



BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY	
UNIQUE SITE NO.	_____
QUAD	_____
SERIES	_____
NEG. NO.	_____

YOUR NAME: Nancy Todd DATE: August 1987

YOUR ADDRESS: E.S.P. Agency Bldg 1 TELEPHONE: 518-474-0479

ORGANIZATION (if any): Division for Historic Preservation

See continuation sheet 11

IDENTIFICATION

1. BUILDING NAME(S): Beckwith Farmhouse, Component #1
2. COUNTY: Madison TOWN/CITY: Cazenovia VILLAGE: Cazenovia vic.
3. STREET LOCATION: 4652 Syracuse Road
4. OWNERSHIP: a. public b. private
5. PRESENT OWNER: Stephen Cheney ADDRESS: Brick Yard Falls Rd., Box 213
6. USE: Original: residence Present: residence Manlius, NY
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes No 13104
Interior accessible: Explain no; private residence

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard b. stone c. brick d. board and batten
e. cobblestone f. shingles g. stucco other: _____
9. STRUCTURAL SYSTEM: (if known) a. wood frame with interlocking joints
b. wood frame with light members
c. masonry load bearing walls
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent b. good c. fair d. deteriorated
11. INTEGRITY: a. original site b. moved if so, when? _____
c. list major alterations and dates (if known): _____

See item #13

12. PHOTO: N. Todd, 1987;
Cazenovia Preservation
Foundation, 1985

13. MAP: See continuation sheets
Acreage: 27.5 acres

1. South (front) facade



COMPONENT #1

SEP 18 1987

14. THREATS TO BUILDING: a. none known b. zoning c. roads
 d. developers e. deterioration
 f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
 a. barn b. carriage house c. garage
 d. privy e. shed 2 f. greenhouse e: contributing
 g. shop h. gardens
 i. landscape features: _____
 j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
 a. open land b. woodland
 c. scattered buildings
 d. densely built-up e. commercial
 f. industrial g. residential
 h. other: _____

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
 (Indicate if building or structure is in an historic district)

See continuation sheet

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

See continuation sheet

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: ca. 1810; dependencies: late 19th/early 20th century
 ARCHITECT: unknown
 BUILDER: unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See continuation sheet

21. SOURCES:

See cover form, item #9

Cazenovia Multiple Resource Area
Cazenovia, Madison County, New York

Beckwith Farmhouse, Component 1
Continuation sheet, page 1

17. The Beckwith Farmhouse occupies a heavily wooded, 27.5 acre lot on the northeast side of Syracuse Road (Route 92) approximately three miles northwest of the village of Cazenovia. The former working farm was originally much larger in extent; the property originally extended to the west shore of Cazenovia Lake. The farmhouse is sited on a small hillside and is secluded from the heavily travelled thoroughfare by thick rows of trees. Other construction in the immediate vicinity includes a modern housing development. The entire present acreage of the property is being nominated as it reflects the historic, rural character of the former farmstead. Two small, contributing sheds are located on the property. The heavy black outline on the attached county tax map (85-1-15) identifies the boundary of the property.

Contributing buildings: 3

18. The Beckwith Farmhouse is a rectangular, one and one-half story, gable-roofed frame residence built ca. 1810. The building is sheathed in clapboard and covered by a modern, asphalt shingle roof. The structure is organized around a brick center chimney, a house plan unusual in the region. The principal (south) elevation is asymmetrical, dominated by an ornate Federal style, molded entrance. Delicate wood pilasters supporting a molded entablature surround the six-panel door and rectangular transom. The entrance is flanked by double-hung windows containing twelve-over-twelve sash within simple moldings. The half-story windows above contain decorative iron grilles. A one and one-half story frame wing added later in the century to the east gable end of the main block incorporates a recessed secondary entrance on the south side. A non-contributing mid-twentieth century two-stall garage is attached to the west elevation of the main block.

The interior of the Beckwith Farmhouse retains original room configurations, lath walls (covered with modern plaster), wide board floors (believed to be butternut), a large brick kitchen hearth in the east room, a narrow, enclosed staircase in the rear corner of the east room, a finely crafted Federal period mantelpiece around the west parlor fireplace and simply molded wooden trim around original door and window openings.

