigured during the 1877 renovation but, unlike the first floor, the original structural posts remain visible and several original vertical plank walls remain. Originally, the second floor contained a center hall flanked by two bedrooms on each side. In 1877, the north section of the central hall was partitioned to create a fifth bedroom and closets were added. Mid nineteenth-century, four-panel, faux-grain doors with porcelain knobs are installed at each bedroom. In several bedrooms, older flush six-panel and plank doors with Suffolk latches

Corby Farm Complex
Livingston County, New York

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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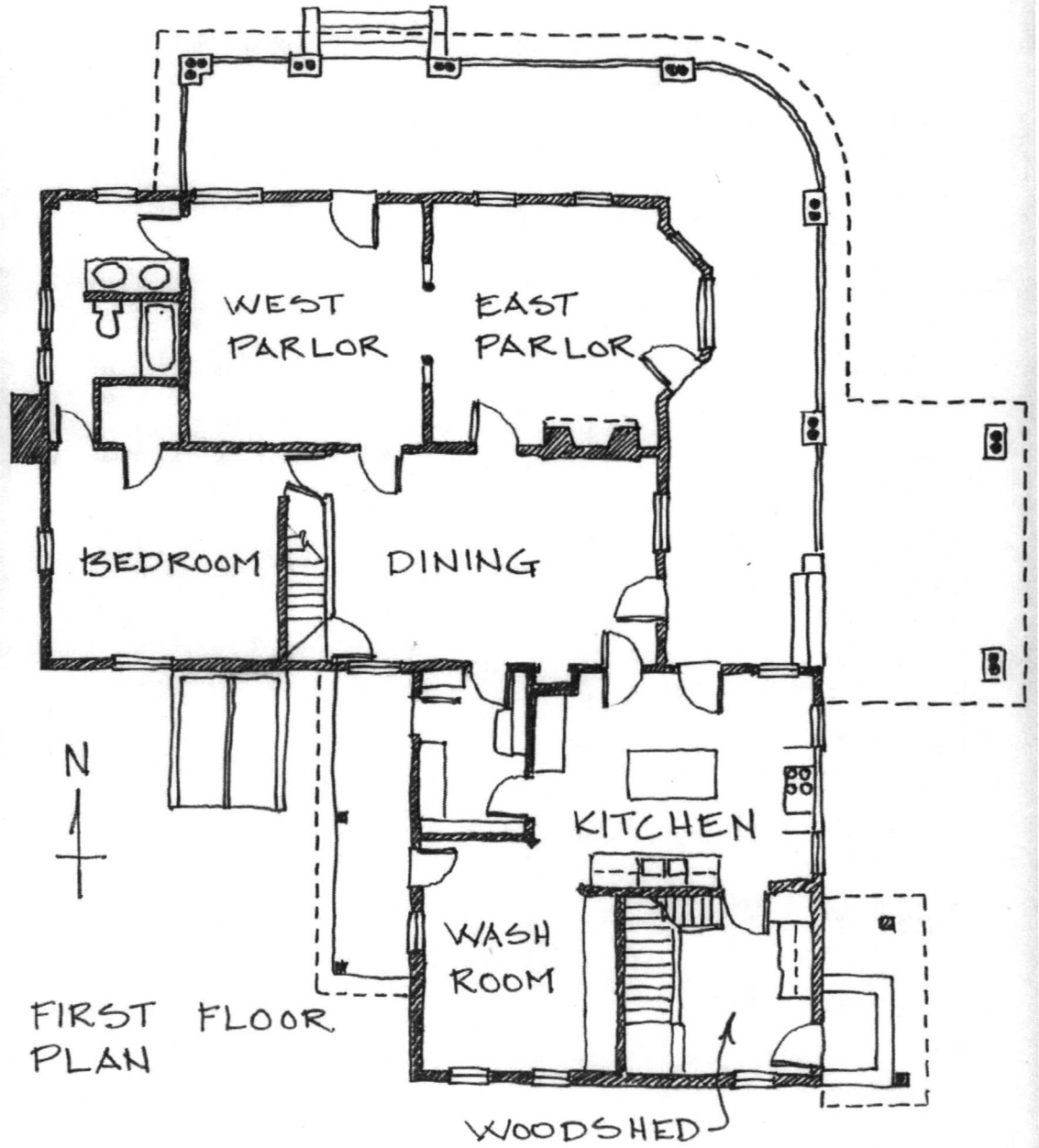
Farm Complex Plan Sketch



