



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): Middle Farmhouse, Component #5
- 2. COUNTY: Madison TOWN/CITY: Cazenovia VILLAGE: na; Cazenovia vic.
- 3. STREET LOCATION: 4875 West Lake Road
- 4. OWNERSHIP: a. public b. private
- 5. PRESENT OWNER: B. Bruce McClean ADDRESS: 4875 West Lake Road, Cazenovia
- 6. USE: Original: residence Present: residence 13035
- 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: 3.71 acres

1. East (front) and south (side) elevations



SEP 18 1987

COMPONENT #5

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 : non-contributing
d. privy e. shed f. greenhouse
g. shop h. gardens
i. landscape features: _____
j. other: well: contributing
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. 1820; well: early nineteenth 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

Continuation sheet, page 1
Middle Farmhouse, Component 5

17. The Middle Farmhouse occupies a 3.71 acre lot on the west side of West Lake Road approximately four miles northwest of the village of Cazenovia. The neighborhood, formerly isolated and rural in character, has become dotted with scattered, post-World War II residential development. Built on a rise, the house is surrounded on the east (front) and south by broad lawns with gardens and mature maple trees. North of the farmhouse is a small apple orchard. Support structures and buildings associated with the farmhouse include an early nineteenth century well (contributing) and a modern garage (non-contributing). The property originally associated with the farmhouse was much larger in extent; recent subdivision has reduced it to its current size. The heavy black outline on the attached county tax map (76-1-10) identifies the boundary of the property.

Contributing buildings: 1
Contributing structures: 1
Non-contributing buildings: 1

18. The Middle Farmhouse is a two-story, gable-roofed frame farmhouse built ca. 1820. The rectangular main block is oriented with its gable ends north and south. A two-story frame wing abuts the west (rear) wall of the structure. The south side of the wing incorporates an enclosed porch, a twentieth-century alteration. Originally sheathed in clapboard, the entire structure is covered with wood shingles applied in the twentieth century.

The principal (east) elevation is divided into three bays, its main entrance located at the north end bay. The entrance is defined by narrow reeded pilasters which support a molded entablature. The first- and second-story windows contain twelve-over-twelve, double-hung sash within beaded moldings. Louvered wood shutters flank each window.

A variety of interior features in the Middle Farmhouse survive intact, including the original staircase in the front hall and modest woodwork.

A contributing nineteenth-century well (with a non-contributing, twentieth-century enclosure) and a non-contributing twentieth-century two-story frame garage with a gable roof and shingle siding are located on the nominated property.

20. The Middle Farmhouse (ca. 1820) 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

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Middle Farmhouse, Component 5

nineteenth century in Cazenovia. Less traditional than other examples of Federal style domestic architecture of the period (most of which feature standard five-bay, center-hall compositions or three-bay, side- or center-hall gable-end facades), the Middle Farmhouse features a three-bay-wide facade on the side wall, rather than the gable end, of the building. This form, sometimes known as a "two-thirds" house, is common in the region but rare in Cazenovia. In most other respects, however, the Middle Farmhouse is a typical Federal style building which embodies characteristic attributes of the period, including the rectangular, gable-roofed form, slight cornice returns, narrow frieze, slender corner boards and attenuated decorative elements such as the delicate, finely crafted entrance surround. The significance of the property is enhanced by the survival of an early nineteenth century well.

The Middle Farmhouse is one of eleven examples of Federal style domestic 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 Middle Farmhouse) survive as well, particularly in rural settings and on the fringes of the historic core of the village. By the late 1810s/early 1820s, the predominance of the standard five-bay center-hall format in the town had given way to several other

Cazenovia Multiple Resource Area
Cazenovia, Madison County, New York

Continuation sheet, page 3
Middle Farmhouse, Component 5

popular Federal period forms and configurations, including three-bay-wide side- or center-hall plans. Most of these are, like the Middle Farmhouse, scaled-down, more modest adaptations of grander, more elaborate Federal period forms and decoration. The Middle farmhouse, however, is an anomalous version of the three-bay format due to the placement of its primary facade on the side wall rather than the gable end. Far more prevalent in Cazenovia and the region is the latter version, with numerous intact examples scattered throughout the village. (See dwellings on Lincklaen, Chenango and Albany Streets in the Cazenovia Village Historic District and Cover Statement, Item #8, p. 9). The Chappell Farmhouse (ca. 1835), Rolling Ridge Farm (ca. 1837) and the Cobblestone House (ca. 1840), Components #7, 11 and 12, although of a slightly later period, are also examples of the three-bay, side-hall gable-front format. The Middle Farmhouse, with its gable ridge parallel to the street and three-bay side-hall plan is commonly known as a "two-thirds" house, a form common in the central New York region and other parts of the northeast.

