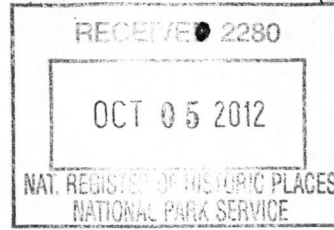


United States Department of the Interior
National Park Service



952

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Cottage Farm
other names/site number _____

2. Location

street & number 14475 Richmond Avenue not for publication
city or town Fair Haven N/A vicinity
state New York code NY county Cayuga code 011 zip code 13064

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 at the following level(s) of significance:
 national statewide local
Robert A. Purpoint DAIPO 9/26/12
Signature of certifying official/Title Date
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.
Signature of commenting official Date
Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
___ other (explain:)
Joe Edson H. Beall 11.21.12
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only one box.)

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

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	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 Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/residence

DOMESTIC/residence

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

Greek Revival; Folk Victorian

foundation: stone
walls: wood
roof: asphalt
other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Cottage Farm is a seasonal residence in the Village of Fair Haven, Cayuga County, New York. The village is in the northwest section of the Town of Sterling along Lake Ontario, immediately west of Fair Haven Beach State Park. State Routes 104 and 104A comprise the main east-to-west road through the village. Fair Haven is the only incorporated municipality in the Town of Sterling and is thirty-one miles north of the City of Auburn, the county seat. Cottage Farm is literally in the heart of the village on the west side of Richmond Avenue. The house is sited facing the street. At one time, its west elevation had a commanding view of Little Sodus Bay, but that is now partly obscured by newer residential construction and a non-contributing in-ground pool in the west end of the property. Next to the house (south) is the Fair Haven Community Church, which shares a common drive with Cottage Farm. Circumstantial evidence suggested that the house was originally built in the late 1830s, and an 1858 illustration shows the house as a variation of the Greek Revival with a column fronted façade and a large central cupola. The building was extensively remodeled around 1874 and again in 1910. Some Greek Revival features remain, but the house's original form and character are difficult to understand due to the alterations. Cottage Farm's primary significance is based on its remodeled form as a late nineteenth/early twentieth century vacation cottage.

Narrative Description

When viewed from Richmond Avenue, Cottage Farm is a one story wood frame building with a rectangular half-story central projecting section. The roof slopes in hipped fashion to the center block and the block itself has a low hipped, slightly overhanging roof with a center flat cresting. A non-historic chimney is in mid portion on the north side of the roof. Both the roofs on the central block and the main house are covered with asphalt shingles. The exterior of the block is clad in wood clapboard siding, the same as the rest of the house. The east side of the block (facing Richmond Avenue) has window openings, one with a six-light window and the other refitted for a window air conditioner. Directly below the block section, the sloping roof extends beyond the walls, creating a veranda. The roof has a wide cornice and is supported by four half columns with rock faced concrete block supports. The floor of the veranda is concrete with a single layer of rock-faced block in the foundation. On this side (east elevation), the house is five bays wide with the center bay being an early twentieth century glazed exterior storm door with a small lower panel. The exterior door is flanked on each side by two eight-over-twelve windows with recessed lower panels. The windows and door are surrounded by moldings and corner blocks that mimic the interior window moldings. The moldings are painted in contrasting colors to the dark gray color of the walls. Two Doric order pilasters are at the wall ends and are painted with the same colors as the porch columns. The windows and doors have modern coverings that are a combination of storm uppers and lower screens. All windows have non-functioning wood shutters affixed to the wall and are painted to match the window trim.

Both the north and south elevations have two windows in the main body and three windows in the upper block. The roof slightly overhangs the roof and the cornice extends from the east end of the porch to the end of another porch on the west elevation. The windows in the south elevation are two eight-over-twelve windows in the lower level and two six-light windows and one non-historic one-over-one window in the upper center block. The same pattern is in the north wall of the center block. The remaining windows in the north elevation are a one-light awning style window near the east end and a one-light double casement window on the west. These windows allow light and ventilation into the bath and kitchen located on the north side of the house.

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Like the east elevation, the west side of the house has a full-width porch created by the overhanging roof, four column roof supports with rock faced concrete support and a concrete floor. The windows and door have the same decorative trim as the east elevation but the center section, containing the door and two windows, slightly projects from the main body of the house. The windows are deep-set, ten-light paired casements with exterior storm coverings. A non-historic door is set into plain painted trim in the center of the projection. Behind this is a non-historic, varnished solid-wood door. Remaining elements in this elevation are an eight-over-twelve window to the south, a projecting batten-clad lean-to on the north, and two pilasters on each end of the wall. A door to the lean-to is on the north side and a large, non-historic rectangular window is on the east side. Two six-light windows are in the west wall of the upper center block. Since this elevation faces the bay, there is some speculation that it was the original façade.

Used as a seasonal residence, the interior has two large, well ventilated first-floor rooms in the center. The alignment of the rooms, doors and windows allow for unimpeded breezes to cool the rooms. These two rooms also contain surviving early nineteenth century details, which include the window and door moldings and baseboard moldings. The cased opening between the rooms, panels beneath the windows and wide picture molding may also be earlier survivors. Two smaller but equally sized rooms are on the south side and can be closed off for use as bedrooms. Another smaller room is on the north side, as is a small bathroom and a large kitchen. A narrow hallway runs from the end of the bedroom past the bath into the kitchen. The first floor retains its early twentieth century wood flooring with metal heating grates. The vertical two-panel interior doors date from the early twentieth century and close off two bedrooms on the south and a bedroom, bathroom and kitchen on the north. An open stair is located on the north side of the center room on the west side of the house. The stair has a circle end, square paneled newel post with an urn finial, and turned balusters, all dating from the early twentieth century. The stair ends at a landing that has a closed staircase continuing to the right into the upper portion of building.

