



# United States Department of the Interior

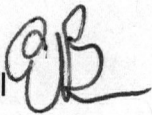
NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, D.C. 20240

August 29, 2010

## Notice to file:

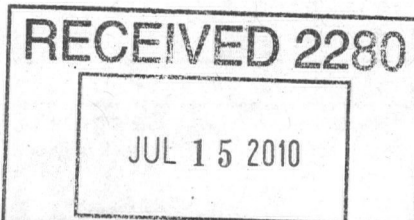
This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45<sup>th</sup> day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

Edson Beall   
Historian  
National Register of Historic Places  
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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

595



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on the back of the form. Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking an 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 Rufus and Flora Bates House

other name/site number \_\_\_\_\_

2. Location

street & number 107 Giles Street  not for publication

city or town Ithaca vicinity \_\_\_\_\_

state New York code NY county Tompkins code 109 zip code 14850

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.)

Rufus D. Purpoint / DBAPO  
Signature of certifying official/Title

7/9/10  
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

\_\_\_\_\_  
Date of Action 8-29-10

**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	
1	1	buildings
		sites
		structures
		objects
1	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**

N/A

0

**6. Function or Use**

**Historic Function**  
(Enter categories from instructions)

**Current Function**  
(Enter categories from instructions)

DOMESTIC: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOMESTIC: multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

Greek Revival  
\_\_\_\_\_  
\_\_\_\_\_

foundation      stone  
\_\_\_\_\_

walls              clapboard  
\_\_\_\_\_

roof                asphalt  
\_\_\_\_\_

other  
\_\_\_\_\_

**Narrative Description**

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

Rufus and Flora Bates House  
Ithaca, Tompkins County, New York

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

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**NARRATIVE DESCRIPTION**

The Rufus Bates House at 107 Giles Street, believed to have been constructed circa 1828, is located in a residential South Hill neighborhood situated along Six Mile Creek, near the center of downtown Ithaca, New York. It is sited on a high bank overlooking the creek and was originally oriented toward the water. When the original road was washed out by the creek, the road was relocated to what had been the rear of the property.

This house, a one-and-one-half-story frame Greek Revival house with side gables and a one-story side-gabled wing, is one of the oldest homes in the South Hill area and was owned by one family from approximately 1866-1948.

The house has plank wall construction and is sheathed in clapboards. There are returns on each of the gabled ends. A one-story screened porch was added on the north side between 1899 and 1904. A covered basement entry was added to the end of the wing (circa 1900) and has retained its present configuration since approximately 1919.

The main building has five symmetrical bays, with the door located in the center. The entry has multi-paned sidelights and a transom glazed with colored glass. Typical of the Greek Revival style, the door has two inset panels. An Italianate hood, supported by a pair of large, scrolled brackets, has been added over the front entry.

The wing has three bays. The basement entry addition at the end of the wing contains one six over six window and an entry door on its gable end. The building was constructed on a laid stone foundation and, sited as it is on a hillside, the basement area is ground level in the rear of the house.

The windows in the main section of the house are wood, two-over-two double-hung sash. The rear of the wing retains two nine-over-six windows and in the basement and attic areas there are six-over-six windows. Original frieze windows are present in both the front and rear of the house. Two of the frieze windows in the front provide symmetry only and are false. The front frieze windows are covered with wooden replacement grills, thought to date from the 1950s. The windows on the front and sides have wood shutters and there is hardware indicating other windows, at one time, had shutters as well.

On the interior in the main section of the house, the rooms retain their original configuration. The wide plank flooring has been retained in most rooms and the original doors have been preserved. Two rooms also retain the original keyhole moldings. The wing has been partitioned. The curving staircase, with wood balusters, handrail, and newel post, are original. The upstairs retains its original woodwork and doors and plaster walls in most rooms are intact. There are two interior chimneys.

In the 1940s, the basement area under the main portion of the house was converted into an apartment. The summer kitchen fireplace, with its crane, was covered over but remains intact. The fireplace attached to the other chimney is still extant in the apartment. The stairwell between the first floor and the basement was removed and the area was converted into two closets.

There is a non-contributing modern garage immediately west of the house.

**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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

c.1828

**Significant Dates**

c.1828

**Significant Persons**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

**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: \_\_\_\_\_

Rufus and Flora Bates House  
Ithaca, Tompkins County, New York

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 1

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**STATE MENT OF SIGNIFICANCE**

The Rufus and Flora Bates House at 107 Giles Street, Ithaca, is significant under Criterion C as a representative example of a vernacular Greek Revival house of the early nineteenth century in Central New York. The house is a five-bay center-entrance example of the style, more typical of a rural area rather than a growing village.

It is one of the oldest dwellings in the South Hill area of Ithaca and stands in an area where most of the older properties have been unsympathetically converted into income properties. This home retains its integrity as an early example of the type.

**History of Ithaca and the Bates Family**

The National Register nomination for the Ithaca Downtown Historic District (2004) includes a detailed history of the city, from which portions of this history were taken.

