



**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

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**IDENTIFICATION**

- 1. BUILDING NAME(S): Crandall Farm Complex, Component #13
- 2. COUNTY: Madison TOWN/~~CDP~~: Cazenovia VILLAGE: na; Cazenovia vic.
- 3. STREET LOCATION: 2430 Ballina Road; south side; east of Number Nine Road
- 4. OWNERSHIP: a. public  b. private
- 5. PRESENT OWNER: Judy & Terry Gmyr ADDRESS: 2430 Ballina Road, Cazenovia 13035
- 6. USE: Original: residence Present: residence
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes  No   
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 #18

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

13. MAP: See continuation sheets  
Acreage: 124.55 acres

1. Front (north) facade



COMPONENT #13  
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  2 b. carriage house  c. garage   
d. privy  e. shed  f. greenhouse   
g. shop  h. gardens  a, b, d, e & j: contributing  
i. landscape features: \_\_\_\_\_  
j. other: cobblestone well house
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. 1870; dependencies: late nineteenth/early  
ARCHITECT: unknown twentieth centuries  
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

Continuation sheet, page 1  
Crandall Farm Complex, Component 13

17. The Crandall Farm Complex occupies a 124.55-acre farm on the south side of Ballina Road just east of Number Nine Road approximately two miles southeast of the village of Cazenovia. Scattered buildings, primarily modern and altered older residences, characterize the isolated crossroads neighborhood. The farmhouse is situated on a small rise close to the road, surrounded by mature trees and a manicured lawn. The collection of contributing outbuildings (two barns, a shed, a privy, a well house and a carriage barn) is located on a slope south of the farmhouse. The entire acreage of the farm is included in the nomination as it reflects the historic agricultural use of the property. The heavy black outline on the attached county tax map (119-1-17) identifies the boundary of the nominated property.

Contributing buildings: 6  
Contributing structures: 1

18. The Crandall Farm Complex includes seven contributing components: a frame residence built ca. 1870, two frame barns, a frame shed, a frame privy, a cobblestone well house and a frame former carriage barn, currently used as a garage.

The main house is a two-story, frame, vernacular Italianate style residence. Its principal (north) elevation is oriented toward Ballina Road. The rectangular structure is covered by a low-pitched, hipped roof with projecting eaves. Paired, scroll-sawn brackets and molded trim decorate the broad frieze. The exterior walls are covered with clapboard. A one and one-half story frame wing extends from the southeast end of the building to house the service area.

The symmetrical five-bay configuration of the north elevation is organized around a center entrance. The double-door within a molded architrave is sheltered by an entrance portico. Molded wood columns support an entablature decorated with scroll brackets. Window moldings terminate in lintels with incised decoration. The fenestration is symmetrical throughout; windows contain six-over-six double-hung sash. A paneled bay window projects from the east side wall to light the front parlor.

The interior has undergone several substantial alterations during the nineteenth and twentieth centuries; however, room configurations and some decorative features survive intact in the principal spaces of the main block. The earliest extant features, including the staircase in the center hall, wide plank floorboards in the upstairs hall, several doors with hardware and some door and window trim in the front parlors and upstairs front bedrooms,

Cazenovia Multiple Resource Area  
Cazenovia, Madison County, New York

Continuation sheet, page 2  
Crandall Farm Complex, Component 13

appear to date from the early nineteenth century; this suggests that the Crandall house may have originated as a Federal period farmhouse. Additional research is needed to verify this hypothesis. However, based on the prevailing late nineteenth century character of the building, the primary significance of the farmhouse is derived from its distinctive Italianate style qualities.

Other historic interior features, including the front double-doors with rounded-arch windows and heavily molded trim, several remaining doors and some door and window trim in the principal spaces appear to date from the 1870s and are consistent with the Italianate style of the building's exterior. The interiors of the rear wings were extensively modernized in the 1960s; no historic fabric survives intact in these spaces.