Three rooms are in the upper center block section and are accessed from the stairs. The largest is a finished attic to the left (east). It has exposed framing, but clear evidence of age (saw marks, joints, etc.) has been obscured by refinishing and applied wall treatments. Floors in all upper rooms are carpeted. A brick chimney stack is in the north section of the room, corresponding to the chimney on the roof. Directly opposite the finished attic room is a smaller room that now functions as a walk-in closet. To the left of this room (directly opposite the stairs) is a full bath.

On the north side of the house, an exterior metal bulkhead allows access into the basement under the main section of the house. The basement has a concrete floor, shows the parge-covered fieldstone foundation and a mixture of milled and half-log beams supporting the main floor of the house. A narrow window on the west side allows access to a crawl space underneath the west porch. The basement contains the utilities for the house and is used as a workspace and for storage. Even though the building retains some early nineteenth century details, the building's historic integrity relates to the late nineteenth and early twentieth century, when the building was given its current form. It has long been a familiar site within the community and is a reminder of the village's long tradition of being a seasonal vacation destination.

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8. Statement of Significance

Applicable National Register Criteria

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

- A Property 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.

Areas of Significance

(Enter categories from instructions.)

Recreation

Architecture

Period of Significance

1858-1910

Significant Dates

1858, 1874, 1884, 1910

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 old or achieving significance within the past 50 years.

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Period of Significance (justification)

The period of significance for Cottage Farm begins in 1858 when the house was depicted in a prospectus published by the Lake Ontario, Auburn and New York Rail Road. It ends with 1910 when final alterations were made to the house. The period could be expanded to an earlier date should future research provide definitive documentation for the early history of the house.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Cottage Farm is a seasonal residence, significant under Criterion C in architecture for retaining a number of features from different periods as it was remodeled and reshaped to meet the needs of the occupants. The house was originally built for Thomas Phoenix in the late 1830s, but was sold out of the family in the 1850s and allowed to deteriorate. It was sold again as part of a legal settlement in 1874, and over the course of the next ten years, substantial changes were made to the cottage, beginning with a new roof and windows. The new roof also retained the main exterior feature of the house of a full width, columned veranda on both the bay and street sides. With the repairs and remodeling, the owners kept many of the older features, such as interior doors, moldings and window panels, as they updated the cottage as their summer home. The house achieved its current form in 1910 when a kitchen wing was removed and sold to another owner who moved it closer to the bay, also for use as a summer cottage. An 1858 lithograph shows the house sited facing the bay, but after Richmond Avenue was opened in 1874, the street side formally became the new façade.

Cottage Farm is also significant under Criterion A in the area of recreation. The house was part of a larger 93 acre property, also known as Cottage Farm. The first owners, the Phoenix Family, lived in New York City and consequently never farmed the land. They did allow the local community to use the property as common grazing for livestock since the lands were in the center of the village. In 1874, the property was subdivided into 378 lots and sold for new residential development, promoted as having access to the waterfront and ideal for boating and fishing and other recreational activities.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Fair Haven was originally known as Little Sodus due to its location along Little Sodus Bay along Lake Ontario. The village was part of the Town of Sterling, which was first surveyed in 1795 as part of the Military Tract. The tract was created in 1783 when the New York State legislature authorized setting aside one hundred lots of six hundred acres each (600,000 acres total) to be awarded as a bounty to Revolutionary War veterans. The size of the individual land grants was based on the soldier's rank, with the smallest grants consisting of 500 acres for privates and non-commissioned officers. The legislature authorized a survey of the lands and directed that it be divided into townships of six one-hundred acre lots, with two of the lots being reserved for religious and educational use. Twenty-six towns were carved out of the total acreage. In 1795, two additional townships were created from the existing acreage, one of them being the Town of Sterling, which was actually considered part of the Town of Cato until Sterling was formally organized in 1812.

Settlement in Sterling was sparse due to the lack of passable roads from the east and delays in surveying the Military Tract. The first settlers in the area began arriving around 1805, and as improvements were made, small hamlets appeared at Sterling Center, Sterling Valley and Martville. Even the natural harbor at Little Sodus Bay drew little attention until 1828, when the federal government recognized its importance and commissioned a survey. A gravel bar at the entrance prevented the harbor from being used to its full potential until 1858, when plans were made to build piers from the bar out to deep water as part of a shipping route that would connect it to a new railroad line, planned to run from the county seat at Auburn to the bay. Work was actually started in 1854, but halted after all funds were depleted. Subsequent improvements were done by the citizens of the village of Little Sodus who formed the Ontario Bay Harbor Improvement Company in 1858 and

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changed the name of the village to Fair Haven.¹ That same year, a railroad prospectus was published, describing the advantages of Fair Haven and the bay:

Fair Haven is situated at the Bay... It contains two churches, a post-office, two saw-mills, two brick-yards, three public houses, &c. Upon the lands of the "Ontario Bay Land and Improvement Association"... which form the nucleus of the place, various improvements are contemplated, and streets eighty feet wide are now being opened and handsomely graded. The property is eligibly situated on both sides of the railroad track, commanding a view of the Bay and the lake. The land throughout is of excellent quality, and well adapted as well for agricultural as horticultural purposes... With its railroad connections completed, the great facilities offered to the shipping, and the saving that may be effected in the forwarding of Western freight through this channel to tide-water, and its promising to become the principal depot for Pennsylvania Coal on Lake Ontario, Fair Haven, as a forwarding place, offers very decided advantages. For ship-yards no more advantageous spot could probably be found than Ontario Bay; the gradual and easy slope of the banks to the water, the deep water near shore, the perfect protection against storms from any quarter, the facility for obtaining timber, the abundance of space, and its proximity to Oswego... A railroad, communicating between Oswego and the Bay, is in agitation. This, with the Lake Ontario, Auburn, and New York Railroad, when completed, would open to Oswego a large field for extended commerce with Philadelphia and the mineral wealth of Pennsylvania.²

The improvements had an immediate effect and Fair Haven quickly fulfilled expectations with the harbor becoming an important lake port for transshipment of coal, lumber and farm products. In 1877, the harbor cleared 226 vessels and reported the value of exports at \$86,111 and imports at \$22,544.³ The rapid growth and prosperity led to the Fair Haven incorporating as a village in 1880.