Ithaca is located in the center of Tompkins County at the southern end of Cayuga Lake, and at the time of European settlement at the end of the eighteenth century, was part of the Military Tract, an area of approximately 1.7 million acres that were partitioned into 600-acre lots to be given to Revolutionary War veterans in payment for their military service.

The state's surveyor general, Simeon DeWitt, recognized the location's economic potential with its position on a large, navigable lake, abundant water power descending in many streams from the encircling hills, and high-quality farmland surrounding the lake. He acquired much of the low-lying area south of the lake before 1800 from veterans selling their allotments and subdivided the area into a village plan of rectilinear streets with relatively narrow, densely packed lots. Most towns of the Military Tract were named for figures from classical Greece and Rome, and Ithaca was originally located in the Town of Ulysses.

The Susquehanna and Bath Turnpike, also known as the Catskill Turnpike, connected Catskill on the Hudson River with Bath in the Finger Lakes region, and passed through the new settlement. The Owego and Ithaca Turnpike, incorporated in 1807 and completed in 1811, entered Ithaca from the south, and the intersection of the two turnpikes formed the center of the hamlet. Within the first decade of the nineteenth century, the population reached 250 and Ithaca included 38 houses, a hotel, a schoolhouse, stores, shops for various trades, a doctor, a miller, and a watch cleaner.

In the first quarter of the nineteenth century, the first bank was opened in Ithaca, a new courthouse was constructed to accommodate the government of the newly formed Tompkins County, and in 1821, the village of Ithaca was incorporated. Economic activity in this period included the production of gypsum, and the incorporation of the Cayuga Steamboat Company, allowed for transportation of this material to the New York State canal system that connected to Cayuga Lake at its north end.

The connection of Ithaca to the New York State canal system brought about an important period of growth in the small community. Ithaca became the center of a large agricultural area, and in 1828, the Clinton House was constructed, considered to be the most important hotel in this part of the state at this

Rufus and Flora Bates House  
Ithaca, Tompkins County, New York

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 2

time. The Bates House is also thought to have been constructed in that year, and although the Clinton House dwarfs the small residence, both buildings reflect the popularity of the incoming Greek Revival style of the period.

That year also saw the incorporation of the Ithaca and Owego Railroad, connecting Ithaca to the village about thirty miles to the south, and there to the New York and Erie Railroad that connected New York City to Buffalo along the state's Southern Tier. This railroad entered the village from the south, near the Owego Turnpike, on which the Bates House was constructed.

Rufus Bates, whose family occupied the house from 1866 until 1948, was one of the early presidents of the Village of Ithaca and a community leader until his death in 1880. According to Initial Ithacans, he was born in 1836 in Litchfield, Connecticut, and when he was about two years old, the family returned to Danby, outside of Ithaca, where his father was a farmer, cattle dealer and "in later years, an extensive dealer in real estate and a capitalist."

Ithaca entered a period of great prosperity and growth in the early 1830s, stopped by the nationwide Panic of 1837. To add further to Ithaca's difficulties, two fires destroyed large portions of the central area of the city in the following decade.

After the family's arrival and just as Ithaca was recovering from the Panic, Rufus received his education in the Ithaca schools. He later attended Alfred College, and graduated from the Commercial College of Syracuse in 1860. As an adult, he became a business partner of his father, a stock dealer and a partner in Bates & Wortman, a butcher shop in downtown Ithaca.<sup>1</sup>

On 2 April 1863, Rufus married Flora Melissa Doolittle, in Addison, Steuben County, New York.<sup>2</sup> Flora was born in March 1839 in Tompkins County, was a graduate of the Elmira Female College<sup>3</sup> and, prior to her marriage worked as a music teacher in Addison.<sup>4</sup>

Rufus Bates' business as a stock dealer took him to many of the surrounding counties, and in 1872 he was responsible for the erection of the "Bates Block" on Aurora Street in the village of Ithaca where he relocated his butcher and grocery business.<sup>5</sup> The Bates Block is listed as a contributing component of the Ithaca Downtown Historic District (National Register 2004).

Bates was a member of the Ithaca Board of Education and two local fire companies. He was a stockholder in the Ithaca & Athens and the Geneva & Ithaca Railroads and in 1874 was elected to the Board of Directors when the railroads merged. These railroads were critical in connecting Ithaca with the larger Lehigh Valley, New York Central railroads as well as the Erie and Sodus Point & Southern Railroads, allowing goods to move into and out of town year round instead of just during warmer weather when waterways were functioning.<sup>6</sup> He served as a director of the Ithaca Savings Bank and was instrumental in raising funds for the building of the Ithaca Hotel.

<sup>1</sup> Initial Ithacans, p.115.

<sup>2</sup> Ithaca Journal, 30 October 1939.

<sup>3</sup> Initial Ithacans, op.cit.

<sup>4</sup> US Census, 1860.

<sup>5</sup> Ithaca and Its Past, pp.58-59.