Corby Farm Complex
Livingston County, New York

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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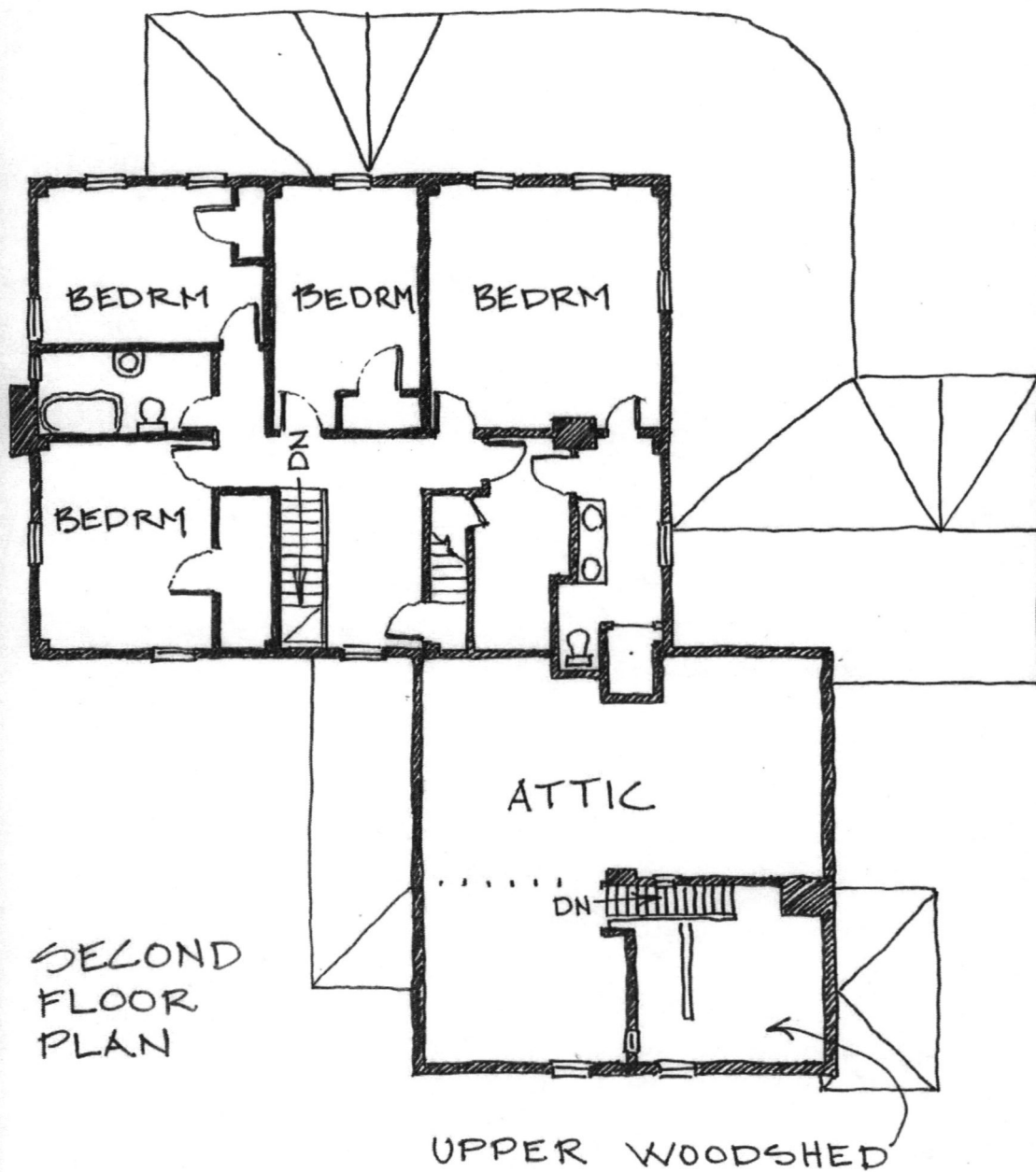


FIRST FLOOR
PLAN

Corby Farm Complex
Livingston County, New York

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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8. Significance

Applicable National Register Criteria

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

- A** Property is 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 significant in our past.
- 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 the boxes that apply.)