In anticipation of the railroad's arrival, Assel Wilcox of Cazenovia, New York bought a property known as Cottage Farm or the Cottage Estate that consisted of 93 acres on the southeast shore of the bay. The land was originally part of the Military Tract granted to Captain Henry DuBois of New York City, but DuBois died in 1794 before he could claim his property. Several years later, his daughter, Catherine, and her husband, lawyer Thomas Phoenix, pursued the claim for the DuBois descendents. A survey of the land was done in 1823 and the following year, Thomas and Catherine Phoenix purchased the interests to the Cottage Farm property from her siblings. In 1843, the property was purchased by another family member when it was auctioned off to satisfy a loan from the Oswego Bank. Assel Wilcox acquired the land in 1855 after another foreclosure forced a sale.

Wilcox looked at the land as investment property, especially with a railroad planned that would connect the bay with the county seat at Auburn. He enlisted investors, promising them a good return, but his enthusiasm for investment and development in the village exceeded his abilities and he was taken to court by Annie Richmond Platt, one of the investors. The court decided in Mrs. Richmond's favor, resulting in a mortgage foreclosure with the land being subdivided and sold in 1874 to satisfy creditors. The sale was also looked at as an opportunity to sell prime bay side real estate. The Phoenix Family never farmed or developed their land and tolerated the fact that the villagers used it to graze livestock, with or without their approval. By the 1870s, the citizens of Fair Haven looked at the still vacant acreage as hindering opportunities for continued growth and improvements in the village. The court-ordered foreclosure sale brought residential development to the east side of the bay along with new wide, well-ordered streets, one of them named Richmond Avenue. According to

¹ Elliot G. Storke, *History of Cayuga County, New York* (Syracuse, NY: D. Mason & Co., 1879), 257.

² *Fair Haven (Ontario Bay), the Terminus of the Lake Ontario, Auburn and New York Railroad* (New York: Edward Jenkins, 1858), 7-8.

³ Storke, *History of Cayuga County*, 257.

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one account, E. R. Robinson, the sales agent for the Cottage Farm property, waived his commission if the purchaser built a house on the new lot, thereby insuring residential growth.⁴

Several residences built along the bay were intended as summer homes. The 1858 railroad prospectus recognized Fair Haven as a place of resort with its "broad expanse of the waters of Lake Ontario, the beautiful scenery and advantages of the bay for boating, yachting, bathing, fishing, and shooting, will prove too attractive to be neglected."⁵ One of the few homes depicted in the prospectus was the residence on the Cottage Farm property, showing it sited west with a commanding view of the bay. Although drawn from a distance, the cottage clearly included a hipped roof, full-width columned portico, and a single-story square center section or large cupola. The columned portico and date of construction placed it during the Greek Revival period (roughly 1825-1860), which often depicted buildings as emulating ancient Greek temples. Cottage Farm's form was a variation, derived from the earlier period of Adam style architecture, which used the same form of sloping first floor roof, and smaller center block, also with a hipped roof, often described as looking like a tea cup on an inverted saucer. The form was less popular during the Federal and Greek Revival periods, especially in rural New York State. Other known examples nearest to Fair Haven were the Dennis Brooks House built in 1816 in Sacket's Harbor and a house built by French exile Count Pierre Real in Cape Vincent in 1818, both in Jefferson County. The house in Cape Vincent was destroyed by fire in 1867, but an artist's rendering depicted it as having the iconic sloping roof and center block with a columned porch across the center of the first floor façade. Count Real lived in the house until 1822, intending it as a refuge for Napoleon Bonaparte after his release from St. Helena. After learning of Bonaparte's death in 1821, Real sold the house and returned to France.

The Brooks House in Sacket's Harbor (NR listed, 1983) was roughly the same size as Cottage Farm, but was clearly a permanent, year-round house, being built of brick on a stone foundation and having fireplaces for heat, which were lacking in Cottage Farm. It had the hipped roof and center block but lacked a porch, with details more in keeping with Adam or Federal style design. It later was used as a brick parsonage by the First Methodist Church. Other Adamesque or Regency style cottages were prevalent around Lake Ontario in Canada and clearly, the builder of Cottage Farm was familiar with these buildings and newer trends in architecture, hence the columned veranda facing the lake and interior Greek Revival style door and window moldings. The form used by the builder of Cottage Farm was adapted to suit a seasonal cottage with a long, low roof that directed the breezes off the bay to the center cupola. The roof also created a sheltering portico where the residents could enjoy the views of the bay while being protected from sun or rain. Clearly, the cottage reflected its location and purpose.

Due to the nature of the 1858 drawing, it is impossible to determine the state of the cottage or any additional details beyond the cupola and bayside portico based on the image. When the house was sold at auction in 1874, it was purchased by John N. Knapp of Auburn. According to a 1937 news article recounting the history of Cottage Farm, the house had fallen into disrepair at the time of the purchase. Knapp was a wealthy businessman who had the house "repaired and restored...making it a beautiful summer home."⁶ Knapp gave the house a new hipped roof, new windows and a kitchen wing. Knapp sold the house to the Turner Family in 1884. The Turners made additional changes to the building, most notably selling the kitchen wing to a new owner in 1910, who relocated it closer to the waterfront for use as a summer cottage. The family refashioned a room on the north side of the house into a kitchen. The 1937 news article painted a picturesque scene of the cottage:

Standing on an eminence the cottage commands a view, which in its varied aspect, takes in a mingled scene of outspreading land and water. Built in the colonial style with a low projecting

⁴ Raymond F. Sant, *Fair Haven Folks and Folklore* (Fair Haven, NY: n.p., 1941), 101.