The building is currently undergoing restoration employing techniques and treatments consistent with the Secretary of Interior's guidelines and standards for rehabilitation.

There are two contributing outbuildings located on the property; situated southeast of the main house are two small, late nineteenth/early twentieth-century frame sheds.

20. The Beckwith Farmhouse (ca. 1810) is architecturally significant as a representative example of vernacular Federal style rural residential farm architecture from the early

Cazenovia Multiple Resource Area
Cazenovia, Madison County, New York

Beckwith Farmhouse, Component 1
Continuation sheet, page 2

nineteenth century in the town of Cazenovia. Characteristic features of the period and style include the rectangular, gable-roofed form, the gable roof with slight returns, the narrow frieze and slender corner boards and the eyebrow and twelve-over-twelve, double-hung sash windows with simple wood moldings. The Beckwith Farmhouse is one of the more modest examples of its type; however, it is distinguished by its finely crafted entrance and its center chimney plan, rather unusual in the region. The contributing additions to the farmhouse, including the one and one-half story east wing, reflect the evolution of the farm over an extended period of time to meet the changing needs of the occupants. The significance of the farmhouse is enhanced by the survival of a substantial portion of its rural, farm-like setting.

The Beckwith Farmhouse is one of eleven examples of Federal style residential architecture in the town included in the multiple resource area nomination. The earliest extant examples of the type, most of which date from the first decade of the nineteenth century, generally embody a variety of distinctive features associated with regional building traditions. Common in Cazenovia, as throughout central New York and much of the northeast, these Federal style buildings generally are characterized by symmetrical configurations and fenestration, regular forms and a variety of delicate, classically inspired decorative details. One and one-half to two-story, rectangular gable-roofed forms predominate. Some of the earliest, most sophisticated examples in Cazenovia, including Lorenzo (ca. 1807, Ledyard Avenue; the lake-side estate of John Lincklaen, Cazenovia's founder), the earliest portion of Willowbank (ca. 1811, 21 Forman Street) and the Old Presbyterian Manse (ca. 1806, 24 Forman Street) (all are included in the Cazenovia Village Historic District) display the common two-story, five-bay center-hall plan. These earliest buildings established prototypes of form, design and decoration that influenced building traditions in both village and rural settings in Cazenovia for many decades. Located near the core of the village, these early examples reflect the adoption of standard building traditions of the period in the region by Cazenovia's wealthier, more cosmopolitan citizens.

Vernacular interpretations of the style (such as the Beckwith Farmhouse) survive as well, particularly in rural settings and on the fringes of the historic core of the village. Although distinguished by particularly finely crafted entrance details, the Beckwith Farmhouse remains a rather modest, vernacular example of the early Federal style in its small scale and slightly asymmetrical fenestration. Unlike other center-hall-plan buildings of the period, the facade of the Beckwith Farmhouse features an unbalanced composition of irregularly placed windows which enhances the farmhouse's informal appearance. Similar asymmetrical, four-bay-wide buildings of the

Cazenovia Multiple Resource Area
Cazenovia, Madison County, New York

Beckwith Farmhouse, Component 1
Continuation sheet, page 3

period and style include the modest village dwelling at 104 Lincklaen Street (ca. 1810, Cazenovia Village Historic District) and the slightly more formal, rural Annas Farmhouse (ca. 1832, Component #9).

Other comparable, although more formal, examples of the type include the Niles House (ca. 1807), the Zephnia Comstock Farmhouse (ca. 1830) and Evergreen Acres (ca. 1814), Components #2, 6, and 8, respectively. These rural farmhouses, like the Beckwith house, display center-entrance plans, rectangular, gable-roofed forms and restrained, Federal style decoration, but, unlike the Beckwith house, they are characterized by the more common, balanced five-bay-wide facade composition.

The Beckwith Farmhouse is atypical in the region for the central placement of its chimney, a plan commonly associated with New England regional building traditions. The Sweetland Farmhouse (ca. 1825; Component #3), the Niles House (ca. 1807, Component #2) and the J. A. Parker Farmhouse (ca. 1820; Component #17) also display centrally placed chimneys. End chimneys, as displayed on the Zephnia Comstock Farmhouse, Evergreen Acres and numerous village dwellings in the Cazenovia Village Historic District, are found much more frequently on buildings of the period and style in Cazenovia and the central New York region.