A small cobblestone well house, characterized by cut stone quoins and a shingled gable roof, is located behind the main house. Just east of the house is the former carriage barn (currently used as a garage). The frame building features a gable roof and vertical board siding. A one-story, square, frame shed, a larger one-story, L-shaped frame barn and a large, rectangular frame barn are other contributing outbuildings located on the farmstead. The shed and barns are utilitarian structures covered by corrugated metal roofs and sheathed with vertical board siding. A small frame privy with a gable roof is also located on the property. All six date from the late nineteenth century and contribute to the significance of the farm complex.

20. The Crandall Farm Complex is architecturally significant as a distinctive collection of late nineteenth century farm architecture. The farmhouse, erected ca. 1870, is a distinctive example of Italianate style rural domestic architecture. The remarkably intact building embodies a variety of characteristic features commonly associated with the picturesque, Victorian era style, including the low-pitched hipped roof with broadly projecting eaves, wide frieze with paired scroll brackets, scroll-sawn woodwork along the cornice line, miter-arched lintels with pierced woodwork, elaborate entrance trim and a bracketed entrance porch with an arcaded frieze. Yet in form, massing and configuration, the farmhouse reflects the persistence of rural vernacular building traditions. The balanced two-story, five-bay composition and center-hall plan recall building forms and plans that had been introduced in Cazenovia nearly a century earlier. Thus, in spite of its overlay of contemporary Italianate style embellishment, the Crandall farmhouse evokes the image of a much older rural residence. The significance of the property is

Cazenovia Multiple Resource Area  
Cazenovia, Madison County, New York

Continuation sheet, page 3  
Crandall Farm Complex, Component 13

enhanced by the survival of a full complement of contributing dependencies and a substantial portion of the farm's original acreage.

The two-story, five-bay, center-hall facade composition displayed by the Crandall farmhouse is derived from standard, early Federal period forms in both Cazenovia and the central New York region. Cazenovia's earliest and finest Federal style domestic buildings, 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) all display the prototypical rectangular, gable- or hip-roofed form and five-bay center-hall plan. Numerous buildings constructed during the next half century adopted this regionally popular format. As land grew scarcer and lot-size constraints influenced new construction in the village settings, buildings with narrower three-bay-wide facades increased in popularity during the late Federal and early Greek Revival periods. No such constraints existed in the rural, undeveloped lands of the surrounding township, however, and large-scale domestic buildings remained popular on farmsteads. Comparable, yet earlier, examples of five-bay, center-hall-plan farmhouses include three Federal period farmhouses: the Niles Farmhouse, ca. 1807, the Zephnia Comstock Farmhouse, ca. 1830, and Evergreen Acres, ca. 1814, Components #2, 6 and 8, respectively, and the Greek Revival style village dwellings at 9 Albany Street (White Lilacs), 40 Lincklaen Street and 107 Lincklaen Street (Sage Hall).

In decoration, however, the Crandall farmhouse evinces the influence of the popular contemporary Italianate style. Comparable examples of the Italianate style include the rural Jabez Abell Farmhouse (ca. 1870; Component #15) and the village dwellings at 53 Sullivan Street, 8, 10 and 12 Forman Street, 3, 5, 7 and 9 Willow Street, 33 and 112 Albany Street, 57, 59 and 117 Lincklaen Street and 13 and 19 Chenango Street, all components of the Cazenovia Village Historic District.

Complemented by a collection of substantially intact farm-related dependencies and much of the original acreage of the nineteenth-century farmstead, the Crandall farm complex recalls Cazenovia's prominence as a prosperous agrarian community. The dairy barns reflect the importance of dairy farming in the late nineteenth century when the advent of rail transportation and the refrigerated rail car made possible the shipment of fresh milk and allowed Cazenovia farmers to shift from crop production to more

Cazenovia Multiple Resource Area  
Cazenovia, Madison County, New York

Continuation sheet, page 4  
Crandall Farm Complex, Component 13

lucrative dairying. Of particular importance is the small cobblestone wellhouse, a rare surviving example of the use of cobblestone as a building material in Cazenovia.