⁵ *Fair Haven (Ontario Bay) the Terminus*, 8.

⁶ "A Historical Sketch of Local Interest," *The Fair Haven Register*, 7 October 1937.

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roof supported by pillars on the broad east and west verandas, it is as noticeable today as it must have been when reared in the midst of the surrounding woods; for in that far-off time, almost the entire bay was embosomed in the forest primeval.⁷

Little information exists as to the early history of the house and local histories contain conflicting dates regarding the initial construction of the Cottage Farm residence (one states 1835, another 1839). The railroad prospectus print provides the earliest documented evidence of the cottage's existence (1858) and a few tantalizing clues to its Greek Revival style, clearly showing the full veranda, its sloping roof and center block or a cupola. A construction range of 1835-39 places the house in the Greek Revival period. Existing interior period details retained through the renovations include panels below windows, interior doors, wide ceiling and baseboard moldings, door and window moldings with Greek Revival style profiles and window corner blocks in the main rooms.

Referred to as a colonial style building in 1937 article, the cottage certainly received a colonial overlay in one of its many renovations. Moldings similar to the interior windows were applied to the exterior of the building and fixed shutters were attached to the walls between windows on all but the north elevation. Six-light windows replaced the late-nineteenth century two-light windows in the upper center block. Newer twenty-light windows replaced earlier installations and were also more typical of the turn-of-the-twentieth century. Other details from these later updates included a quarter-turned staircase with a circle end and a heavy paneled Newell post, narrow strip wood flooring, concrete veranda floors with stone-faced cast concrete column supports and Roman Doric style wood columns.

One constant through the house's history was its use as a seasonal residence. The surroundings changed from agricultural to residential after 1874 with a number of the new residences also being used only in the warmer weather. A recent study revealed that Fair Haven is still regarded as a resort destination with twenty-one per cent of the residences classified as seasonal occupancy. The report noted that twenty-one percent of the village's total 224 acres is dedicated to parks and recreation, further adding to the resort atmosphere.⁸ Another contributing factor is Fair Haven Beach State Park, adjacent to the east side of the village along the Ontario Lake shore, opened in 1928. During the 1930s, the Civilian Conservation Corps built roads, cabins, park shelters and other park buildings for public use. The park is still a popular site for camping, swimming, boating and fishing from late spring to early fall.

Cottage Farm is certainly one of the oldest seasonal houses in the village of Fair Haven, still in use. Its sweeping hipped-roof with a projecting center block was less common in upstate New York than the more popular, gable-fronted side wing vernacular Greek Revival farmhouses prevalent in the countryside. Combined with its rarity, the residence also has a high degree of integrity in terms of its post-1874 setting, design, materials, workmanship feeling and association. It also retains integrity in terms of its location. The Town of Sterling currently has two National Register listed properties: the District No. 5 Schoolhouse and the Sterling Grist Mill Complex (both in 2002). Listing the Cottage Farm would be the third property recognized by the National Register of Historic Places for the town and the first for the Village of Fair Haven.

⁷ Ibid.

⁸ Joint Comprehensive Planning Committee, *Town of Sterling & Village of Fairhaven Comprehensive Plan* (2010), 20.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Allen, Henry M. *A Story of Cayuga County*. Auburn, NY: n.p., 1958.

Fair Haven (Ontario Bay), the Terminus of the Lake Ontario, Auburn and New York Railroad. New York: Edward Jenkins, 1858.

Jennings, Jan and Herbert Gottfried. *American Vernacular Interior Architecture 1870-1940*. New York: Van Nostrand Reinhold, 1988.

Joint Comprehensive Planning Committee. *Town of Sterling and Village of Fair Haven Comprehensive Plan*. N.P., 2010.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2000.

Sant, Raymond F. *Fair Haven Folks and Folklore*. Fair Haven, NY: n.p., 1941.

Storke, Elliot G. *History of Cayuga County, New York*. Syracuse, NY: D. Mason & Co., 1879.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Sterling Historical Society

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one acre

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18</u>	<u>361807</u>	<u>4797470</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the nominated is indicated by the heavy black line on the attached map with scale.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property is the remaining acreage of the original 93 acre Cottage Farm estate that was divided into individual lots and sold in 1874.

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11. Form Prepared By

name/title Virginia L. Bartos, Ph. D., Preservation Program Analyst
organization NYS Office of Parks, Recreation & Historic Preservation date 7 March 2012
street & number Peebles Island State Park PO Box 189 telephone (518) 237-8643
city or town Waterford state NY zip code 12188
e-mail virginia.bartos@parks.ny.gov

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Cottage Farm

City or Vicinity: Fair Haven

County: Cayuga

State: New York

Photographer: Virginia L. Bartos

Date Photographed: 26 August 2011

Description of Photograph(s) and number:

- 1 of 12: Cottage Farm east elevation, viewed looking west from Richmond Ave.
- 2 of 12: South and east elevations, view looking northwest from Richmond Ave.
- 3 of 12: South elevation, view looking north.
- 4 of 12: North elevation and partial view of west elevation, looking southeast.
- 5 of 12: West elevation, view looking southeast toward adjacent church property.

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- 6 of 12: Interior view of front (east) parlor, looking northwest.
- 7 of 12: Interior detail view of door and window molding, east elevation.
- 8 of 12: Interior detail view of window panel (east elevation).
- 9 of 12: View from rear parlor (dining room) into bedroom on south side of cottage.
- 10 of 12: Rear (west parlor), now dining room looking into east parlor.
- 11 of 12: View from top of stair looking toward first floor.
- 12 of 12: Interior view of second floor center section looking toward northeast corner.