Property is:

- 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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

AGRICULTURE

Period of Significance

ca. 1820 1931

Significant Dates

ca. 1820, 1855, 1877, 1900

Significant Persons

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository: _____

Corby Farm Complex
Livingston County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

The Corby Farm complex is significant under National Register Criterion A because it reflects the historic patterns of agriculture in western New York. The extant elements of the complex illustrate the growth and development of a working farmstead from the mid nineteenth century to the mid twentieth century. Although the complex incorporates elements from different periods, the appearance of the property today is most representative of the period from 1900 to 1931. The complex is also significant under criterion C as a distinctive collection of nineteenth and twentieth-century farm architecture. Of particular significance is the Corby farmhouse constructed about 1820 and remodeled during the 1850s, in 1877, and again in 1900. The later Italianate and Colonial Revival additions and modifications transformed the original Federal house. The alterations illustrate how buildings were adapted to economic, social, and technological changes during the nineteenth and early twentieth century. The changes have acquired historic significance in their own right. Over the last century, the house received very few alterations so it has retained an unusually high level of architectural integrity to the early twentieth-century period.

Agricultural production on the Corby farm was established during the early years of European-American settlement in the Genesee Valley region. After the American Revolutionary War, both the states of Massachusetts and New York claimed the territory of what is now western New York State. The issue was resolved in 1786 by the Treaty of Hartford. The treaty allowed Massachusetts to purchase the disputed land from the Iroquois Nation but granted political sovereignty to New York. In 1788, Massachusetts sold all of its land to a group of investors represented by Oliver Phelps and Nathaniel Gorham. The same year, Phelps and Gorham signed the Treaty of Buffalo Creek under which the Seneca relinquished title to the 2.5 million acres of land located between Seneca Lake and the Genesee River. Phelps and Gorham then began selling land from a land office in Canandaigua.

In 1789, Abner Mighells purchased the sixth range of township ten consisting of 12,820 acres from Phelps and Gorham. The first European-American to settle on the Corby Farm was Asahel Birchard. Birchard arrived in Lima in 1790 and purchased the 160-acre Lot 69 Mighells in 1793. It is not known when Birchard built the current farmhouse on the property. The five-bay façade, hewn post-and-beam framing, and vertical plank walls suggest the house was built sometime between 1820 and 1830.

In 1850, Asahel and his wife Polly sold the house and 200-acre farm to David H. Albertson from Avon. Albertson was a farmer and also served as Lima Town supervisor from 1859 to 1860. The privy has Albertson's name inscribed in the plaster accompanied by the date 1855. By 1855, 170 acres of the farm were cleared and thirty acres remained in woods. Livestock included 10 oxen, 7 cattle, 7 horses, and 160 sheep. The 1860 agricultural census indicates Albertson owned \$240 of farm implements, 11 horses, 6 milk cows, 20 other cattle, 40 sheep and 21 swine. The farm produced wheat, Indian corn, oats, wool, peas, Irish potatoes, barley, buckwheat, apples, butter and honey.

In 1861, the Albertsons sold the property to Anson and Elizabeth Angle of Mendon. Angle's 1902 obituary indicates he was a farmer, carpenter, and builder. The presence of Anson's name written in pencil on the closet wall below the attic stair suggests he may have been responsible for reconfiguring the main wing of the house. According to the 1870 census, the farmhouse was occupied by Anson, his wife, their 12-year-old daughter Clara, and a 13-year-old boy laborer. Politically Anson was a Democrat who served as supervisor of the town of Mendon in 1858 and then of Lima from 1873 to 1877. Angle purchased additional land so that by 1875 the farm included 270 acres of which twenty acres remained wooded. Angle owned \$700 of farm implements. The 1875 agricultural census indicated the farm had an orchard of 75 trees which produced eight barrels of cider and a flock of 134 sheep. When Angle retired at the age of 82 in 1899, he sold the farm to Oscar and Estella Corby.

