



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): Tall Pines, Component #4
- 2. COUNTY: Madison TOWN/CITY: Cazenovia VILLAGE: na; Cazenovia vic.
- 3. STREET LOCATION: Ridge Road, west side; north of Hoffman Road
- 4. OWNERSHIP: a. public b. private
- 5. PRESENT OWNER: John Davidson ADDRESS: 4721 Ridge 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: 2.15 acres

1. Front (east) facade



SEP 18 1987

COMPONENT #4

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 f. greenhouse
 g. shop h. gardens
 i. landscape features: _____
 j. other: guest house; 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. 1835; guest house: late 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
Tall Pines, Component 4

17. Tall Pines occupies a 2.15 acre lot on the west side of Ridge Road about one mile north of the village of Cazenovia. The neighborhood, formerly rural in character with relatively little development, has become, particularly since World War II, characterized by suburban residential development. The small lot features broad lawns dotted with mature pine trees and shrubbery. The house is situated near the road with a view towards the lake to the west. A contributing guest house is located behind the farmhouse. The heavy black outline on the attached county tax map (85.2-1-29) identifies the boundary of the nominated property.

Contributing buildings: 2

18. Tall Pines was built ca. 1835 with subsequent additions. Its original section is a two-story, three-bay rectangular block on a stone foundation. The frame building is sheathed in clapboard and covered by a gable roof with cornice returns. A two-story, L-shaped frame wing extending from the west side of the main block was added in stages during the nineteenth and early twentieth centuries.

The street (east) elevation is a symmetrical composition characterized by regular fenestration and restrained vernacular Federal style decorative detail. The center entrance consists of a six-panel door and transom within an architrave of narrow pilasters supporting a molded entablature. The windows of the first and second stories contain double-hung, twelve-over-eight sash within plain moldings.

A two-story, gable-roofed wing, currently incorporating a dining room on the first story and bedrooms on the second story, spans the rear (north) elevation of the main block. The wing is believed to have been built during the 1860s. A two-story addition, currently incorporating the modern kitchen and garage on the first story, was attached to the dining wing during the early twentieth century. The second story of the rear addition originally featured open sleeping porches; they are currently enclosed.

Other than original floorboards in the 1860s dining wing, little historic interior fabric survives intact.

A one and one-half story, gable-roofed frame guest house located west of the main house is a dependency which contributes to the significance of the property. Built in the late-nineteenth century, the guest house is sheathed in clapboard. A

Cazenovia Multiple Resource Area
Cazenovia, Madison County, New York

Continuation sheet, page 2
Tall Pines, Component 4

small gabled canopy shelters the primary (east) entrance to the cottage. The guest house currently serves as storage space.

20. Tall Pines (ca. 1835) is architecturally significant as a representative example of vernacular Federal style rural residential farm architecture from the early nineteenth century in the town of Cazenovia. The farmhouse embodies a variety of characteristic features associated with the type, period and style, including the gable roof with slight cornice returns, narrow frieze, slender corner boards and the finely crafted entrance with slender pilasters supporting a molded entablature. The contributing rear additions, including the late nineteenth century wing and early twentieth century sleeping porches, reflect the evolution of the building 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 an early twentieth century guest house, which reflects the change in the property's use from an isolated working farm to a suburban residential dwelling on the fringes of the bustling village during the late nineteenth/early twentieth century development of the lake-side resort community.

Erected in ca. 1835, Tall Pines is an unusually late example of the Federal style in Cazenovia, reflecting the persistence of rural vernacular building traditions practiced by the area's farmers. Built at a time when numerous fully developed, highly sophisticated examples of the Greek Revival style had been introduced in both the village and rural settings in Cazenovia, Tall Pines is a retardataire example of the decades-old Federal style. Cazenovia's 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