Property Owner:

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

name Stefan House/Amy Goggins

street & number 256 Austin St. telephone Not available

city or town Newton state MA zip code 02465

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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

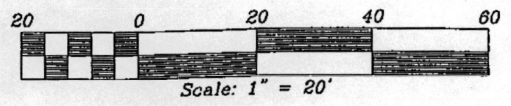
Cottage Farm
 Fair Haven, Cayuga County, NY
 NR Boundary: —

N / F
 JEFFREY D. and ALICE L.
 TAYLOR 1262 / 218

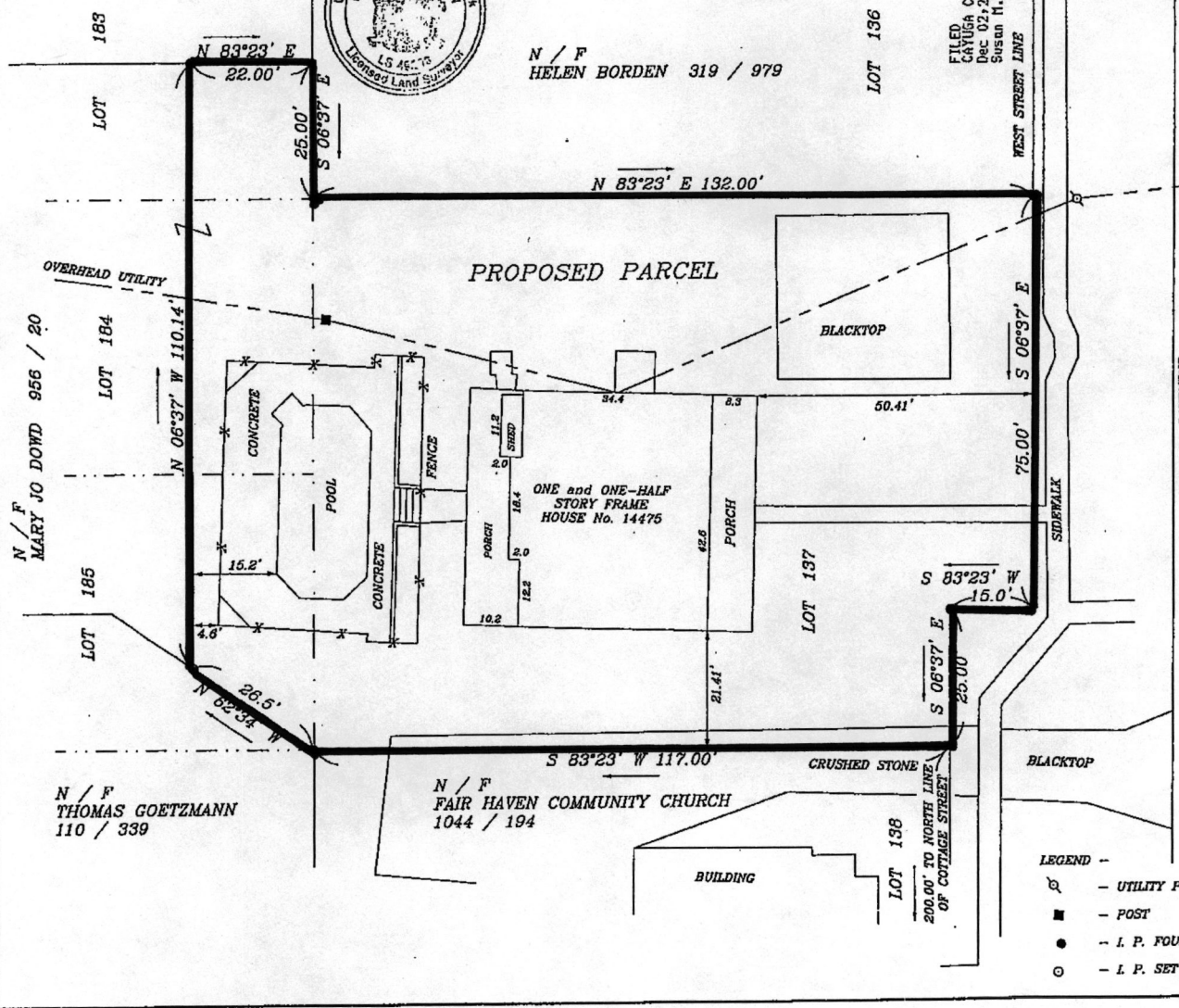


N / F
 HELEN BORDEN 319 / 979

FILED
 CAYUGA COUNTY CLERK
 Dec 02, 2010 02:20P
 Susan M. Dwyer



FILED
 CAYUGA COUNTY CLERK
 Dec 02, 2010 02:20P
 Susan M. Dwyer



- CERTIFIED TO -
- STEFAN HOUSE and AMY E. GOGGINS
 - ALLIANCE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS
 - BOYLE & ANDERSON, P.C.
 - THE TITLE INSURANCE COMPANY INSURING THE MORTGAGE
 - MICHAEL J. STANLEY, ESQ.

REFERENCE -
 PORTION OF ABSTRACT OF TITLS DATED FROM
 FEB. 12, 1897 THROUGH SEPT. 30, 2010
 ENTRIES NUMBERED 18 THROUGH 20

- NOTES -
- SETTING OF PROPERTY MARKERS NOT INCLUDED UNLESS SPECIFICALLY REQUESTED. A REASONABLE ADDITIONAL CHARGE WILL BE MADE FOR ADDITIONAL WORK.