Oscar Corby (b. 1870) grew up on a farm located ten miles to the north in Pittsford, New York. In 1893, he married Estella Reeves, also of Pittsford. The couple lived on Semmel Road in Mendon until Oscar bought the 205-acre Angle farm in 1898 for \$14,584. Oscar and Stella had three children, George, Marian, and Albert Bruce. Oscar established a 40-head dairy operation known as Meadowbrook Farms. The farm appears to have been a profitable venture. Running the farm required four full-time farmhands. Oscar made numerous improvements to the property,

Corby Farm Complex
Livingston County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

barns, grounds, and house. About 1905, a tenant house was constructed just west of the main farm complex on the opposite side of Corby Road.¹ In 1914, a large new horse barn was constructed adjacent to the large dairy barn

George Corby (b. 1895) married Irene Lydia Howard in 1939. Both were graduates of Cornell University. In 1932, George assumed operation of the family farm. A year later the farm's dairy barn burned and was rebuilt. Under George's supervision, the farm was widely known for the impeccable condition of the buildings and grounds. George Corby had a variety of interests and was a prominent community figure. From an early age, George was an avid photographer. His extensive collection of photographs, taken during the first few decades of the twentieth century, today provides a detailed record of the appearance of the farm, agricultural methods, and family life. George and Irene transformed the farmhouse garden into the English style perennial garden that remains a prominent feature of the property today. By the 1960s Corby's herd numbered 75 milking Holsteins. The expanded the dairy operation continued until a fire destroyed the main dairy barn again in September of 1971. After George died in 1972, Irene leased the land to local farmers and remained on the property until her death in 1992.

A few months after Irene's death, the 240-acre farm was subdivided into six parcels and sold at auction. The farmstead and surrounding thirty-eight-acre property were purchased by George's great niece Catharine Corby Gardner and her husband Martin.

The evolution of the Corby farm complex follows the historic agricultural trends that shaped farmsteads throughout the productive areas of the Genesee Valley.

The hand-hewn frame of the house and barn is typical of farm construction practices occurring in the region between 1820 and 1840.

English barns were designed for storing and processing grain. Like most English barns, the Corby barn is oriented so the prevailing winds would blow through open doors at each side. This feature assisted in the winnowing process by blowing away the chaff and dust when the grain was thrown up in the air. As agriculture became more specialized, English barns were adapted to meet different requirements. By mid century, horses had largely replaced oxen as the preferred draft animal because the new and more intricate farm machinery required their greater agility. Horse stalls were added to the Corby barn during the third quarter of nineteenth century. Later in the century, new sliding doors were added to the center bay and the wagon shed was constructed to shelter increasingly sophisticated farm implements and expensive mechanical equipment. In the early twentieth-century, the calf pen and chicken coop were added and larger sliding doors were installed to accommodate larger steam and gas powered farm equipment.

The hewn-frame farmhouse was expanded with a kitchen ell during the mid nineteenth century. This was a common trend as more efficient cast iron stoves replaced earlier cooking fireplaces. The new wing also incorporated a washroom, pantry and woodshed. As farm operations expanded, larger kitchens allowed processing of farm products such as wool, ashes, and poultry. Moving the kitchen out of the main wing of the house also reduced the heat transferred to living spaces during the hot summer months.

During the second half of the nineteenth century, outbuildings proliferated as farms specialized in commercial agricultural practices and individual farming operations expanded. The Corby farm privy, smokehouse, and pump house are all representative examples of the trend. Growing prosperity often allowed farmers to build increasingly elaborate homes. In the 1870s the Corby house was remodeled to conform to contemporary style and needs. On the exterior, the eaves were extended and porches added in conformance with the popular Italianate style. On the interior both the first and second-floor room layouts were altered, unneeded fireplaces were removed, and heavy beaded casings and base moldings were added.

¹ The two-and-one-half-story, hip-roof, Four-square tenant house still exists today but due to alterations no longer appears to meet National Register eligibility criteria.

Corby Farm Complex
Livingston County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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Beginning in the later decades of the nineteenth century, the agricultural press and organizations like the Grange promoted the implementation of more efficient and sanitary "scientific" farming methods. Implementing the new techniques required farmers to build specialized structures for the housing of livestock, equipment and additional farm workers. The opening of the twentieth century saw a substantial increase in dairy farming in the northern Genesee Valley region. Rail lines and then trucks enabled farms in northern Livingston County to ship milk to the growing city of Rochester located twenty miles to the north.