The Middle Farmhouse is one of numerous intact rural farmhouses which recall Cazenovia's prominence as a prosperous agricultural region during the early nineteenth century. Comparable examples of rural farmsteads which provide important information on farming and rural vernacular building traditions in the central New York region include the Beckwith Farmhouse (ca. 1810), the Niles Farmhouse (ca. 1807), the Sweetland Farmhouse (ca. 1825), Tall Pines (ca. 1835), 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 #1, 2, 3, 4, 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, 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 and Glenwood Farm, Components #13, 14, 15, 16, and 18, examples of mid- to late nineteenth century Picturesque rural architecture.

Although much of the original acreage and most of the farm-related support structures which were once associated with the farmhouse no longer survive, the extant 3.71-acre parcel provides an appropriate, although small, rural undeveloped setting. (The only extant historic support structure is the well.) The historic character of the neighborhood has been compromised by

Cazenovia Multiple Resource Area
Cazenovia, Madison County, New York

Continuation sheet, page 4
Middle Farmhouse, Component 5

the recent construction of scattered suburban residences, but development is still relatively sparse and much of the land, including the apple orchard to the north and broad meadows and light woods to the west, remains unsettled and recalls the former isolated, unpopulated character of the agrarian West Lake Road neighborhood.

Early in its history, the farmhouse is believed to have been occupied by members of the Burr family, prosperous farmers who, in the early nineteenth century, owned most of the property on West Lake Road. According to local tradition, this farmhouse was associated with one of three major farms along West Lake Road; located between the other two, this property has always been referred to as the "Middle Farm." The 1874 Madison County Atlas identifies W. M. Burr as the owner of the property.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Multiple Resource Area
Thematic Group

Name Cazenovia Town MRA
State Madison County, NEW YORK

Nomination/Type of Review

Date/Signature

- | | | | | |
|-----|----------------------|-------------------------------------|--------------------------------|----------------|
| 11. | Maples, The | Entered in the
National Register | for Keeper <u>Helene Byers</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 12. | Meadows Farm Complex | Entered in the
National Register | for Keeper <u>Helene Byers</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 13. | Middle Farmhouse | Substantive Review | Keeper <u>Linda McClelland</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 14. | Niles Farmhouse | Entered in the
National Register | for Keeper <u>Helene Byers</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 15. | Parker Farmhouse | Entered in the
National Register | for Keeper <u>Helene Byers</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 16. | Rolling Ridge Farm | Entered in the
National Register | for Keeper <u>Helene Byers</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 17. | Sweetland Farmhouse | Substantive Review | Keeper <u>Linda McClelland</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 18. | Tall Pines | Entered in the
National Register | for Keeper <u>Helene Byers</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 19. | | | Keeper _____ | |
| | | | Attest _____ | |
| 20. | | | Keeper _____ | |
| | | | Attest _____ | |

87001870

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Middle Farmhouse (Cazenovia Town MRA)
Madison County
NEW YORK

SEP 18 1987

Substantive Review

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: _____
 NR decision

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Significant local example of
Federal style vernacular
farm house.