Comparable examples of rural farmsteads from this period include the Brick House (ca. 1860s), the Jabez Abell Farmhouse and Barn, (ca. 1860s) the Meadows (ca. 1880s) and Glenwood Farm (ca. 1885), Components #14, 15, 16, and 18, respectively. Earlier examples of rural farm architecture which are included in the nomination include the Federal period Beckwith Farmhouse (ca. 1810), Niles Farmhouse (ca. 1807), Sweetland Farmhouse (ca. 1825), Tall Pines (ca. 1835), Middle Farmhouse (ca. 1820), Zephnia Comstock Farmhouse (ca. 1830), Chappell Farmhouse (ca. 1835), Evergreen Acres (ca. 1814), Annas Farmhouse (ca. 1832) and Parker Farmhouse (ca. 1820), Components #1, 2, 3, 4, 5, 6, 7, 8, 9, and 17, respectively, and the mid-nineteenth century, Greek Revival period Maples (ca. 1830), Rolling Ridge Farm (ca. 1837) and the Cobblestone House (ca. 1840), Components #10, 11, and 12, respectively.

Nothing is known about the builder or first owner/occupant of the farmstead. According to the 1875 Madison County atlas, the property was owned by a W. A. Crandall; thus the nominated property takes its name.

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

Keeper

Date/Signature

*Conu* *10/18/85*  
*16/19/85*

Attest

2. Abell Farmhouse and Barn

Entered in the  
National Register

Keeper

*Melrose Byers* 11/2/87

Attest

3. Annas Farmhouse

Substantive Review

Keeper

*Re Patrick Andrus* 2/18/88

Attest

4. Beckwith Farmhouse

Substantive Review

Keeper

*Lester McCall* 11/2/87

Attest

5. Brick House

Substantive Review for

Keeper

*Re Patrick Andrus* 2/18/88

Attest

6. Chappell Farmhouse

Entered in the  
National Register

Keeper

*Melrose Byers* 11/2/87

Attest

7. Cobblestone House

Substantive Review

Keeper

*Lester McCall* 11/2/87

Attest

8. Comstock, Zephnia, Farmhouse

Entered in the  
National Register

Keeper

*Melrose Byers* 11/2/87

Attest

9. Crandall Farm Complex

Entered in the  
National Register

Keeper

*Melrose Byers* 11/2/87

Attest

10. Evergreen Acres

Entered in the  
National Register

Keeper

*Melrose Byers* 11/2/87

Attest

87001867

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Crandall Farm Complex (Cazenovia Town MRA)  
Madison County  
NEW YORK

SEP 18 1987

Working No. \_\_\_\_\_  
Fed. Reg. Date: 2/17/87  
Date Due: 10/15/87 - 11/2/87  
Action:  ACCEPT 11-2-87  
 RETURN \_\_\_\_\_  
 REJECT \_\_\_\_\_  
Federal Agency: \_\_\_\_\_

Entered in the  
National Register

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

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ 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  
 excellent  deteriorated  unaltered  original site  
 good  ruins  altered  moved date \_\_\_\_\_  
 fair  unexposed

Describe the present and original (if known) physical appearance

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

---

**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

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**9. Major Bibliographical References**

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**10. Geographical Data**

Acreege of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

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**11. Form Prepared By**

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**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title \_\_\_\_\_ date \_\_\_\_\_

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**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_