Oscar Corby's introduction of a large dairy herd to the farm is consistent with regional trends at the beginning of the twentieth century. The prosperity of Corby's farming operation is evident by the changes he made to the farmhouse, including the quarter-sawn oak floors, broad Colonial Revival porch and porte-cochere, oversized brick mantle, bay window, parlor trim set, and leaded glass. Corby's renovations also included technological improvements such as running water, electric lighting, and central steam heat.

The Corby Farm Complex retains a collection of farm buildings and structures illustrating its agricultural and domestic use through the entire period of its history. The individual buildings and structures comprising the farm complex are representative examples of farm architecture in terms of their design, methods of construction, materials and utilitarian form. As a whole, the complex retains its agricultural setting and spatial relationships, thus helping us to understand the historic functional aspect of local farming practices. The Corby farmhouse and barn were enlarged, altered and upgraded several times during the property's continuous use as a working farm. The changes reveal important information about the changes in agriculture and rural life that occurred in western New York.

Although incorporating many nineteenth-century structures, the Corby farm complex embodies the prosperity and specialization typifying large area dairy farms during the opening decades of the twentieth century. Despite the loss of dairy barn, the property still retains a high level of integrity of design, setting, materials, workmanship, feeling and association because the surviving buildings have been unusually well maintained and remain virtually unaltered from their appearance 100 years ago.

Over the last fifty years, many western New York barns, outbuildings, and entire farm complexes have been lost due to alteration, neglect, and abandonment. As changes in land use and agriculture alter the landscape throughout western New York at an increasing rate, surviving nineteenth and early twentieth-century farm such as the Corby farm complex are an increasingly valuable historic resource.

Corby Farm Complex
Livingston County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

**Major Bibliographical
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Thursday, August 3, 1933.

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Corby Farm Complex
Name of Property

Monroe County, New York
County and State

10. Geographical Data

Acreage of Property 38

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 18 287510 4756770
Zone Easting Northing

2 18 287360 4756210
Zone Easting Northing

3 18 287130 4756210
Zone Easting Northing

4 18 287130 4756700
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title contact/editor: Robert T. Englert, Historic Preservation Program Analyst

organization NYS Office of Parks, Recreation & Historic Preservation date _____

street & number 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 the SHPO or FPO for any additional items)

Property Owner

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

name/title Martin and Catharine Gardner

street & number 7400 Corby Road telephone _____

city or town Honeoye Falls state NY zip code 14472

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.*).

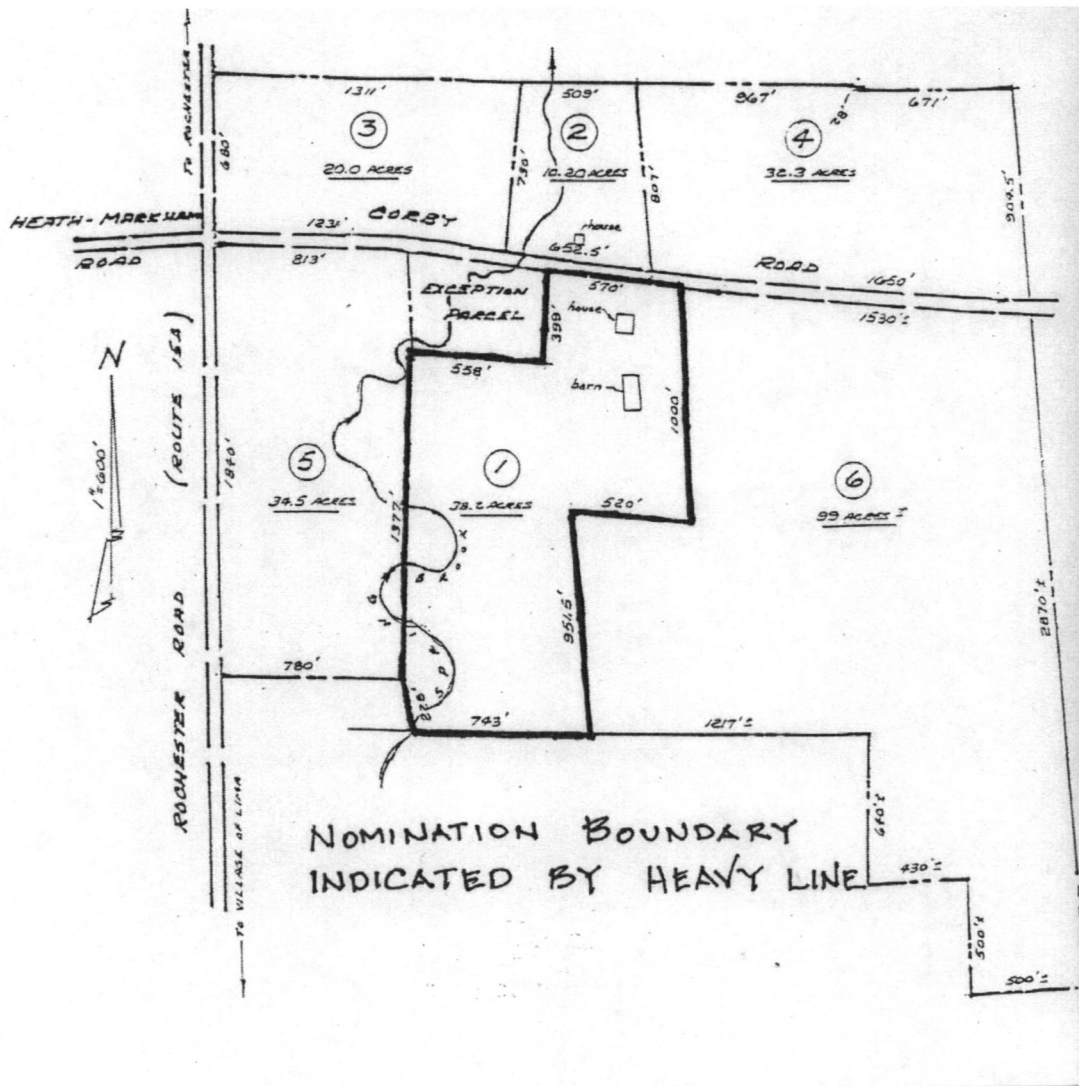
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Corby Farm Complex
Livingston County, New York