UNAUTHORIZED ALTERATION OR ADDITION TO A BOUNDARY SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL AND SIGNATURE IN GREEN INK SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

REVISED NOV. 18, 2010 FOR OFFSETS TO FENCE, POOL
 REVISED NOV. 10, 2010 TO SHOW LOCATION OF PROPERTY MARKERS

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON, COMPLETED NOV. 10, 20 10

OSWEGO, NY NOV. 18 20 10
 LICENSED LAND SURVEYOR
 I. S. No. 49288

- SUBDIVISION MAP OF -
 MARY JO GUNDERSON
 LOT 137 and PART OF LOTS 183,
 184, 185 COTTAGE FARM PROPERTY
 VILLAGE OF FAIR HAVEN
 CAYUGA COUNTY, NEW YORK

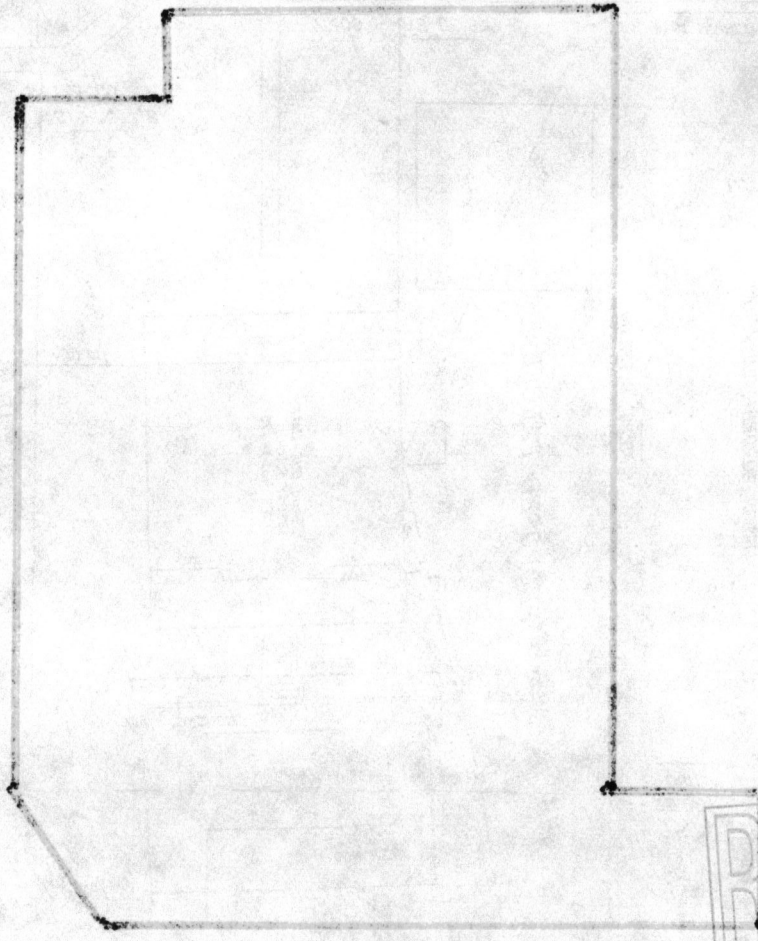
- LEGEND -
- - UTILITY POLE
 - - POST
 - - I. P. FOUND
 - - I. P. SET

RUSSELL L. GETMAN
 LICENSED LAND SURVEYOR
 1384 COUNTY ROUTE 7
 OSWEGO, NEW YORK 13126
 OFFICE (315) 564-5700
 FAX (315) 564-7112

SCALE 1" = 20'
 DATE OCT. 18, 2010
 FILE No. 81090 B

10-190

178. 1900-1905
1900-1905
1900-1905



RECEIVED
SEP 8 2011
HISTORIC PRESERVATION
FIELD SERVICES BUREAU

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Cottage Farm
NAME:

MULTIPLE
NAME:

STATE & COUNTY: NEW YORK, Cayuga

DATE RECEIVED: 10/05/12 DATE OF PENDING LIST: 11/07/12
DATE OF 16TH DAY: 11/22/12 DATE OF 45TH DAY: 11/21/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000952

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11.21.12 DATE

ABSTRACT/SUMMARY COMMENTS:

~~Additional Documentation Approved~~

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____

DISCIPLINE _____

TELEPHONE _____

DATE _____

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

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



Cottage Farm
Cayuga County, NY
Photo # 0001



Cottage Farm
Cayuga County, NY
Photo # 0002



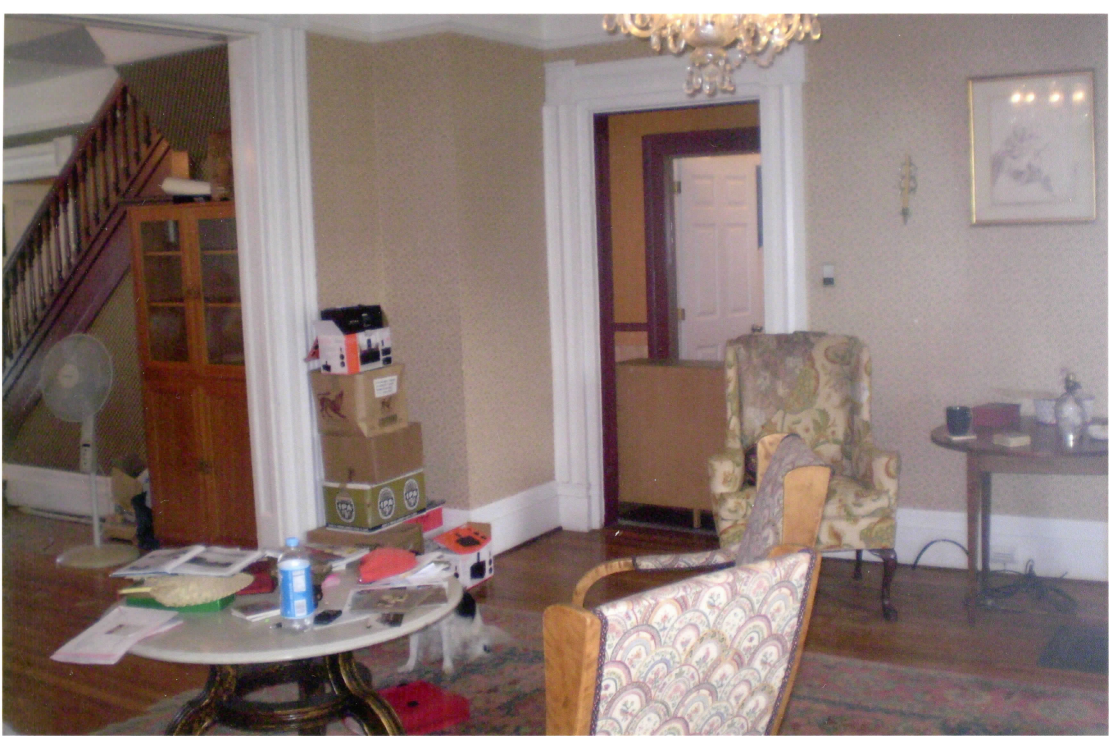
Cottage Farm
Cayuga County, NY
Photo# 0003



