

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED MAY 24 1979

DATE ENTERED

JUL 24 1979

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

Cornell Farmhouse

AND/OR COMMON

Cornell (Creedmoor) Farmhouse Complex

2 LOCATION

STREET & NUMBER

73-50 Little Neck Parkway PKwy.

NOT FOR PUBLICATION

CITY, TOWN New York
Bellerose

CONGRESSIONAL DISTRICT

6th

STATE

New York

CODE

036

COUNTY

Queens

CODE

081

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☒ PUBLIC
☐ PRIVATE
☐ BOTH
PUBLIC ACQUISITION
☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☒ YES: RESTRICTED
☐ YES: UNRESTRICTED
☐ NO

PRESENT USE

☐ AGRICULTURE ☐ MUSEUM
☐ COMMERCIAL ☐ PARK
☐ EDUCATIONAL ☐ PRIVATE RESIDENCE
☐ ENTERTAINMENT ☐ RELIGIOUS
☐ GOVERNMENT ☐ SCIENTIFIC
☐ INDUSTRIAL ☐ TRANSPORTATION
☐ MILITARY ☒ OTHER: Vacant

4 OWNER OF PROPERTY

NAME

New York State Department of Mental Hygiene

STREET & NUMBER

44 Holland Avenue

CITY, TOWN

Albany

VICINITY OF

STATE

New York

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Queens County Register's Office

STREET & NUMBER

90-27 Sutphin Boulevard

CITY, TOWN

Jamaica

STATE

New York

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

New York City Landmarks Preservation Commission Designation Report (LP-0941)

DATE

11/9/76

☐ FEDERAL ☐ STATE ☐ COUNTY ☒ LOCAL

DEPOSITORY FOR

SURVEY RECORDS New York City Landmarks Preservation Commission

CITY, TOWN

New York

STATE

New York

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☒ GOOD
☒ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Cornell Farmhouse, portions of which date to about 1750, is a rare eighteenth and nineteenth century survival in urban Queens County. It doubled in size during the second quarter of the nineteenth century and was again altered and expanded in the late nineteenth century. It is situated on seven acres of open farmland. The original outbuildings were demolished around 1930 shortly after the state acquired the property and replaced the buildings with modern frame barns and garages and erected several greenhouses with a potting shed (see site plan). The site also contains an orchard of about fifty trees.

Set on level land, the five-bay, wood frame, one and one-half story house with high gable roof is surrounded on three sides by a one-story porch. The roof line of the facade is broken by an off center dormer of twentieth-century date.

The Cornell (Creedmore) Farmhouse as seen today includes a series of additions which were made over a period of years to the Dutch farmhouse of c. 1750 (see floor plan). An eastern portion was added to the original house in about 1840 in a Greek Revival style, identifiable mainly on the interior. In 1890 a wing was added to the north and in about 1885 porches were constructed on the east and south sides with a porch extension along the west side after the turn of the century.

As seen from the south, the most significant element of the house is a wood-columned porch which extends the entire width of the front and along both sides. Above the porch is a series of fascia-type low windows set just below the eave. In the western portion these probably replaced a projected or spring eave which, judging from the north elevation of this portion of the house, must have once been a notable feature on the south side.

The pitched roof with rather high gables at each end maintains a continuous ridge from end to end. The dormer window at the south was a later addition. The porch is the most conspicuous feature at each end of the house; four windows are placed above it at the west.

The north wing is set behind the Greek Revival portion of the house revealing the original spring eave of the old portion of the house to the west of it as well as twelve-over-twelve window sash and original shingles exposed about twelve inches to the weather and secured by hand-wrought nails. A portion of this old shingle facing is also exposed on the south side to the right of the front door. Two original windows in the north wall, complete with heavy muntined sash, follow the Dutch pattern of placing their tops right up against the second story floor boards.

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Cornell Farmhouse
Queens County

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The old portion of the house was constructed with the characteristic Dutch framing. It consists of a series of closely spaced transverse "vents" comprised of floor beams with tenons set into mortised uprights at the wall. The framing is of oak with beams of tulip poplar. The exterior walls have "wattle and daub" nogging consisting of clay with a straw binder set between the studs as insulation.

Except for the western portion of the north wall, the other exterior walls have been re-sided with narrow clapboard. Without this portion of the north wall, it would be almost impossible to determine the real age of the house. The extent of the old portion has been largely deduced from a study of the interiors.