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

CRANDALL FARM COMPLEX, Component #13



2. North (front) and east (side) elevations
3. Well house; viewed from northwest



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

CRANDALL FARM COMPLEX, Component #13



4. Machine shed; viewed from northwest

5. Barn complex; viewed from northeast



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

Crandall Farm Complex, Component 13



6.  
Detail, front door

7. Front staircase



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

Crandall Farm Complex, Component 13

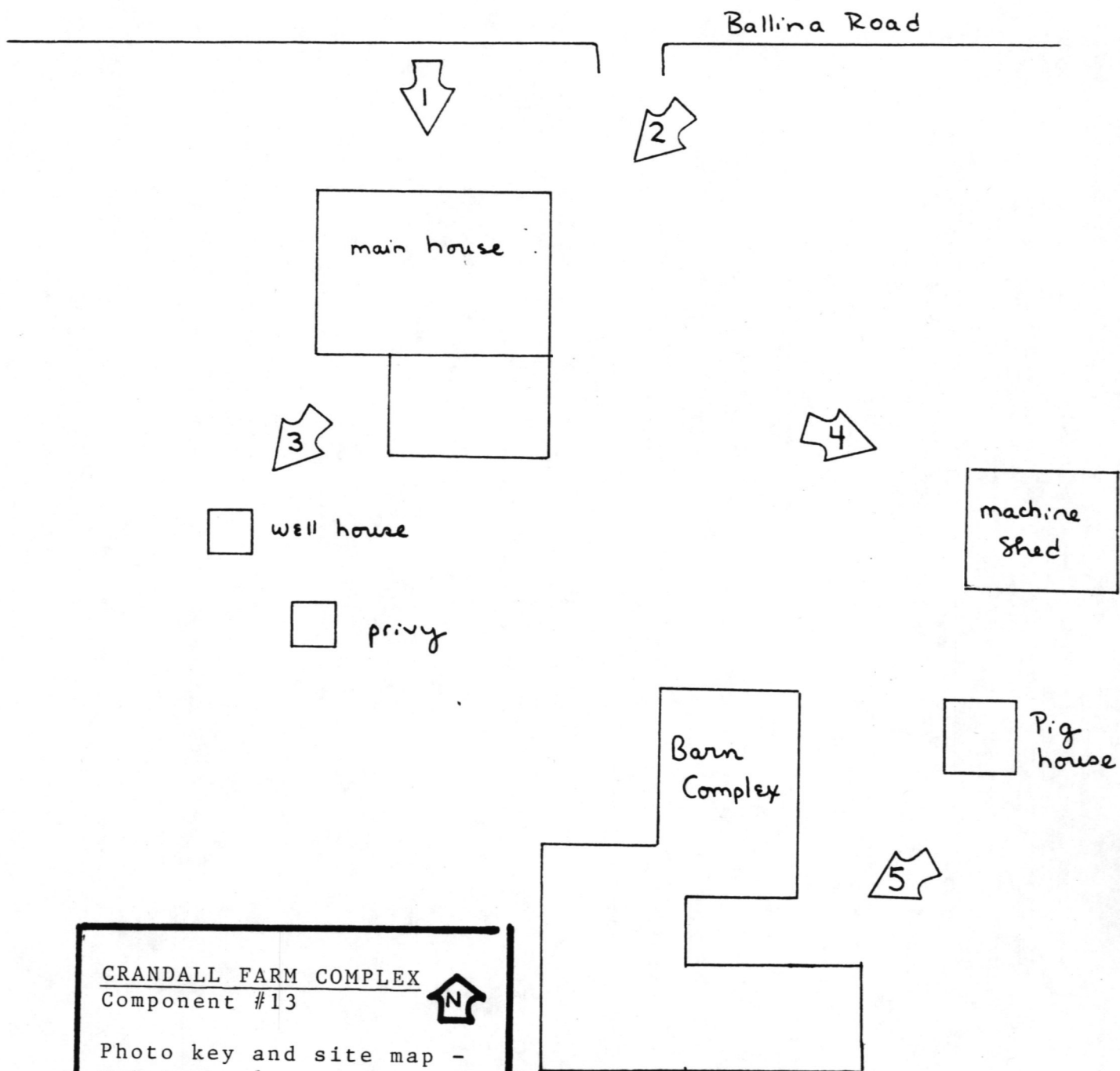


8.  
Door detail, upstairs bedroom



9.  
Original floorboards, upstairs hall

Cazenovia Town Multiple Resource Area  
Cazenovia, Madison County




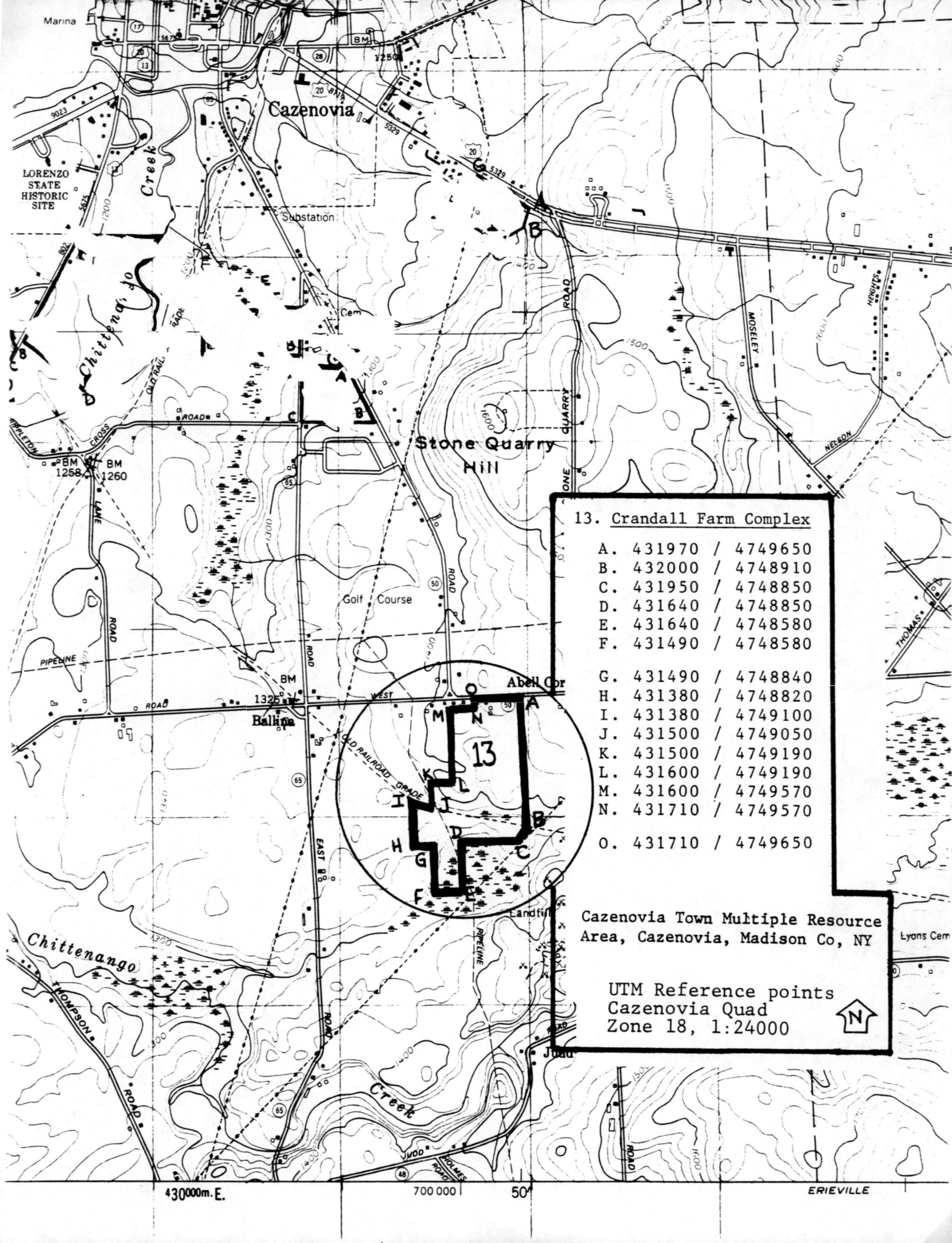
CRANDALL FARM COMPLEX  
Component #13 

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





Cazenovia

Stone Quarry Hill

LORENZO STATE HISTORIC SITE

Chittenango Creek

Substation

Cem.

Golf Course

Balkpa

Abell Cor

Chittenango Creek

Creek

**13. Crandall Farm Complex**

- A. 431970 / 4749650
- B. 432000 / 4748910
- C. 431950 / 4748850
- D. 431640 / 4748850
- E. 431640 / 4748580
- F. 431490 / 4748580
- G. 431490 / 4748840
- H. 431380 / 4748820
- I. 431380 / 4749100
- J. 431500 / 4749050
- K. 431500 / 4749190
- L. 431600 / 4749190
- M. 431600 / 4749570
- N. 431710 / 4749570
- O. 431710 / 4749650

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

UTM Reference points  
Cazenovia Quad  
Zone 18, 1:24000



430000m. E.

700 000

50'

ERIEVILLE

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

Multiple Property Cover Sheet Reference Number: 64000541