Cazenovia Multiple Resource Area
Cazenovia, Madison County, New York

Continuation sheet, page 3
Tall Pines, Component 4

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 Tall Pines) survive as well, particularly in rural settings and on the fringes of the historic core of the village. In form, massing, proportions, configuration and detailing, Tall Pines is similar to many of the earliest examples of Federal style residential architecture in Cazenovia. Its gable-roofed, rectangular form, center-hall plan, narrow frieze, slender corner boards and simple and finely crafted entrance detail are characteristic features of the type. The slightly scaled down form of the residence, including three rather than five bays on its principal elevation, is indicative of the building's relatively late construction date. By the 1820s and 1830s the predominance of the standard five-bay center-hall format in the town had given way to several other popular Federal period forms and configurations, including three-bay side- or center hall plans. (See the Chappell Farmhouse, Component #7, and buildings on Lincklaen, Chenango, Mill and Albany Streets in the Cazenovia Village Historic District for numerous examples of three-bay-wide Federal style dwellings.) The major difference between Tall Pines and these other three-bay-wide buildings, however, is the orientation of the gable end perpendicular to the street; on the majority of examples of the three-bay type the gable end is located parallel to the street.

The Middle Farmhouse (ca. 1820, Component #5) provides an interesting contrast to Tall Pines. Like Tall Pines, the Middle Farmhouse features a two-story, three-bay composition along the side wall rather than the gable end. The Middle Farmhouse, however, displays a side-hall plan, placing it in a category commonly referred to as the "two-thirds" house. Although not particularly common in Cazenovia, this house format proliferated throughout central New York and various parts of the northeast. (See Component #5 for more information on the "two-thirds" house.)

Although built as a farmhouse in the early nineteenth century and operated as a working farm throughout the century, little evidence of the agrarian use of the property survives intact. Located near the east shore of Cazenovia Lake, this relatively densely built-up section of Ridge Road reflects the transition of the neighborhood from a rural farming area during the nineteenth century to a suburban residential enclave during

Cazenovia Multiple Resource Area
Cazenovia, Madison County, New York

Continuation sheet, page 4
Tall Pines, Component 4

the twentieth century. The popularity of Cazenovia Lake as a summer retreat during the late nineteenth and early twentieth centuries created a remarkable transition in the character of Cazenovia from a prosperous agricultural and light industrial community to a bustling recreational summer resort. Inns and boarding houses proliferated in the village, farmsteads (like Tall Pines) on both sides of the lake were subdivided and elegant lake-side estates were erected. (See Cover Statement, Item #8, pp. 18-19, and Components #19-28.) Adapting to these changes, the occupants of the Middle Farmhouse slowly abandoned the use of the property as a working farm, added a rear wing with open sleeping porches, erected a detached summer guest house and, during the remainder of the twentieth century, sold off portions of the original farmstead. (The exact acreage of the original farm is not known.) In its final appearance, the farmhouse and guest house, surrounded by scattered mid- to late twentieth century suburban development, recall Cazenovia's popularity at the turn-of-the-century as summer resort community. In spite of its twentieth-century function and surroundings, however, the farmhouse itself remains a substantially intact example of Federal style rural domestic architecture and provides important information about rural vernacular building traditions in the region during the first half of the nineteenth century.

Tall Pines takes its name from the numerous pine trees that surround the farmhouse and, according to local tradition, has always been known by that name. Tall Pines is believed to have been built by William or Seth Haight, but little is known of the Haight family. The 1875 Madison County atlas cites a J. Pond 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 <i>Entered in the National Register</i>	for Keeper <u>Melrose Byers</u> 11/2/87 Attest _____
12. Meadows Farm Complex <i>Entered in the National Register</i>	for Keeper <u>Melrose Byers</u> 11/2/87 Attest _____
13. Middle Farmhouse <i>Substantive Review</i>	Keeper <u>Linda McClelland</u> 11/2/87 Attest _____
14. Niles Farmhouse <i>Entered in the National Register</i>	for Keeper <u>Melrose Byers</u> 11/2/87 Attest _____
15. Parker Farmhouse <i>Entered in the National Register</i>	for Keeper <u>Melrose Byers</u> 11/2/87 Attest _____
16. Rolling Ridge Farm <i>Entered in the National Register</i>	for Keeper <u>Melrose Byers</u> 11/2/87 Attest _____
17. Sweetland Farmhouse <i>Substantive Review</i>	Keeper <u>Linda McClelland</u> 11/2/87 Attest _____
18. Tall Pines <i>Entered in the National Register</i>	for Keeper <u>Melrose Byers</u> 11/2/87 Attest _____
19.	Keeper _____ Attest _____
20.	Keeper _____ Attest _____