The chimney, set just north of the ridgeline, has been rebuilt recently. As seen in the cellar, the base of the chimney is constructed of stone piers with brick arch between them, designed to support back-to-back fireplaces above. This would have resulted in a large square chimney above the roof. The chimney placement is indicative of New England influence. The house rests on a foundation of native fieldstone with mud-packed joints.

The old portion of this house might be described as "Dutch Colonial" and indeed the reference is correct in describing the general style of this type of house; however, the stylistic elements of this so-called "Dutch Colonial" architecture were actually brought over to this country during the 1600's by Flemings and Walloons who had fled before the Spanish invasion of Flanders in the 1620's. They first arrived in densely populated Holland, only to subsequently emigrate to America where they lived under Dutch rule. This is probably the reason why houses built by the Flemish were referred to as Dutch. One of the distinctive features of the "Dutch Colonial" house is the projected, or spring, roof eave which may have initially acted as an overhang to give protection to masonry walls from cascading rain, water, and snow. Many houses on Long Island made traditional use of this detail despite the fact that most of them were constructed of wood, a material which was plentiful on Long Island. This traditional spring eave also provided shelter for stoops and benches at the entrance doors.

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ITEM NUMBER 7 PAGE 3

Transitional features of the house that would confirm a circa 1750 date for the original structure are the two room deep plan, and the inset back-to-back fireplaces of English type, rather than the traditional Dutch "jambless" form. It is thus related to the mid-eighteenth century enlargement of the Nassau County Schenck house where back-to-back fireplaces were also used. Another transitional feature is the concealment of the wall posts on the interior under lath and plaster, whereas in earlier work the faces of the posts were left exposed.

The Cornell Farmhouse is now an operating farmhouse museum and is in the process of being restored. The northwest room in the main part of the house has been restored to its circa 1750 appearance. Restoration is in various stages in other rooms of the house.

8 SIGNIFICANCE

PERIOD

☐ PREHISTORIC
☐ 1400-1499
☐ 1500-1599
☐ 1600-1699
☒ 1700-1799
☒ 1800-1899
☐ 1900-

☐ ARCHEOLOGY-PREHISTORIC
☐ ARCHEOLOGY-HISTORIC
☐ AGRICULTURE
☒ ARCHITECTURE
☐ ART
☐ COMMERCE
☐ COMMUNICATIONS

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

☐ COMMUNITY PLANNING
☐ CONSERVATION
☐ ECONOMICS
☐ EDUCATION
☐ ENGINEERING
☐ EXPLORATION/SETTLEMENT
☐ INDUSTRY
☐ INVENTION

☐ LANDSCAPE ARCHITECTURE
☐ LAW
☐ LITERATURE
☐ MILITARY
☐ MUSIC
☐ PHILOSOPHY
☐ POLITICS/GOVERNMENT

☐ RELIGION
☐ SCIENCE
☐ SCULPTURE
☐ SOCIAL/HUMANITARIAN
☐ THEATER
☐ TRANSPORTATION
☐ OTHER (SPECIFY)

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Cornell Farmhouse and its surrounding acres of farmland is a unique survival not only in Queens County, but in all of New York City. This is the last large farm in the city. It would appear that at the present time there are only five other eighteenth-century (or earlier) structures (residences) remaining in Queens, and of them the Cornell house is the only one which still retains its original farmland as well as possibly the greatest amount of original architectural fabric. Of the fifty-two acres which surround the farmhouse, seven are being nominated. They comprise the land designated by New York City Landmarks Preservation Commission and include a greenhouse, seedbeds, and an orchard.

Mid-eighteenth century records indicate that the land on which the house stands belonged to Samuel Cornell. It was inherited by his daughters Elizabeth Hicks and Mary Hicks Seering, and by his grandson Samuel Hicks after his death in 1796. The size of the original house, only two rooms, suggests that it may have been built for one of Samuel Cornell's daughters following her marriage, or it could have been used as a tenant house on the family farm. In his will Samuel Cornell leaves the use of his "dwelling house" to his wife Hannah and his daughter Mary Seering; however, to his daughter Elizabeth he leaves "that part of my lands where she now lives with the house...." It is a reasonable assumption that this refers to this early farmhouse especially since Elizabeth was married in 1758 to Edward Hicks, and physical evidence indicates that the house is of about this date. The Cornell's are one of New York's earliest and most illustrious families. Thomas Cornell, the founder of the family, came to Boston from County Essex, England, about 1638. His son Richard settled in Flushing about 1655, and later, also in Far Rockaway where the Richard Cornell Graveyard is a designated New York City Landmark. The Samuel Cornell who is associated with the farmhouse at Creedmoor is Richard's great grandson.