<sup>6</sup> New York Times, 20 May 1874.

Rufus and Flora Bates House  
Ithaca, Tompkins County, New York

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 3

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Rufus Bates was elected president of the village of Ithaca in 1870, "...against his desire and contrary to his prediction." During his tenure as president many improvements were made, including the first street paving and construction of the first iron bridge spanning Six Mile Creek. The opening of Washington Park to the public was approved and the village hall was "...rearranged for the use of the fire companies of the village...."<sup>7</sup> His obituary of 1880 noted that, "A successful business man, [Bates] did not hide his increasing capital where it would benefit himself alone but invested it in improvements which while they were a source of revenue to their originator benefitted [sic] the entire village as well."<sup>8</sup> He was buried in the Ithaca City Cemetery.

Ithaca's population continued growing in the post-Civil War period, with the founding of Cornell University in 1865. Despite the Panic of 1873, Ithaca still experienced industrial expansion and railroads continued to expand in and around the village. In 1888, Ithaca was incorporated as a city, and in 1890, the federal census recorded its population at 11,079.

Through the twentieth century, as Cornell University continued to expand, industrial activity in Ithaca declined. While still considered a prosperous community, Cornell and Ithaca College, founded in 1892, are its two largest employment centers, along with medical facilities and other white-collar employment activities.

After Rufus Bates' death, his wife Flora, and daughter, Annie May Bates, both of whom continued his commitment to public service and community affairs, occupied the house until their deaths, Flora in 1939, at 100 years old, and Annie May in 1948.

The Architecture of the Rufus and Flora Bates House

At the time of its construction, thought to have been around 1828, during an early period of Ithaca's prosperity, the house was outside the congested portion of Ithaca which existed north of Six Mile Creek, and actually located along the Ithaca and Owego Turnpike. Its location outside the center of town may have contributed to its more rural rather than urban character.

Greek Revival houses in the more congested part of Ithaca during this period were more commonly built in the three-bay temple-front form, with the gable facing the street, sometimes with a full columned portico, but more often without the portico. Several examples of the type remain throughout the city.

The temple front form is found in both rural and village areas, including the city of Ithaca, but the five-bay center entrance form is more often found along rural roads, usually as the centerpiece of a farmstead. They are scattered throughout Central New York, including those areas close to Ithaca that have become more suburbanized since the end of World War II.

Typical of rural Greek Revival houses, the Rufus and Flora Bates House has the characteristic low pitched gabled roof and the cornice line is emphasized with a wide frieze with eyebrow windows. At the gable ends are cornice returns. The recessed entry is common to the style, as is the simple entablature of

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<sup>7</sup> Initial Ithacans, p. 117.

<sup>8</sup> *Ithaca Journal*, 11 March 1880.

Rufus and Flora Bates House  
Ithaca, Tompkins County, New York

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 4

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the door surround. The Greek Revival door, which has two recessed panels, is flanked by multi-paned sidelights with a transom, another feature common to this period and style.

As was the case with many houses throughout Central New York dating from the first half of the nineteenth century, the bracketed hood above the principal entry and two-over-two window sash were added later, as the owners sought to update the house in the later Italianate style. Earlier nine- and six-light sash remain in rear windows, as was also typical in that the more modern features would be installed in the front elevation of the house and not necessarily in the rear.

Reflecting its original orientation toward the old road, the center stairhall of the interior features a typical Greek Revival staircase that faces what is now the rear of the house. The division of the first floor into a center hall with large rooms flanking is characteristic of this building type, and most of the interior architectural details also reflect its construction date or subsequent "modernizations" in the nineteenth century.

Among its most striking interior features are the battered and shouldered architraves on many of the windows and doorways of the first floor. This feature is thought to have been based on Egyptian architecture but is found on the most high-style Greek Revival residences as well as more modest examples such as the Bates House.

The Rufus Bates House was restored in the last several years and the owner of the house at the time received a preservation merit award from Historic Ithaca, the local not-for-profit preservation organization, for his restoration of this and several other houses in the Ithaca area. The current owner purchased the house from that owner and pursued nomination to the National Register to recognize the building's historic and architectural significance.

Rufus and Flora Bates House  
Ithaca, Tompkins County, New York

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 9 Page 1

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**BIBLIOGRAPHY**

Burns, Thomas W. *Initial Ithacans: Comprising Sketches and Portraits of the Forty-Four Presidents of the Village of Ithaca (1821-1888) and the First Eight Mayors of the City of Ithaca (1888-1903)*. Ithaca Journal Press. Ithaca, NY, 1904.

*Historic Preservation in Tompkins County*. Tompkins County Department of Planning. Ithaca, NY, 1977.

*The Ithaca Savings Bank: Its Purpose and History*. The New Ithaca Savings Bank. Ithaca, NY, 1924.

*New York Times*, 20 May 1874.

Obituary of Annie May Bates. *Ithaca Journal*, 29 May 1948.