87001875

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Tall Pines (Cazenovia Town MRA)
Madison County
NEW YORK

SEP 18 1987

Working No. 2/7/89

Fed. Reg. Date: 10.25.87

Date Due: 11/2/87

Action: ACCEPT 6/2/87

RETURN

REJECT

Entered in the
National Register

Federal Agency: _____

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

9. Major Bibliographical References

10. Geographical Data

Acreege 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

TALL PINES, Component #4



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

3. South elevation; looking northwest



Cazenovia Town Multiple Resource Area
Cazenovia, Madison County

Tall Pines, Component #4



4 North (side) elevation

5. North elevation and rear wing



Cazenovia Town Multiple Resource Area
Cazenovia, Madison County

Tall Pines, Component #4

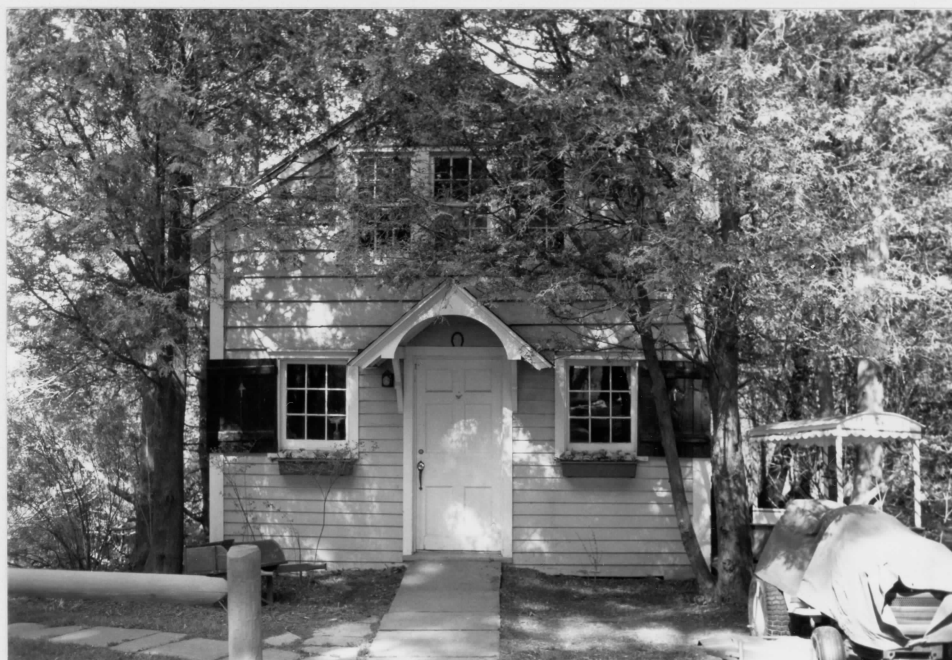


6. mantelpiece, south parlor

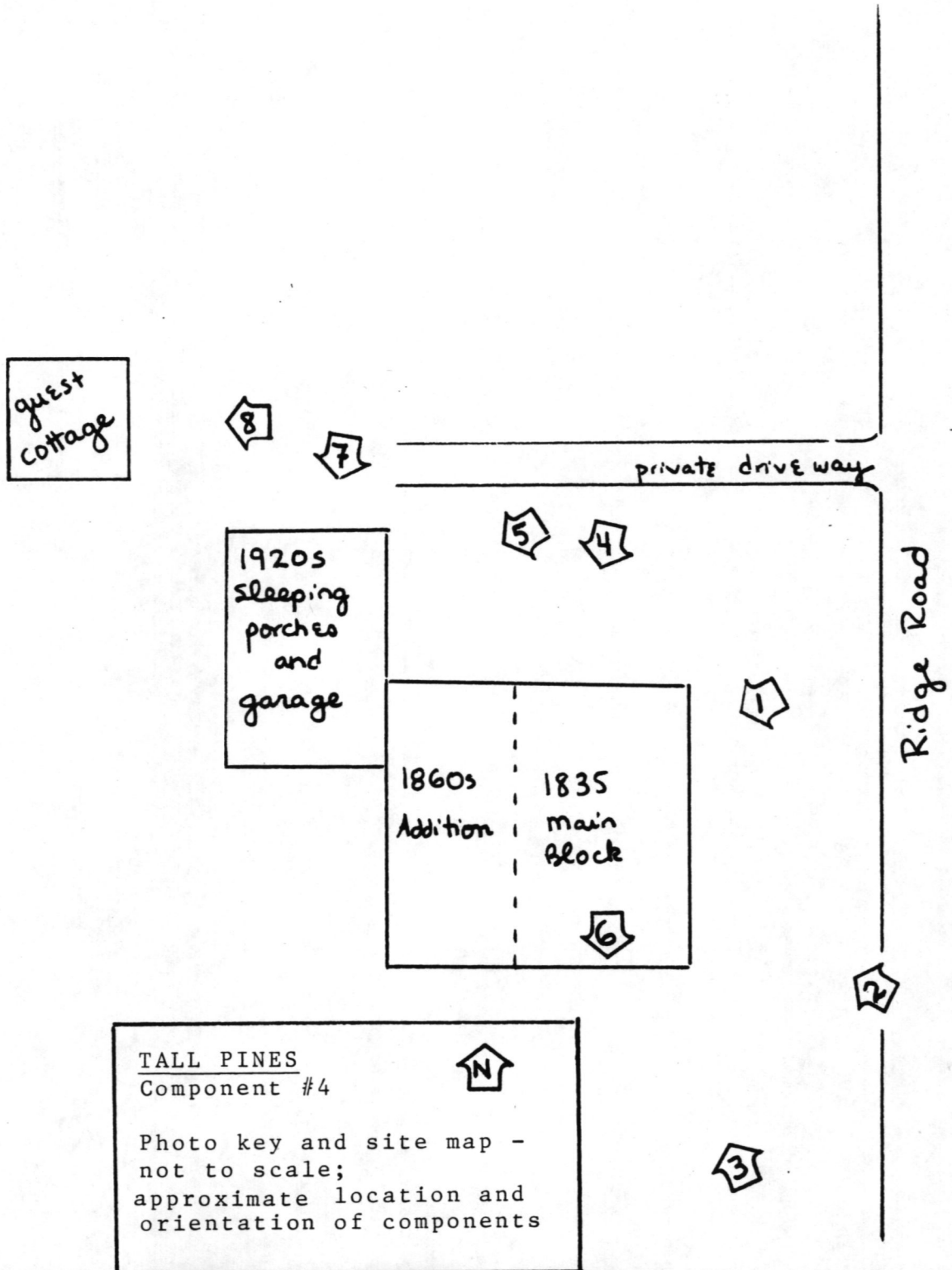
Cazenovia Town Multiple Resource Area
Cazenovia, Madison County
Tall Pines, Component #4