Cottage Farm
Cayuga County, NY
Photo # 0004



Cottage Farm
Cayuga County, NY
Photo # 0005



Cottage Farm
Cayuga County, NY
Photo # 0006



Cottage Farm
Cayuga County, NY
Photo # 0009



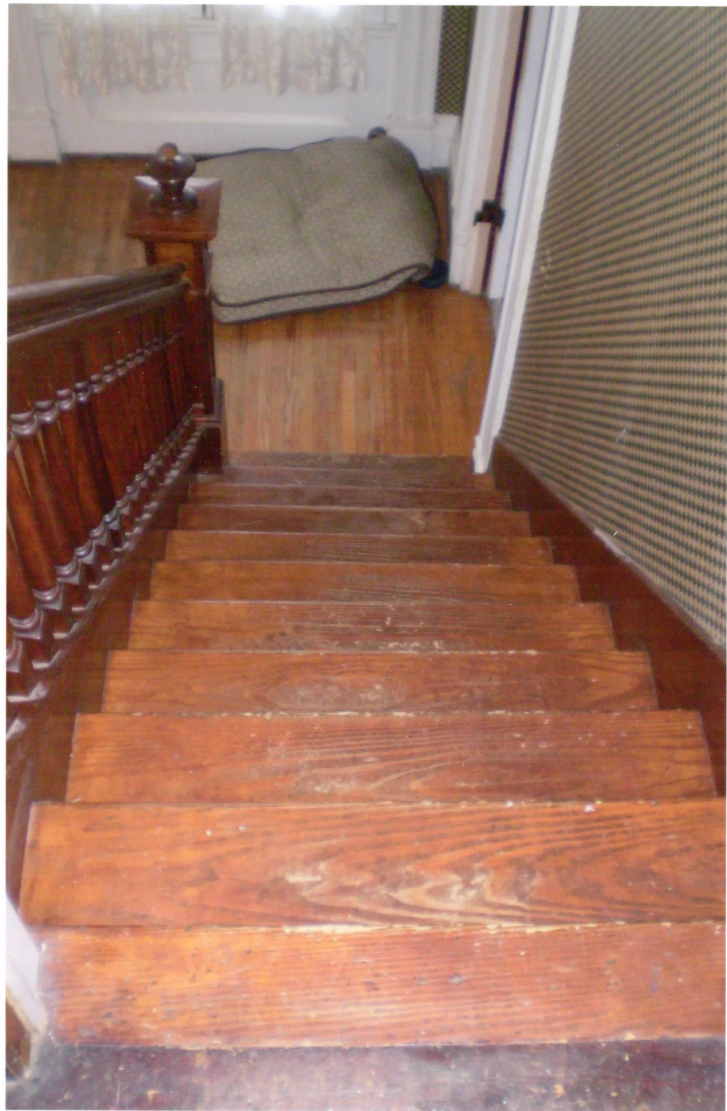
Cottage Farm
Cayuga County, NY
Photo #0008



Cottage Farm
Cayuga County, NY
Photo # 0009



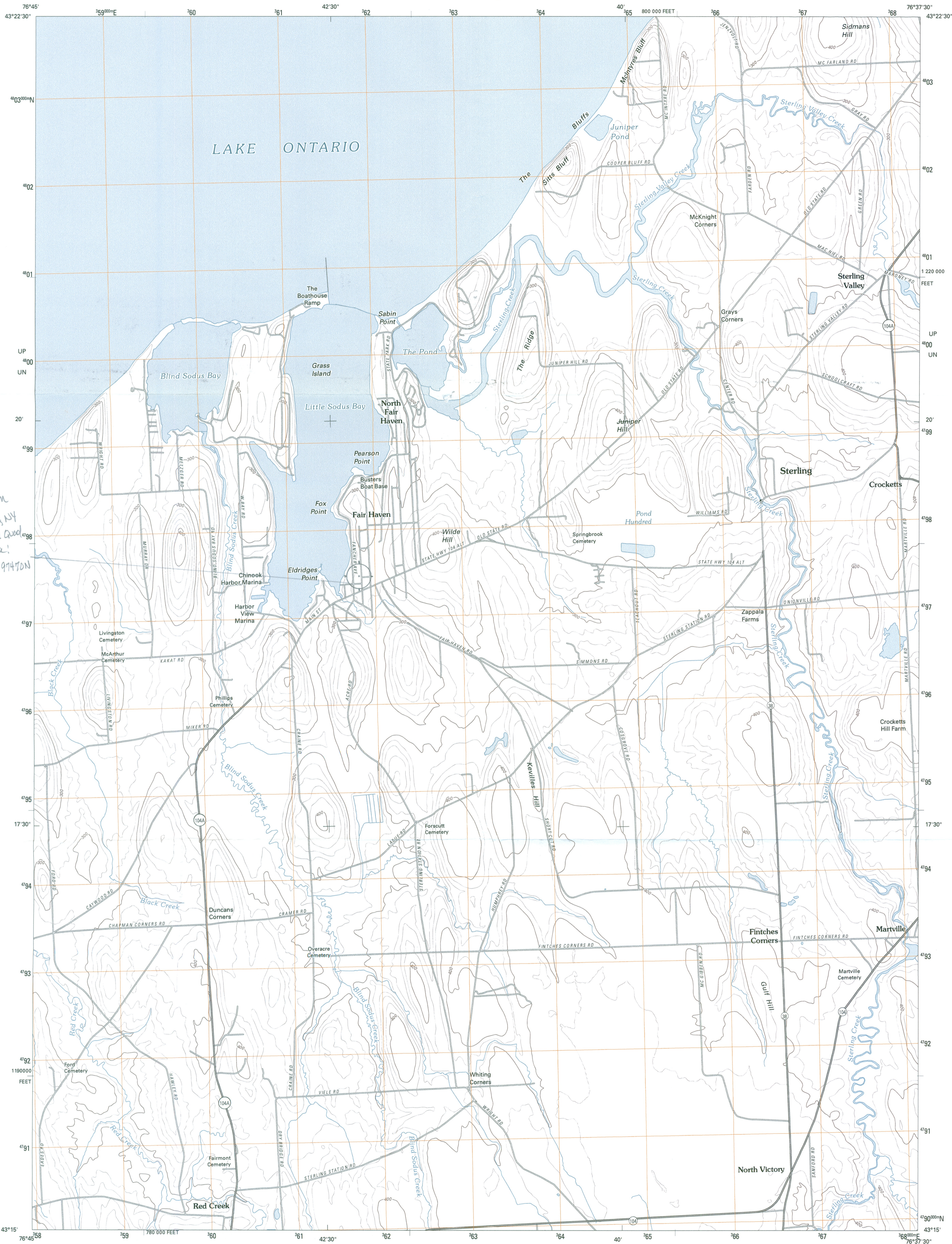
Cottage Farm
Cayuga County, NY
Photo # 0010