Obituary of Flora Doolittle Bates. *Ithaca Journal*, 30 October 1939.

Obituary of Rufus Bates. *Ithaca Journal*, 11 March 1880.

Snodderly, Daniel R. *Ithaca and Its Past: The History and Architecture of the Downtown*. Ithaca, NY, 1984

*Tompkins County Memories: Presented by the DeWitt Historical Society & The Ithaca Journal*. Ithaca Journal. Ithaca, NY, 2003.

*With a Jeweler's Eye: The Photographs of Joseph C. Burritt*. DeWitt Historical Society of Tompkins County. Ithaca, NY, 1988.

Rufus and Flora Bates House  
Name of Property

Ithaca, Tompkins County, New York  
County and State

---

## 10. Geographical Data

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Acreage of Property less than one acre

### UTM References

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

1 18 377251 4699521  
Zone Easting Northing

2 18  
Zone Easting Northing

3 18  
Zone Easting Northing

4 18  
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 Anthony Opalka (see continuation sheet)  
organization New York State Historic Preservation Office date July 2010  
street & number PO Box 189 telephone 518-237-8643  
city or town Waterford state NY zip code 12188

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### Additional Documentation

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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)

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### Property Owner

---

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

name/title \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**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 Reduction Projects (1024-0018), Washington, DC 20503.

Rufus and Flora Bates House  
Ithaca, Tompkins County, New York

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 10 Page 1

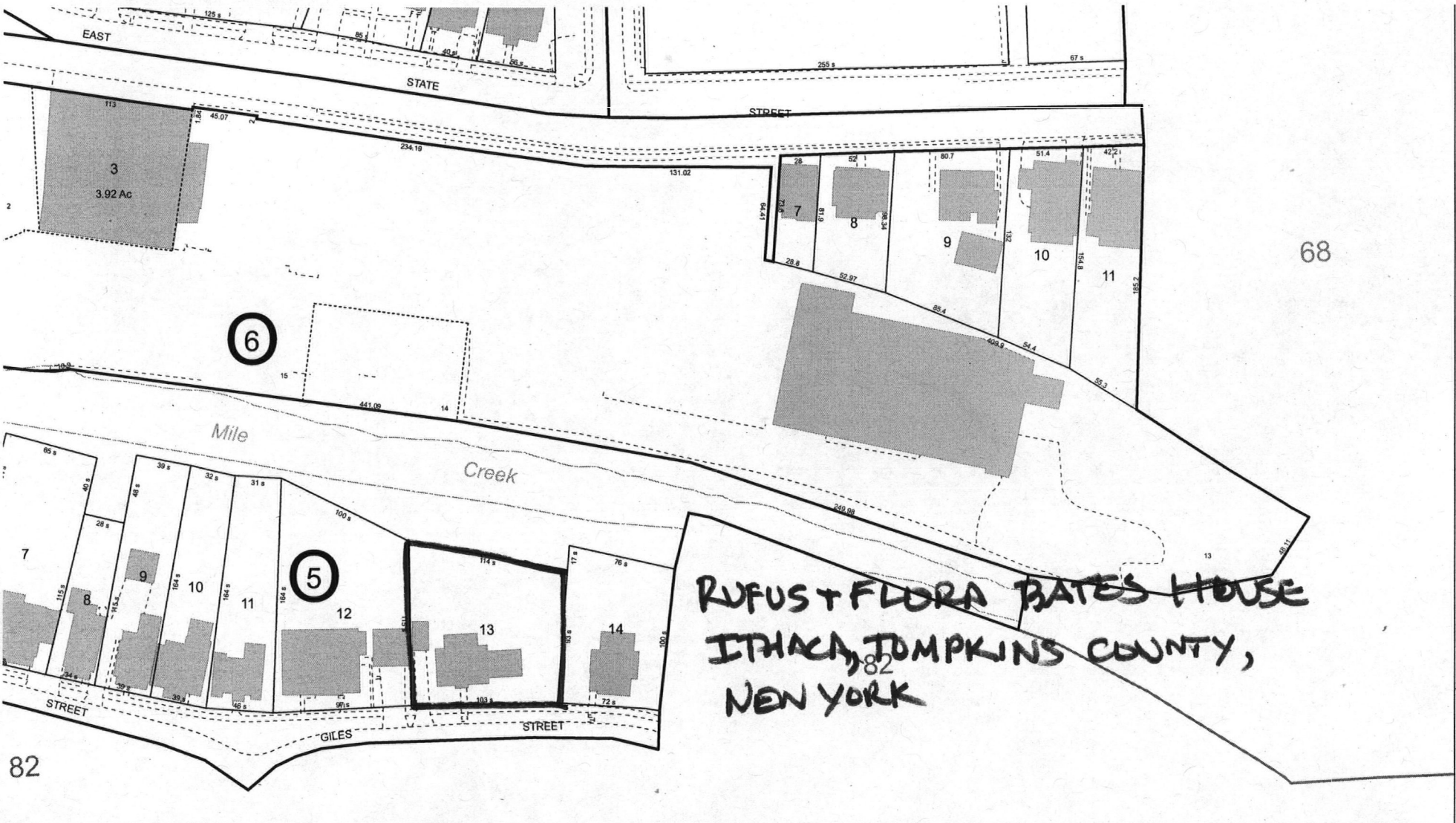
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**VERBAL BOUNDARY DESCRIPTION**

The property boundary is outlined on the attached map.