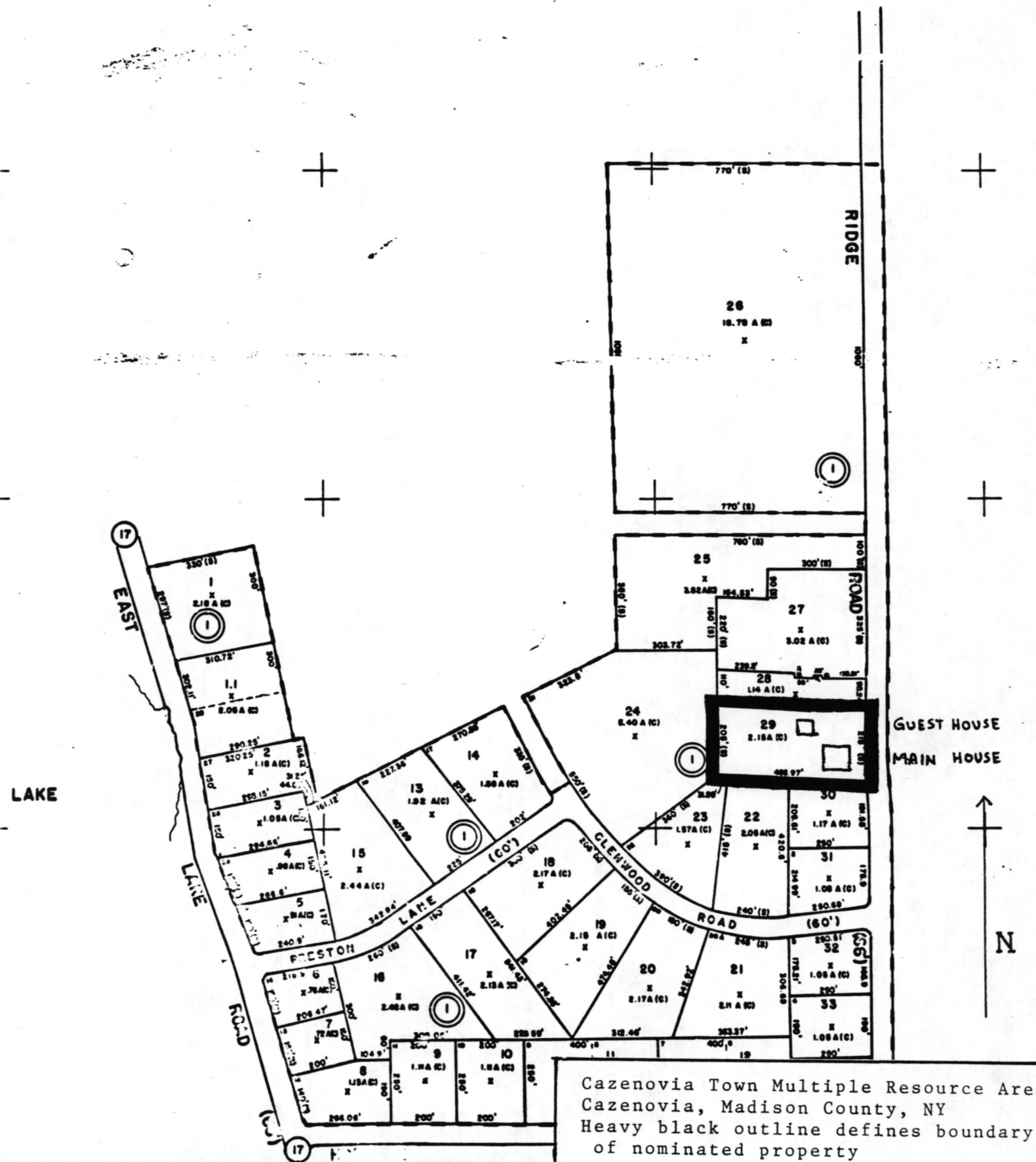


7. Garage and sleeping porches, rear wing
viewed from north
8. Guest cottage, East (front) facade



Cazenovia Town Multiple Resource Area
Cazenovia, Madison County





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

4. Tall Pines
 85.2-1-29
 1"=400', 2.15 acres



THE MAP LOT NO.	18	AREA (ACRES)	2.28 A
GREAT LOT NO.	87	AREA (CALCULATED)	2.2 A (C)
REALTY NO.	□	STRUCTURE NUMBER	
SECTION (FROM CORNER)	41.20'	U. S. HISTORY	
	100'	S. T. HISTORY	

4760000m.N.

1 090 000

1 080 000

57'30"

4755000m.N.