Although farm-related support structures no longer survive, the survival of a 27-acre portion of the original farm illustrates the historical agricultural use of the property and reflects Cazenovia's prominence as a prosperous agricultural region. Comparable examples of rural farmsteads which provide important information on farming and rural vernacular building traditions in the central New York region include the Niles House (ca. 1807), the sweetland Farmhouse (ca. 1825), Tall Pines (ca. 1835), Middle Farmhouse (ca. 1820), the Zephnia Comstock Farmhouse (ca. 1830), the Chappell Farmhouse (ca. 1835), Evergreen Acres (ca. 1814), the Annas Farmhouse (ca. 1832) and the J. A. Parker Farmhouse (ca. 1820), Components #2, 3, 4, 5, 6, 7, 8, 9, and 17, respectively. Rural farmsteads which illustrate Cazenovia's architecture and agricultural development from later periods include the Maples, Rolling Ridge Farm and the Cobblestone House, Components #10, 11, and 12, which are examples of mid-nineteenth century, late Federal/Greek Revival style farmhouse architecture and the Crandall Farm Complex, the Brick House, the Jabez Abell Farmhouse and Barn, the Meadows Farm Complex and Glenwood Farm, Components #13, 14, 15, 16, and 18, examples of mid- to late nineteenth century Picturesque rural architecture.

Little is known about the Beckwith family who, according to local tradition, built the farmhouse ca. 1810. The farm also played an role in Cazenovia's summer tourist industry as a center of recreational activity during the late nineteenth century: The

Cazenovia Multiple Resource Area
Cazenovia, Madison County, New York

Beckwith Farmhouse, Component 1
Continuation sheet, page 4

property originally extended eastward to the shore of the lake and "Beckwith's Bay" (as the Beckwith property was known for a time) was, for many years, a popular picnic grove and playground for summer excursionists. (See Cover Statement, Item #8, p. 18.) The 1875 Madison County atlas cites a Miss M. Beckwith as the owner of the property. A number of Beckwiths owned property in the area; another intact, historic farmhouse in the vicinity is the Cobblestone House (ca. 1840; Component #12), formerly associated with a J. Beckwith.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received 9-6-85
date entered

Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Cazenovia Town MRA
State Madison County, NEW YORK

Nomination/Type of Review

1. Cazenovia Village Historic District

Substantive Review

Conu ^{correct} 10/18/85
Date/Signature
Keeper [Signature]
Attest 6/19/86

2. Abell Farmhouse and Barn

Entered in the National Register

for Keeper [Signature] 11/2/87
Attest _____

3. Annas Farmhouse

Substantive Review

Keeper [Signature] 2/18/88
Attest _____

4. Beckwith Farmhouse

Substantive Review

Keeper [Signature] 11/2/87
Attest _____

5. Brick House

Substantive Review for

Keeper [Signature] 2/18/88
Attest _____

6. Chappell Farmhouse

Entered in the National Register

for Keeper [Signature] 11/2/87
Attest _____

7. Cobblestone House

Substantive Review

Keeper [Signature] 11/2/87
Attest _____

8. Comstock, Zephnia, Farmhouse

Entered in the National Register

for Keeper [Signature] 11/2/87
Attest _____

9. Crandall Farm Complex

Entered in the National Register

for Keeper [Signature] 11/2/87
Attest _____

10. Evergreen Acres

Entered in the National Register

for Keeper [Signature] 11/2/87
Attest _____

87001862

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Beckwith Farmhouse (Cazenovia Town MRA)