John Benham, a farmer, moved from Flatbush, Brooklyn to the farm about 1810. He apparently was a devout churchman at the Dutch Reformed Church at Success (Nassau County) where he was an elder. In 1812, he took out a large mortgage on the property which then consisted of one hundred and ten acres, but subsequently was not able to make a success of the farm causing his mortgage to be foreclosed in 1822.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Albany, New York. New York State Office of Parks and Recreation,
Division for Historic Preservation. Research Files.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 7

UTM REFERENCES

A 1 8 60 8 02 0 4 5 1 1 40 0
ZONE EASTING NORTHING
C

B
ZONE EASTING NORTHING
D

VERBAL BOUNDARY DESCRIPTION

See Continuation Sheet

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

James A. Trent, President

ORGANIZATION

Colonial Farmhouse Restoration Society of Bellerose 6/11/76

STREET & NUMBER

242-29 90th Avenue

DATE

TELEPHONE

212-343-8830

CITY OR TOWN

Bellerose

STATE

New York

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL xxx

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Director, Historic Preservation Field Services Bureau

DATE

5/17/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST: James A. Trent
DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

7-29-79

DATE

7/20/79

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
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A land speculator, Daniel Lent, bought the property from Benham's creditors but presumably did not live on the farm. In 1833, the farm was sold to Peter Cox who farmed the land until his death in 1870. At that time, his son Henry took over the farm where he raised horses presumably in conjunction with a livery stable which he and his brother ran in Brooklyn. The farm passed through several other hands before being purchased by New York State in 1926 for use as a State Farm in connection with Creedmoor State (mental) Hospital. The land was worked until 1960 when it was allowed to remain idle. The house and grounds are significant to an area that has so few buildings left of any great age. Most of the county consists of tracts of garden apartments and detached or semi-detached houses built mostly from 1920 to 1950.

Although no testing has been done, it is thought that archeological remains may be present. The seven-acre site was judged to encompass an appropriate setting for the farmhouse and would include the sites of the original four outbuildings.

The Cornell Farmhouse reflects both Dutch and New England design antecedents. The house is important for the evidence it retains of craft and construction techniques as they were developed during the eighteenth century on western Long Island. Despite its alterations, the Cornell Farmhouse has substantial research potential for students of eighteenth-century vernacular architecture. Besides its framing and format, the house contains much early detailing such as door surrounds, wall paneling (over the parlor fireplace), and early doors. The structure is a rare survivor from the eighteenth-century history of Queens and an important early example of the vernacular architecture in the eastern Long Island region. The house is currently run as a farm museum and is being restored by the Colonial Farmhouse Restoration Society of Bellerose.

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Verbal Boundary Description

Cornell (Creedmore) Farmhouse, consisting of the farmhouse and the property beginning on the western side of Little Neck Parkway at the point forming the southeast corner of the property line of P.S. 186; thence running southerly 86 degrees along the western side of Little Neck Parkway for a distance of 680 feet; thence turning westerly 95 degrees for a distance of 450 feet; thence turning northerly 93 degrees for a distance of 625 feet more or less to the southerly property line of P.S. 186; thence turning easterly 94 degrees and running along the southerly property line of P.S. 186 for a distance of 500 feet more or less to the point of beginning, 73-50 Little Neck Parkway, Bellerose, Borough of Queens.