Cottage Farm
Cayuga County, NY
Photo # 0011



Cottage Farm
Cayuga County, NY
Photo# 0012



Cottage Farm Fair Haven Cayuga County NY Fair Haven NY Quad UTM Reference! 18134807E4797470N

Produced by the United States Geological Survey North American Datum of 1983 (NAD83) World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 18T 10 000-foot ticks: New York Coordinate System of 1983 (central zone)

Imagery.....NAIP, May 2008 Roads.....US Census Bureau TIGER data with limited USGS updates, 2004 - 2008 Names.....GNIS, 2008 Hydrography.....National Hydrography Dataset, 2008 Contours.....National Elevation Dataset, 2003

UTM GRID AND 2010 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

Table with U.S. National Grid, 100,000-m Square ID, and Grid Zone Designation 18T.

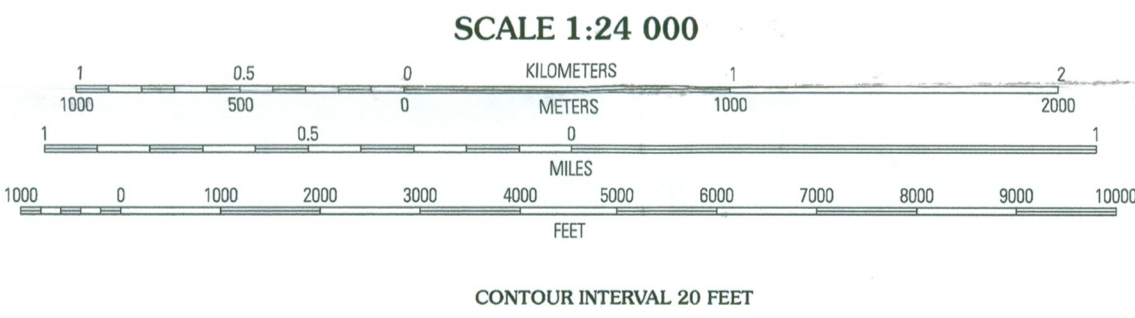
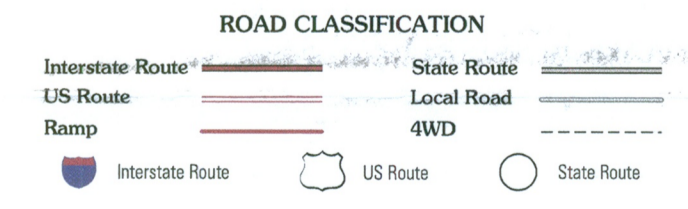


Table showing adjacent 7.5-minute quadrangles: West, Oswego West, North Wolcott, Fair Haven, Hannibal, Wolcott, Victory, Cato.



This map was produced to conform with version 0.5.10 of the draft USGS Standards for 7.5-Minute Quadrangle Maps. A metadata file associated with this product is also draft version 0.5.10

FAIR HAVEN, NY 2010



FIELD SERVICES BUREAU • DIVISION FOR HISTORIC PRESERVATION
STATE AND NATIONAL REGISTERS OF HISTORIC PLACES PROGRAM

STATEMENT OF OWNER SUPPORT

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

I, STEFAN HOUSE / AMY GOGGINS, am the owner of the property at
(print or type owner name)

COTTAGE FARM 14475 RICHMOND AVENUE FAIR HAVEN NY 13064
(street number and name, city, village or town, state of nominated property)

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

Stefan House 2-5-11
(signature and date)

Mailing Address:

256 AUSTIN ST.
NEWTON MA 02465

Revised 9/09

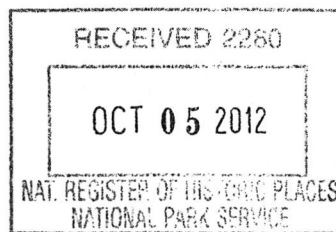


New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com



Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

26 September 2012

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to enclose the following seven National Register nomination to be considered for listing by the Keeper of the National Register:

Oakwood Avenue Presbyterian Church, Rensselaer County
Riverside Cemetery, Chemung County
Union Chapel, Orange County
Cottage Farm, Cayuga County
Harry and Molly Lewis House, Lewis County
Exchange Street Historic District, Wyoming county
Grenadier Island Schoolhouse, Jefferson County

Thank you for your assistance in processing these proposals. Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office