North Cazenovia

CHITTENANGO FALLS STATE PARK

Cazenovia Ski Club

Chittenango Falls

Chittenango Falls

CANASTOTA STATE TRAIL (Undeveloped)

UTM Reference point
Cazenovia Quad
Zone 18, 1:24000

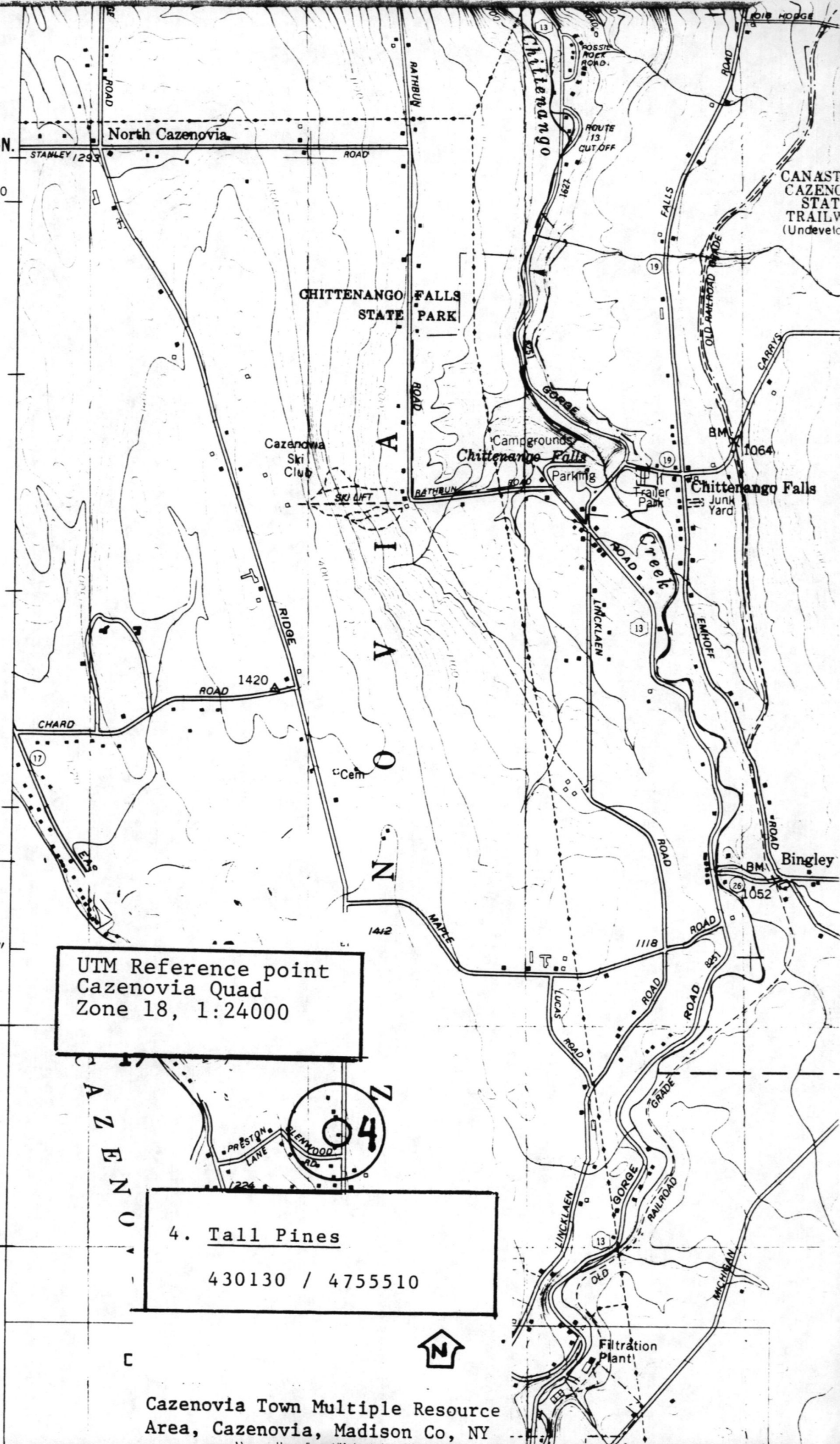
C
A
Z
E
N
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V
I
A

4. Tall Pines

430130 / 4755510



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



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

Multiple Property Cover Sheet Reference Number: 64000541