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 10 Page 1

The nominated property conforms to the current lot lines of the Corby Farm complex as indicated by the heavy black line on the attached survey map.



Corby Farm Complex
Livingston County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 11 Page 1

Form prepared by: Robert C. Corby
7 Washington Avenue
Pittsford, New York 14534

(585) 750-0739

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Corby Farm Complex

MULTIPLE NAME: Lima MRA

STATE & COUNTY: NEW YORK, Livingston

DATE RECEIVED: 2/27/08 DATE OF PENDING LIST: 3/17/08
DATE OF 16TH DAY: 4/01/08 DATE OF 45TH DAY: 4/11/08
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000273

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 4/11/08 DATE

ABSTRACT/SUMMARY COMMENTS:

A good example of a working farm in western New York. Agricultural and architectural evidence exists showing a long period of growth development

RECOM./CRITERIA _____

REVIEWER Abernathy 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.

Missing Core Documentation

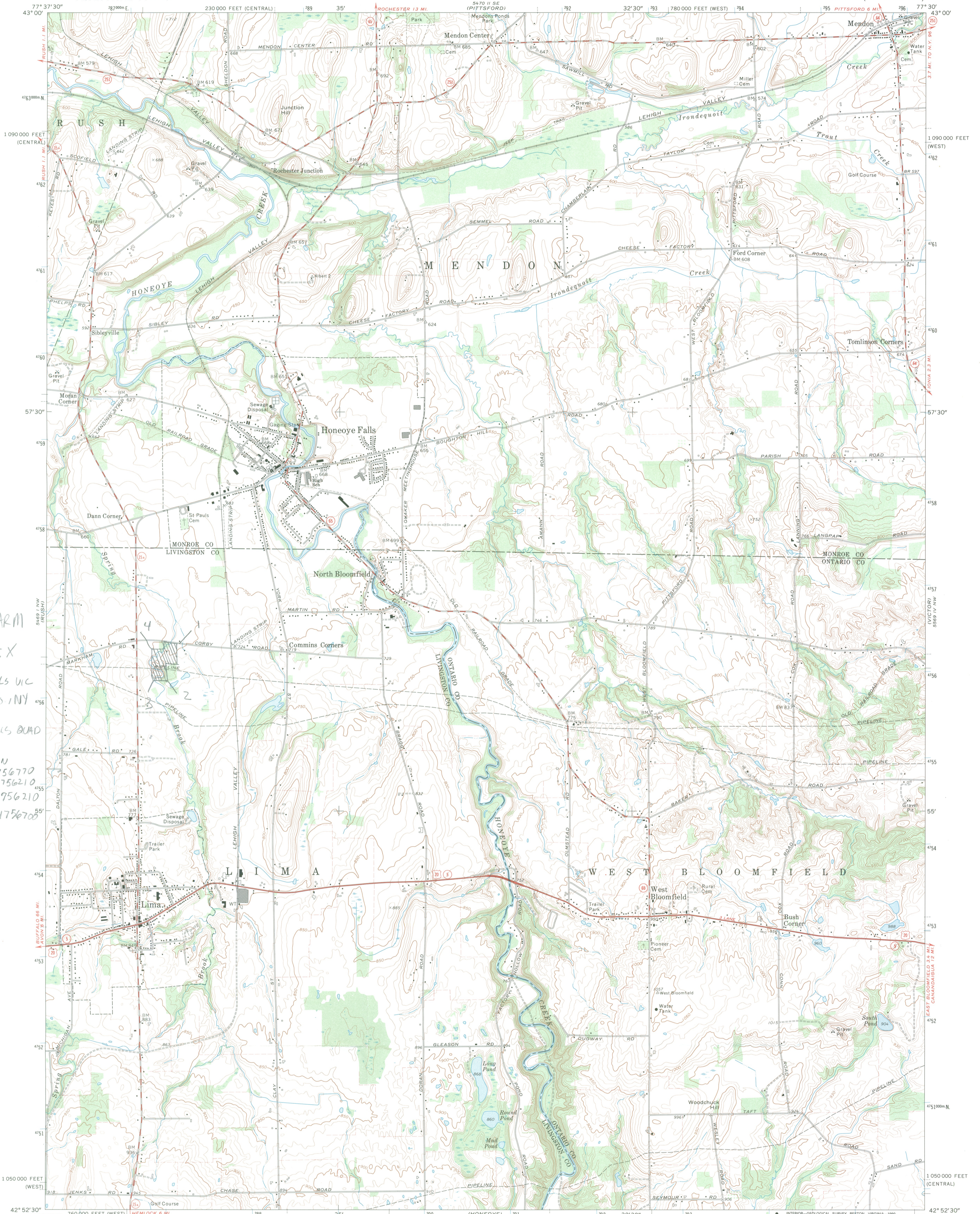
Property Name County, State	Multiple Property Name	Reference Number
Corby Farm Complex Livingston, NY	Lima MRA	08000273

The following Core Documentation is missing from this entry:

Nomination Form

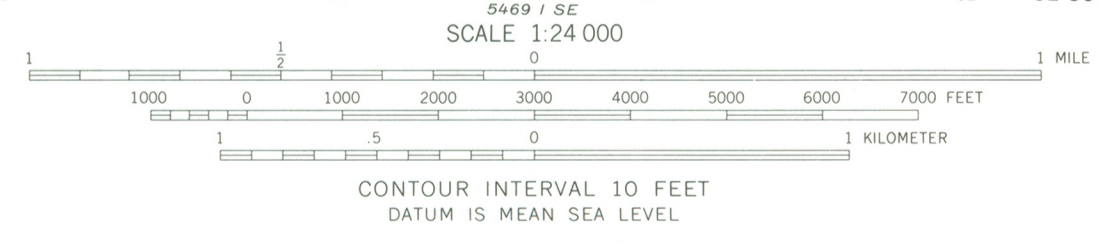
Photographs

USGS Map



CORBY FARM
COMPLEX
HONEOYE FALLS VIC
LIVINGSTON CO NY
HONEOYE FALLS ROAD
ZONE 18
E N
1 287510 4756770
2 287300 4756210
3 287130 4756210
4 287130 4756700

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and New York Geodetic Survey
Topography by photogrammetric methods from aerial photographs
taken 1971. Field checked 1971
Supersedes map dated 1951
Projection: New York coordinate system, west zone
(transverse Mercator)
10,000-foot grid ticks based on New York coordinate system,
west and central zones
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue. 1927 North American datum
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Map photocopied 1976
No major culture or drainage changes observed

HONEOYE FALLS, N.Y.
N4252.5-W7730/7.5
1971
PHOTOINSPECTED 1976
AMS 5469 I NE-SERIES V821