Madison County

NEW YORK

Substantive Review

SEP 18 1987

Working No. _____

Fed. Reg. Date: 2/7/89

Date Due: 10/15/87 - 11/2/87

Action: ACCEPT 11-2-87

RETURN _____

REJECT _____

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

*Architecturally significant
Federal style vernacular
farmhouse.*

Recom./Criteria Accept C

Reviewer L.M. Coleman

Discipline A. Hist

Date 11/2/87

_____ see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name _____

2. Location _____

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property _____

5. Location of Legal Description _____

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

Cazenovia Town Multiple Resource Area
Cazenovia, Madison County

Beckwith Farmhouse, Component #1
Syracuse Road



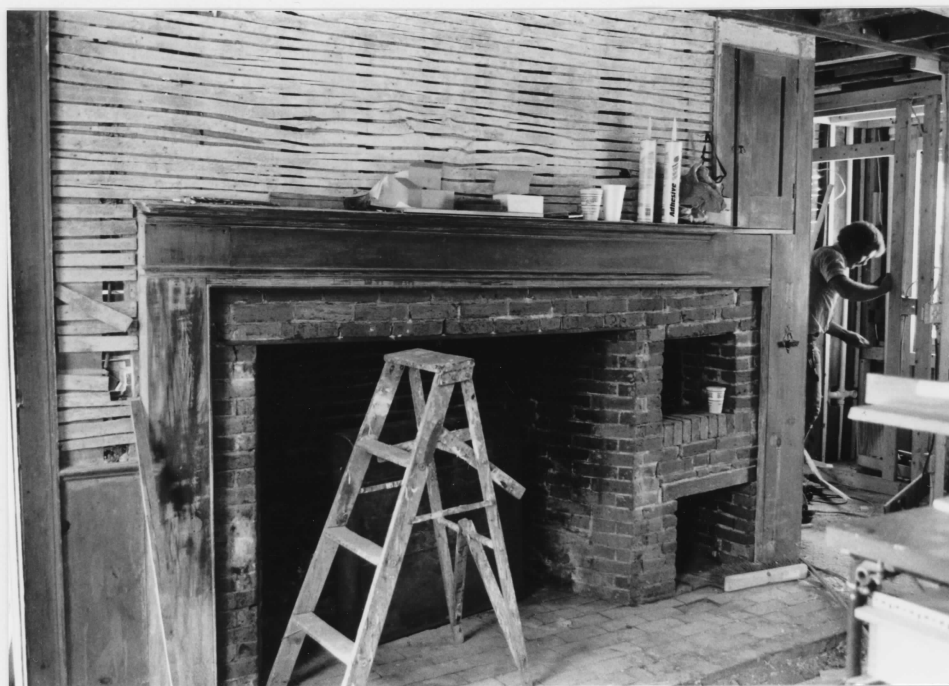
2. Main entrance; door detail

Cazenovia Town Multiple Resource Area
Cazenovia, Madison County, New York

Beckwith Farmhouse, Component #1



3. Mantelpiece, south parlor



4. Kitchen hearth, north parlor

Cazenovia Town Multiple Resource Area
Cazenovia, Madison County, New York

Beckwith Farmhouse, Component #1



5. Window detail

Cazenovia Town Multiple Resource Area