11 100

NA

LITTLE

NECK

LEASE LINE

PARKWAY

11-0000

GREENHOUSE

SEED BED

NOMINATION
BOUNDARY

PERMIT LINE

MAY 24 1979

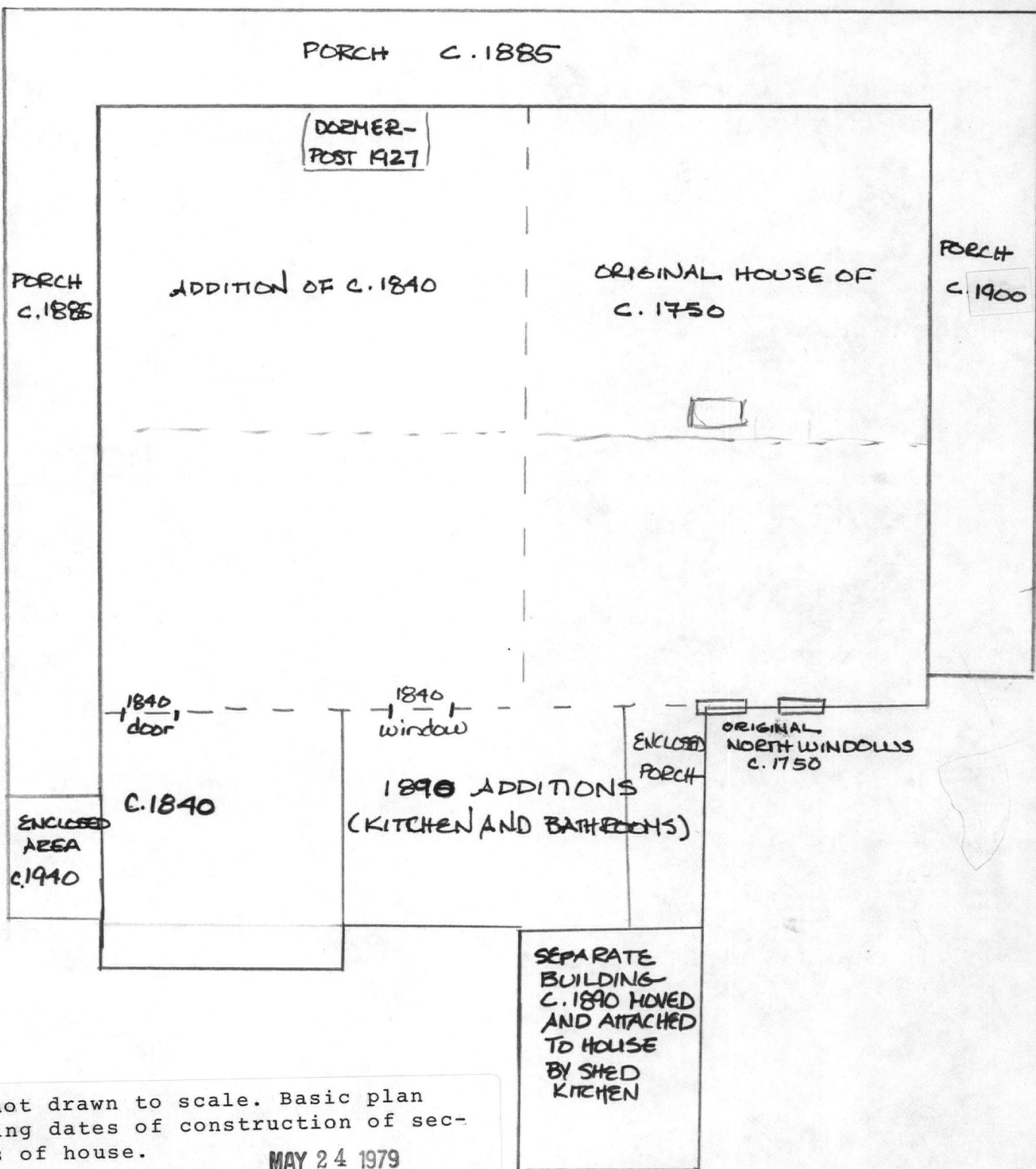
Map in Landmarks Preservation Commission offices, 305 Broadway, New York, New York.

JUL 24 1979

S

E

W



Map not drawn to scale. Basic plan showing dates of construction of sections of house.

MAY 24 1979

Plan drawn, 1978, by E. Spencer-Ralph, Division for Historic Preservation, Empire State Plaza, Albany, New York.

N

CORNELL (CREEDMORE) FARMHOUSE
CIRCA 1750 AND ADDITIONS

CHINA (1850 AND ADDITIONS)
(1850-1859) (1860-1869)

24

CHINA
(1850-1859)

CHINA

(CHINA AND ADDITIONS)

1850-1859

CHINA
(1850-1859)

CHINA
(1850-1859)

CHINA (1850-1859)

CHINA (1850-1859)

CHINA
(1850-1859)

CHINA
(1850-1859)

CHINA (1850-1859)

Property

Cornell Farmhouse

79001620

State

N. Y. (Queens)

Working Number

5.24.79.1241

TECHNICAL

Photos

6

Maps

1/2

CONTROL

OK 5.24.79
pl

HISTORIAN

A RARE 18th/19th. surviving Building in
unbuilt Queens County, this Farmhouse
Exhibits both Dutch and English Building styles.
Although minor extensively, evidence remains of early
construction techniques important to students of 18th
vernacular architecture. Tenure justified: 7 acres

ARCHITECTURAL HISTORIAN

Jann H. Billman

7/20/79

Accept

out of 52 annotations - corresponds to N.Y.C.L.P. Commission
designation. Farmhouse, sublets, & orchard included.
Nomination states likely archaeological potential.