**BOUNDARY JUSTIFICATION**

The nominated property includes the boundary that is historically associated with the Rufus and Flora Bates House.



RUFUS + FLORA BATES HOUSE  
 ITHACA, TOMPKINS COUNTY,  
 NEW YORK

LEGEND

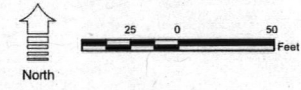
- Building Footprint (1991-2009)
- Curb/Pavement Line
- Railroad
- Hydrography
- Special District
- Municipality
- Military Tract/Watkins & Flint Lot Number

- Parcel Connector
- Property Line
- Former Property Line
- Current Year Changes
- Block Limit
- External Tax Map
- Block Number

- 43.1 Parcel Lot Number
- 3 12 Previous Lot Number
- A 3 Subdivision Lot Number
- 5.6 Ac Deed/Survey Acreage
- 2.11 Ac C Computed Acreage
- 18.50 Ac G Grouped (Total) Acreage
- 100s Scaled (Calculated) Acreage
- 100d Deed Dimension

CITY OF ITHACA

TOMPKINS COUNTY, N.Y.



MAP: 69

SCALE: 1" = 50'

(When plotted on Arch D Media)  
 11 x 17" (47%); scale is 1" = 425'

MAP REVISED: 1-JULY-2010  
 MAP PRINTED: 1-JULY-2010

Rufus and Flora Bates House  
Ithaca, Tompkins County, New York

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 11 Page 1

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Draft prepared by:

Cynthia Carrington Carter  
219 Crawford Avenue  
Syracuse, New York 13224

Rufus and Flora Bates House  
Ithaca, Tompkins County, New York

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Photographs

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**Photographs**

Photographer: Cynthia Carrington Carter  
219 Crawford Avenue  
Syracuse, New York 13224

Date: October 2008

Tiff Files: CD-R of .tiff files on file at  
National Park Service  
Washington, DC, and

Historic Preservation Field Services Bureau  
Peebles Island  
PO Box 189  
Waterford, NY 12188-0189

1. Exterior, Façade, photographer facing northwest.
2. Interior stairhall, photographer facing south.
3. Dining room, (west half of first floor), photographer facing south.
4. Dining room, photographer facing north.
5. Family room (side wing) photographer facing south.
6. Second floor stairhall, photographer facing north.
7. Second floor stairhall, photographer facing north.
8. Second floor, northeast corner, photographer facing north.





RUFUS + FLORA BATES HOUSE  
ITHACA, TOMPKINS COUNTY, N.Y.

PHOTO #1



RUFUS & FLORA BATES HOUSE  
ETHACA, TOMPKINS COUNTY, N.Y.

PHOTO # 22



RUFUS & FLORA BATES HOUSE  
ITHACA, TOMPKINS COUNTY, N.Y.

PHOTO # 3



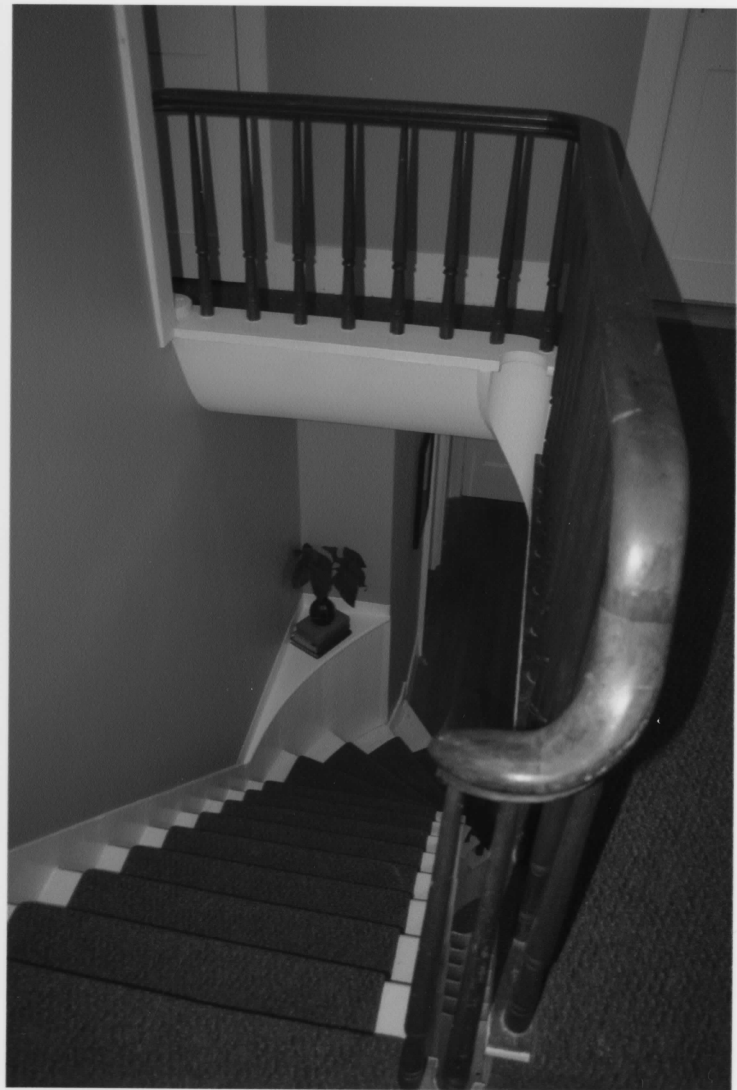
RUFUS + FLORA BATES HOUSE  
ITHACA, TOMPKINS COUNTY, N.Y.