Cazenovia, Madison County

Beckwith Farmhouse, Component #1



6. Basement, dry-laid stone chimney foundation

Cazenovia Town Multiple Resource Area
Cazenovia, Madison County

Beckwith Farmhouse, Component #1



7. Shed #1, viewed from northwest

8. Shed #2, viewed from west



Beckwith Farmhouse, Component #1

Cazenovia Town Multiple Resource Area
Cazenovia, Madison County, New York



9. Restoration in progress, 1987

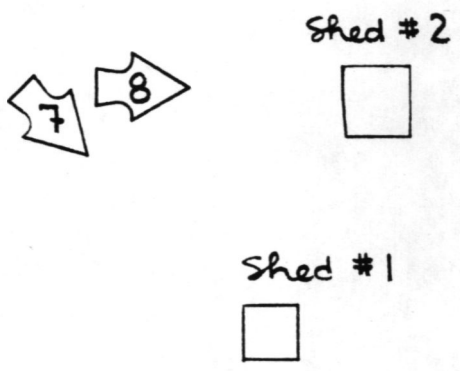
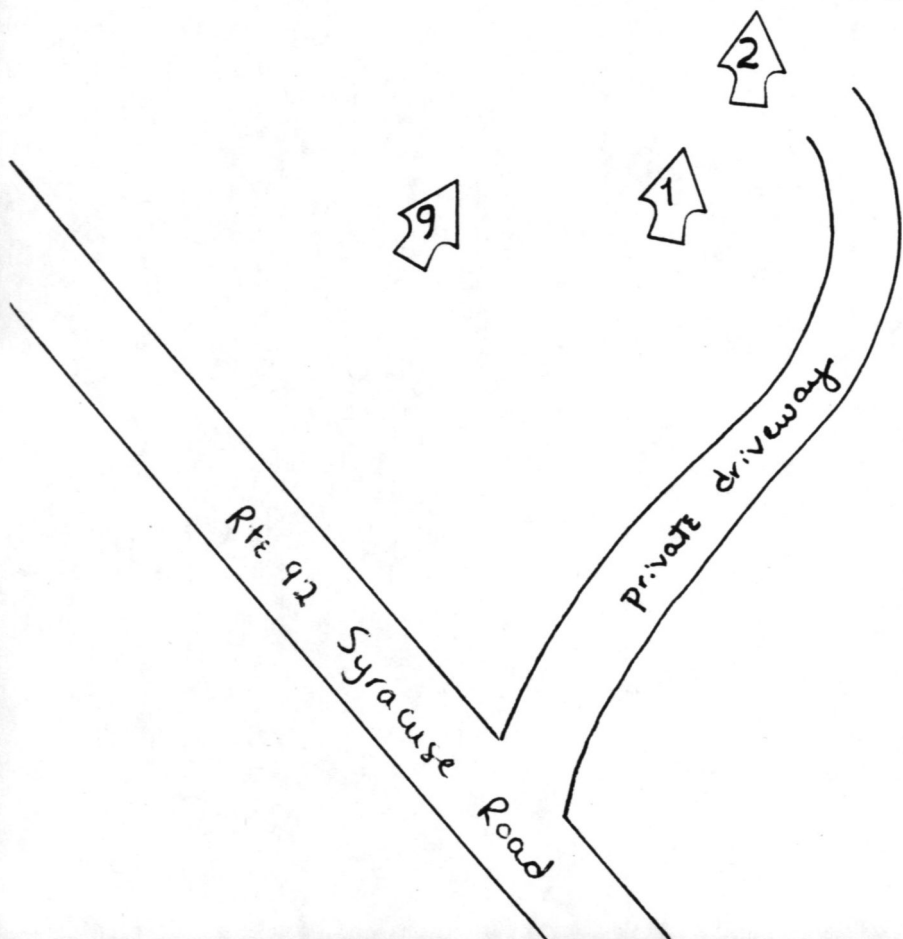
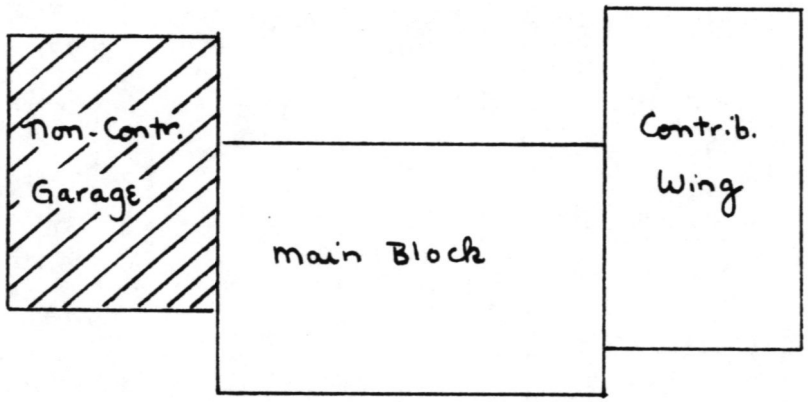
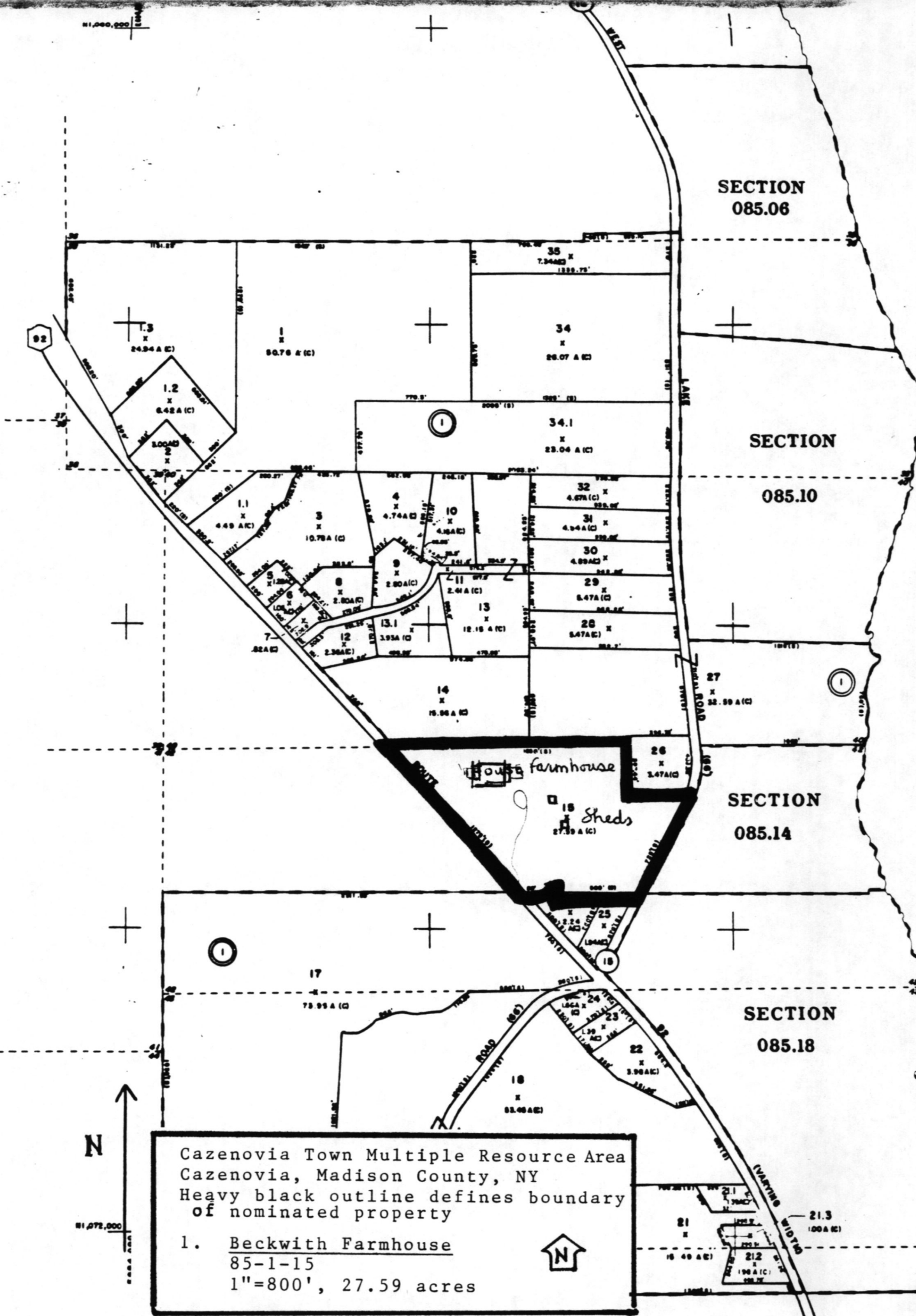