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

Jann H. Billman

7/20/79

Accept

BRANCH CHIEF

KEEPER

National Register Write-up

Federal Register Entry

9-4-79

Send-back _____

Re-submit _____

Entered

JUL 24 1979



T
Cornell Farmhouse
Creedmoor Farmhouse
Bellerose, Queens County
Photo by: J.A. DeStefan
September, 1975

Neg. at: 242-29 90th Ave.
Bellerose, NY 11426

DOE
JUL 24 1979 1.6

EXTERIOR VIEW - This view is looking at the west (left) and south (right) facades. Novelty siding and proches dates from the 1880's. Dormer is post-1927. Some hand split shingles survive to the right of the door on the south facade.

MAY 24 1979



Cornell Farmhouse

Creedmoor Farmhouse,
Bellerose, Queens County
Photo by: J.A. DeStefan
September, 1975

Neg. at: 242-29 90th Ave.
Bellerose, NY 11426

DOE
JUL 24 1979

2^{of 6}

NORTH FACADE. This view shows late 19th Century extensions incorporating kitchens and bathrooms.

MAY 24 1979

R4-24



7
Cornell Farmhouse
Creedmoor Farmhouse
Bellerose, Queens County
Photo by: J.A. DeStefan
September, 1975

Neg. at: 242-29 90th Ave.
Bellerose, NY 11426

"DOE:"
JUL 24 1979

3 of 6

002
EXTERIOR DETAIL: The view of the north wall of the main and original house shows hand split shingles of the 18th century and the original 12 over 12 window sash, among the oldest in New York City.

MAY 24 1979



Cornell Farmhouse
Creedmoor Farmhouse,
Bellerose, Queens County
Photo by: J.A. DeStefan
September, 1975

Neg. at: 242-29 90th Ave.
Bellerose, NY 11426

DOE
JUL 24 1979

4.6

VIEW OF GROUNDS - looking west toward
Queens Children's Psychiatric Center of the
New York State Department of Mental Hygiene.
Seen in view are several garages and barns.
Total farm contains 52 acres and is virtual-
ly unchanged from colonial times.

MAY 24 1979

R2-16A



Cornell Farmhouse
Creedmoor Farmhouse,
Bellerose, Queens County
Photo by: J.A. DeStefan
September, 1975

SEP 1 1975

Neg. at: 242-29 90th Ave.
Bellerose, NY 11426

DOE
JUL 24 1979 *D.* *5.6*

Interior View: Cellar under original portion of the house. In center of photo is the chimney support consisting of hewn native stone and a mortared brick arch. Both fireplaces on main floor are supported by this masonry construction. Hole at top of underside of arch is probably late 19th cen-

tury.

MAY 24 1979



Creedmoor Farmhouse
Bellerose, Queens County
Photo by: J.A. DeStefan
September, 1975