PHOTO #4



RUFUS + FLORA BATES HOUSE  
ITHACA, TOMPKINS COUNTY, N.Y.

PHOTO #15



RUFUS + FLORA BATES HOUSE  
ITHACA, TOMPKINS COUNTY, N.Y.

PHOTO #96



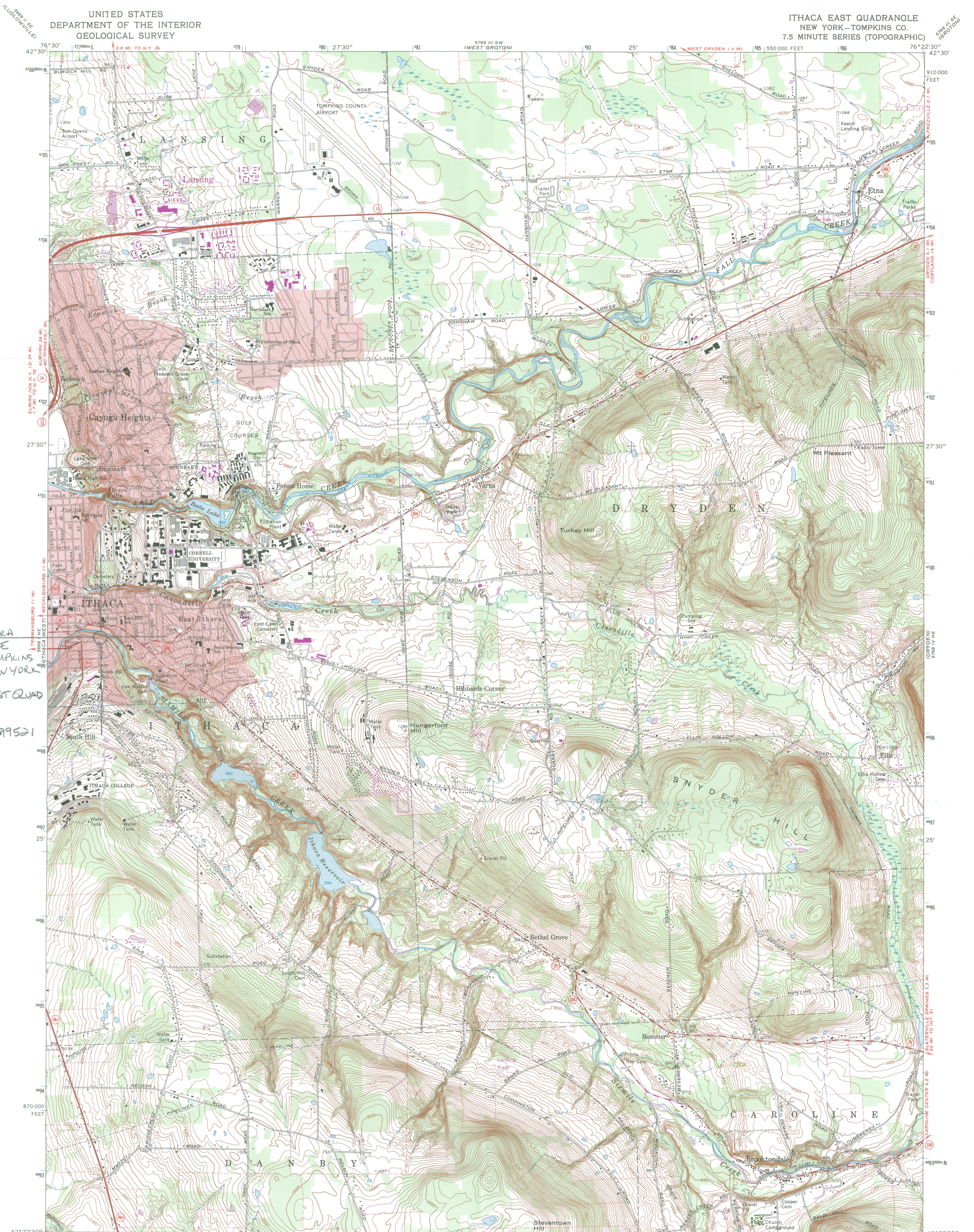
RUFUS + FLORA BATES HOUSE  
ITHACA, TOMPKINS COUNTY, N.Y.