Photo key and site map -
 not to scale;
 approximate location and
 orientation of components

BECKWITH FARMHOUSE
 Component #1



Cazenovia Town Multiple Resource Area
 Cazenovia, Madison County, NY
 Heavy black outline defines boundary
 of nominated property

1. Beckwith Farmhouse
 85-1-15
 1"=800', 27.59 acres

81,000,000

81,075,000

N



SECTION
085.06

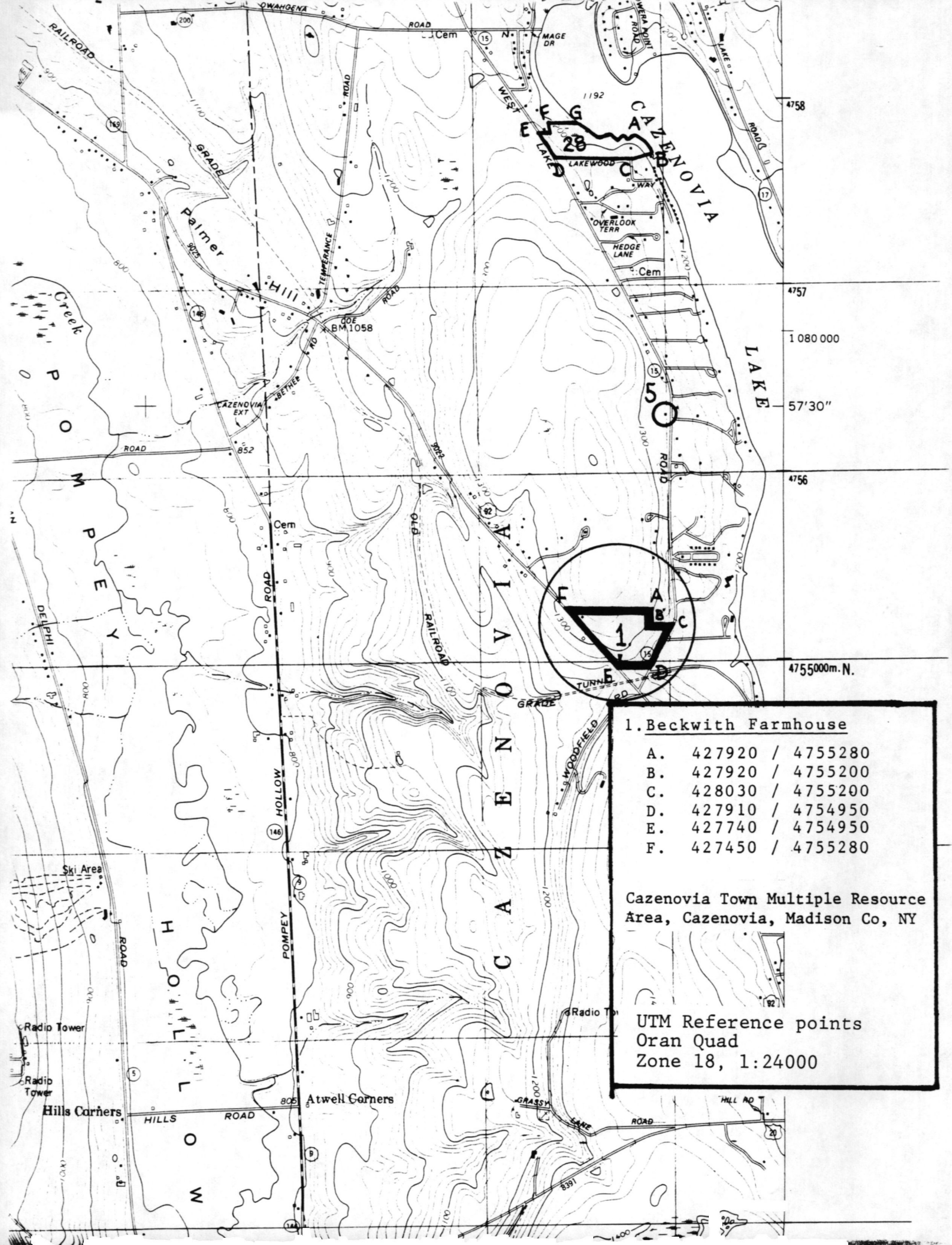
SECTION
085.10

SECTION
085.14

SECTION
085.18

House farmhouse
 Sheds

21.3
100 A (C)
 21.2
190 A (C)
 21
16.49 A (C)



1. Beckwith Farmhouse

A.	427920 / 4755280
B.	427920 / 4755200
C.	428030 / 4755200
D.	427910 / 4754950
E.	427740 / 4754950
F.	427450 / 4755280

Cazenovia Town Multiple Resource Area, Cazenovia, Madison Co, NY

UTM Reference points
Oran Quad
Zone 18, 1:24000

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000541