Recom./Criteria: Accept C
Reviewer: J. McMillen
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 Public Acquisition	Status Accessible	Present Use
----------	---------------------------------	----------------------	-------------

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"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	<input type="checkbox"/> original site
		<input type="checkbox"/> moved date _____

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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

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 _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

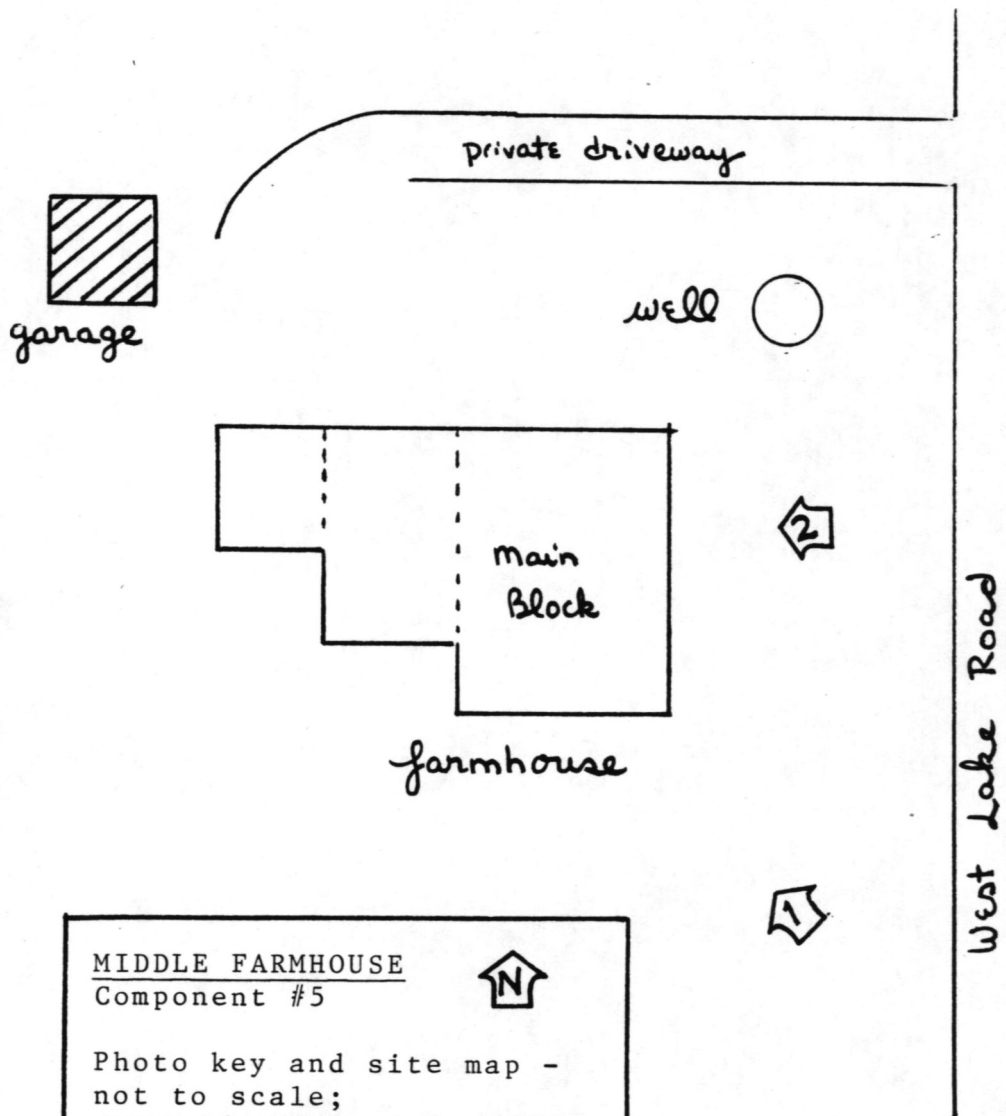
Cazenovia Town Multiple Resource Area
Cazenovia, Madison County