Cornell Farmhouse

Neg. at: 242-29 90th Ave.
Bellerose, NY 11426

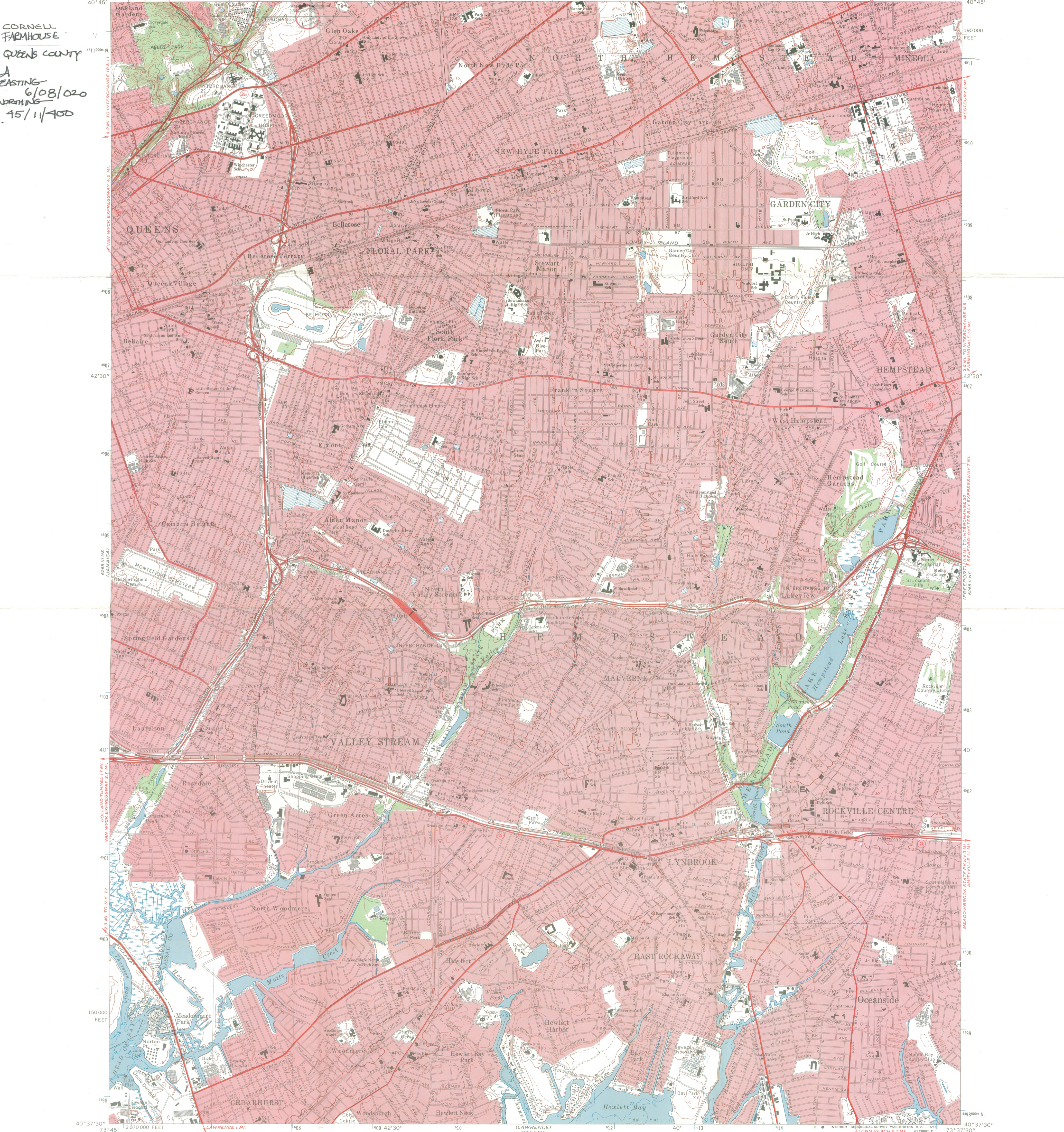
6 of 6.

INTERIOR VIEW- Parlor fireplace with original raised field paneling on chimney breast.

MAY 24 1979

JUL 24 1979
DOE

R3-1



CORNELL FARMHOUSE
QUEENS COUNTY
EASTING 608/020
NORTHING 45/11/400

Mapped, edited, and published by the Geological Survey
Control by USGS, USCGS, and Nassau County
Topography by photogrammetric methods from aerial photographs taken 1966. Field checked 1969
Supersedes Army Map Service map dated 1954
Selected hydrographic data compiled from USCGS Charts 542 (1969) and 120SC (1969). This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on New York coordinate system, Long Island zone
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue
Red tint indicates areas in which only landmark buildings are shown

UTM GRID AND 1969 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

110° 20' 15" E
0° 51' 15" N

SCALE 1:24,000

CONTOUR INTERVAL 5 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 3.9 FEET AT EAST ROCKAWAY AND 5.4 FEET AT NORTON POINT

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

ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
State Route ○

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NATIONAL REGISTER

LYNBROOK, N. Y.
N4037.5—W7337.57.5
1969
AMS 6265 II NW—SERIES VB21

JUL 24 1979

ENTRIES IN THE NATIONAL REGISTER

STATE **NEW YORK**

Date Entered **JUL 24 1979**

Name

Location

Cornell Farmhouse

**Bellerose
Queens County**

Old Brewster Town Hall

**Brewster
Putnam County**

Also Notified

Honorable Daniel P. Moynihan
Honorable Jacob K. Javits
Honorable Lester L. Wolff
Honorable Hamilton Fish, Jr.

State Historic Preservation Officer
Mr. Orin Lehman
Commissioner
Parks and Recreation
Agency Building #1
Empire State Plaza
Albany, New York 12238

NR Byers/bjr 7/27/79

For further information, please call the National Register at (202)343-6401.