PHOTO #9



RUFUS + FLOLA BATES HOUSE  
ITHACA, TOMPKINS COUNTY, N.Y.

740 TO # 108



RUFUS + FLORA  
BATES HOUSE  
ITHACA, TOMPKINS  
COUNTY, NEW YORK  
  
ITHACA EAST QUAD  
ZONE 18  
377251 489521

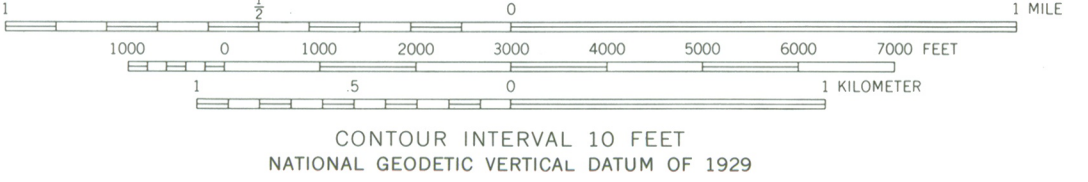
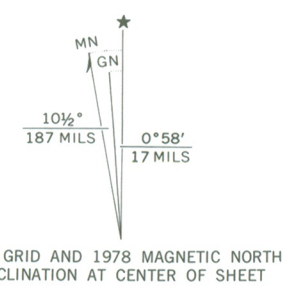
Mapped, edited, and published by the Geological Survey  
Revised in cooperation with New York Department of Transportation  
Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs  
taken 1944. Field checked 1949. Revised from aerial  
photographs taken 1968. Field checked 1969

Polyconic projection. 1927 North American datum  
10,000-foot grid based on New York coordinate system, central zone  
1000-meter Universal Transverse Mercator grid ticks, zone 18,  
shown in blue

Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
Red tint indicates areas in which only landmark buildings are shown

Revisions shown in purple compiled from aerial photographs  
taken 1976 and other source data. This information not  
field checked. Map edited 1978



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



To place on the predicted North American Datum 1983,  
move the projection lines 3 meters south and  
27 meters west as shown by dashed corner ticks

ROAD CLASSIFICATION

Primary highway, all weather, hard surface	Light-duty road, all weather, improved surface
Secondary highway, all weather, hard surface	Unimproved road, fair or dry weather
	State Route

ITHACA EAST, N. Y.  
42076-D4-TF-024

1969  
PHOTOREVISED 1978  
DMA 5768 IV NW-SERIES V821





## CITY OF ITHACA

108 East Green Street Ithaca, New York 14850

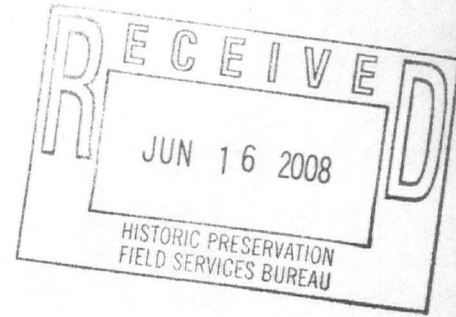
OFFICE OF THE MAYOR • CAROLYN K. PETERSON

Telephone: 607/274-6501 Fax: 607/274-6526

June 13, 2008

Mr. Anthony Opalka  
Historic Preservation Field Services Bureau  
New York State Office of Parks, Recreation  
& Historic Preservation  
Peebles Island, P.O. Box 189  
Waterford, New York 12188-0189

Re: Rufus & Flora Bates House  
107 Giles Street  
Ithaca, Tompkins County



Dear Mr. Opalka:

At the meeting held on June 12, 2008 the Ithaca Landmarks Preservation Commission (ILPC) adopted the attached resolution concerning the eligibility of the Rufus & Flora Bates House at 107 Giles Street for listing in the National and New York State Registers of Historic Places.

I have reviewed the resolution and the considerations on which the ILPC has based their decision that the nominated property meets National Register Criteria A and C under which the property has been nominated. I concur with the ILPC determination and know of no other reason why the property should not be nominated or eligible for listing. I concur with the ILPC's evaluation and support the nomination of the Rufus and Flora Bates House to the National and New York State Registers of Historic Places.

Sincerely,

Carolyn K. Peterson, Mayor  
City of Ithaca

CP:als

Enc.