MIDDLE FARMHOUSE, Component #5



2. Front (east) facade

Cazenovia Town Multiple Resource Area
Cazenovia, Madison County




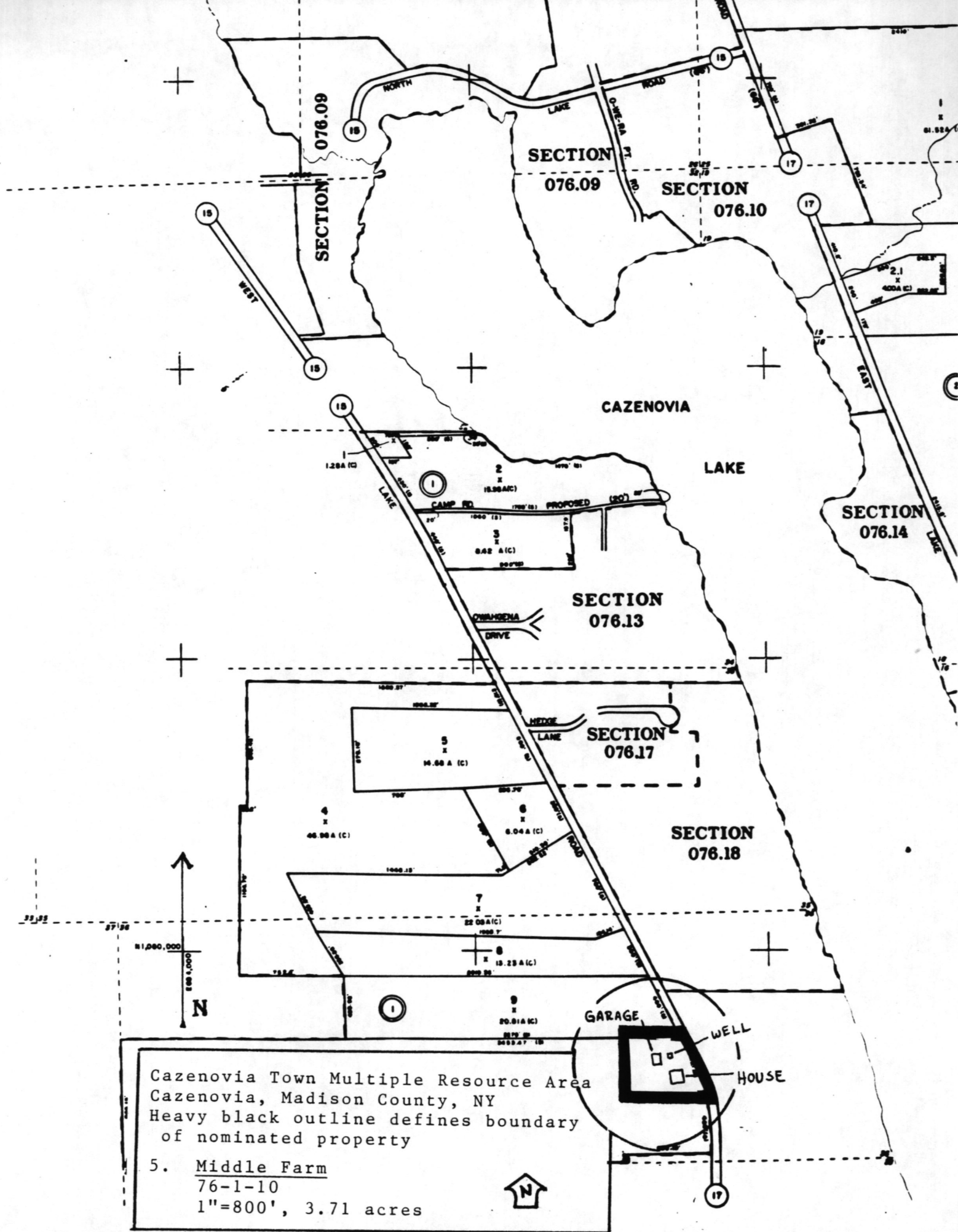
MIDDLE FARMHOUSE 
Component #5

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



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

5. Middle Farm
 76-1-10
 1"=800', 3.71 acres

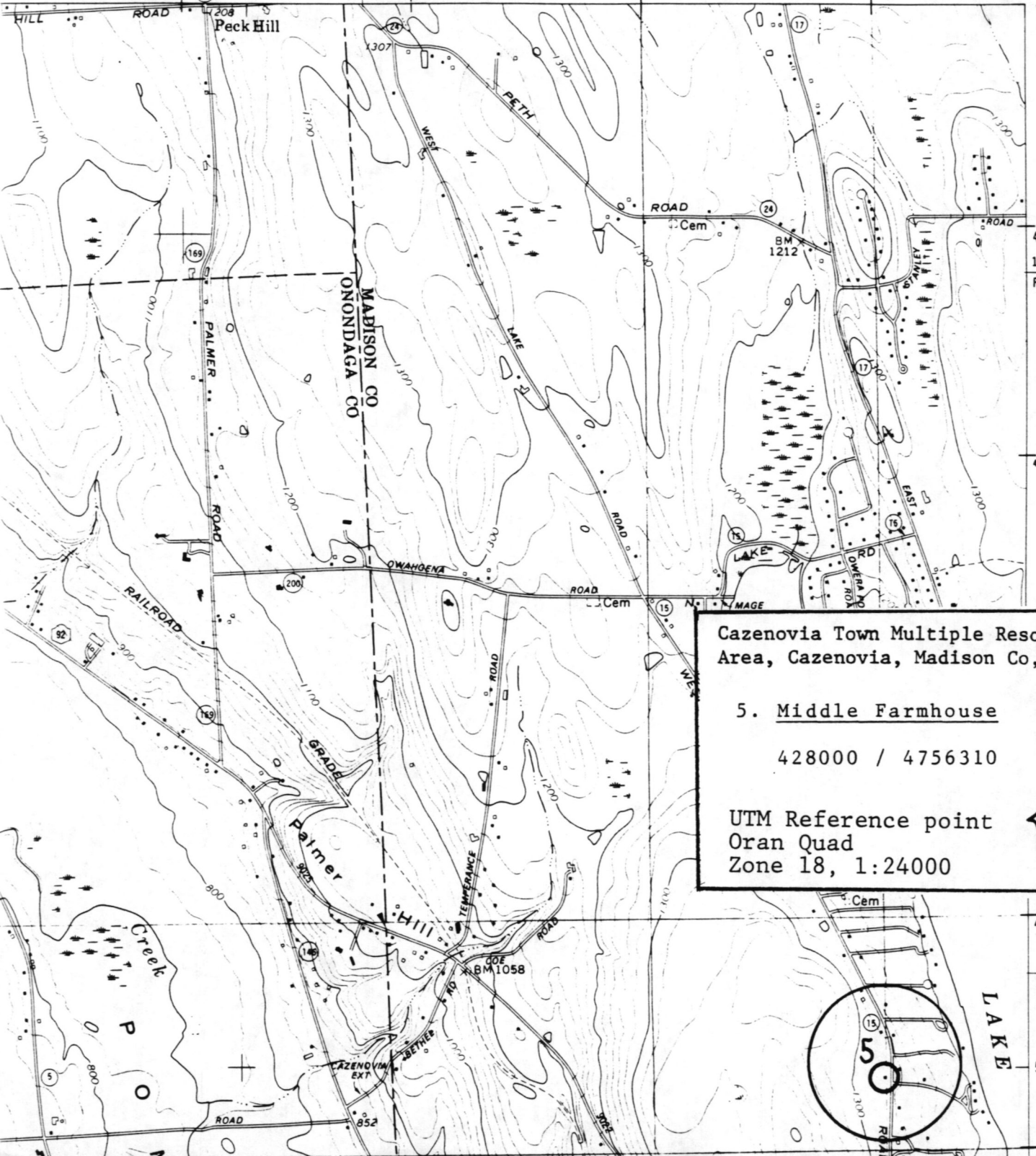


ORAN QUADRANGLE
 NEW YORK
 7.5 MINUTE SERIES PLANIMETRIC

CANASTOTA

425000m.E. 55' 680 000 FEET 427 428 75°52'30" 43°00'

4760000m.N.
 1 090 000
 FEET

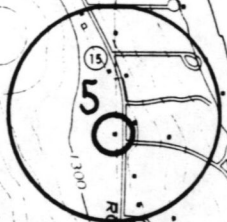


Cazenovia Town Multiple Resource Area, Cazenovia, Madison Co, NY

5. Middle Farmhouse

428000 / 4756310

UTM Reference point
 Oran Quad
 Zone 18, 1:24000



4757
 1 080 000

57'30"

4756

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

Multiple Property Cover Sheet Reference Number: 64000541