ILPC Meeting – 6/12/08  
Resolution – RF

**RESOLUTION:** Moved by G. Holets, seconded by S. Stein,

WHEREAS, in its capacity as a New York State Certified Local Government as designated in 1986 by the New York State Office of Parks, Recreation and Historic Preservation (PARKS), the Ithaca Landmarks Preservation Commission (ILPC) is required to participate in the nomination process for the Rufus and Flora Bates House at 107 Giles Street in the City of Ithaca, currently under consideration for nomination to the State and National Registers of Historic Places by the New York State Historic Preservation Review Board, and

WHEREAS, the ILPC is specifically asked to prepare a report stating whether or not, in its opinion, the property meets the criteria for listing on the NY State and National Registers and that the city's chief elected official, Mayor Carolyn Peterson shall transmit the Commission's report and her recommendation to the State Historic Preservation Office, and

WHEREAS, the ILPC has placed the item on the agenda of the June 12, 2008 meeting routinely posted in City Hall, and

WHEREAS, documentation reviewed by the ILPC includes the letter dated April 18, sent from Ruth Pierpont, Director of the Historic Preservation Field Services Bureau at PARKS to ILPC Chair Alphonse Pieper and accompanying material from PARKS including the National and State Registers Criteria for Evaluation, and the draft National Register of Historic Places Registration form completed by Anthony Opalka with PARKS, and

WHEREAS, of the four criteria listed the nomination has been proposed under criteria A and C as follows:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- 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.

WHEREAS, the ILPC concurs with Section number 8 of the draft National Register of Historic Places Registration form, Statement of Significance and specifically the statement

“This home has the distinction of being the former residence of Rufus Bates, one of the early Presidents of the village of Ithaca and community leader in Ithaca until his death in 1880.”

WHEREAS, in making a determination about whether Criterion A has been met the ILPC has noted the following:

In addition to serving as president, Rufus Bates was a successful businessman, and stock dealer, responsible for construction of the Bates Block which is still in use as a commercial building. He advanced public education as a member of Ithaca’s Board of Education, was a member of two local fire companies, was a stockholder in the Ithaca & Athens and the Geneva & Ithaca Railroads and served on the Board of Directors after the two lines merged. During his tenure as president Ithaca began a program of street paving, erected the first iron bridge across Six Mile Creek, and opened Washington Park to the public. His commitment to public service and community affairs was continued over 50 years after his death by his wife Flora and daughter Annie May – all of which demonstrates the contribution of the Bates family to events that have made a significant contribution to the broad patterns of Ithaca’s history. (Criterion A.),

WHEREAS, the ILPC concurs with Section number 8 of the draft National Register of Historic Places Registration form, Statement of Significance and specifically the statement

“The property is also significant as a central New York Greek Revival style rural house.”

WHEREAS, in making a determination about whether Criterion C has been met the ILPC has noted the following:

The house is a representative example of the rural Greek Revival type with its characteristic low-pitched gable roof, cornice line with wide frieze and frieze windows, cornice returns on the gabled ends, recessed entry and simple entablature of the door surround. The Bates house is set apart from most examples of the style by the five-bay center entrance configuration with the long side facing the street, in contrast to most examples constructed on smaller village lots configured with the gable end facing the street. Another distinctive feature is the original orientation of the front of the house to Six Mile Creek, and presumably toward the “old road”, prior to construction of a new road adjacent to what had been the back of the property – all of which demonstrates the embodiment of the

distinctive characteristics of the rural Greek Revival type and characteristics of the period and method of construction, (Criterion C).

**NOW, THEREFORE BE IT RESOLVED**, that the ILPC finds that the documentation in the draft National Register nomination form demonstrates that the Rufus and Flora Bates House at 107 Giles Street, Ithaca, meets criteria for listing on the New York State and National Registers of Historic Places, and be it further

**RESOLVED**, that the ILPC recommends the listing of the Rufus and Flora Bates House on the New York State and National Registers of Historic Places.

**RECORD OF VOTE:** Carried 5-0-0

<b>Yes</b>	<b>No</b>	<b>Abstain</b>
K. Brennan	0	0
G. Holets		
S. Jones		
S. Stein		
L. Truame		

Respectfully Submitted,

Lynn Truame  
Acting Chair, Ithaca Landmarks Preservation Commission  
June 12, 2008

**STATE OF NEW YORK  
COUNTY OF TOMPKINS  
CITY OF ITHACA**

**SS:**

I, Leslie Chatterton, Secretary to the Ithaca Landmarks Preservation Commission, of the City of Ithaca, do hereby certify that the foregoing resolution is a true and exact copy of a resolution duly adopted by the Ithaca Landmarks Preservation Commission of said City of Ithaca at a regular meeting held on the 12<sup>th</sup> day of June, 2008, and that the same is a complete copy of the whole of such resolution.

**IN WITNESS WHEREOF**, I have hereunto set my hand and the Corporate Seal of the City of Ithaca, this 13<sup>th</sup> day of June, 2008.

*Leslie A Chatterton*

\_\_\_\_\_  
**Leslie Chatterton, Historic Planner and  
Secretary to Ithaca Landmarks Preservation  
Commission  
City of Ithaca, New York**