

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received FEB 11 1988

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Sunnyside

and or common Styles, S. D., Summer Residence

2. Location

street & number 72 East Main Street

\_\_\_ not for publication

city, town Richfield Springs

\_\_\_ vicinity of

state New York

code 036

county Otsego

code 077

3. Classification

Category

- \_\_\_ district
- building(s)
- \_\_\_ structure
- \_\_\_ site
- \_\_\_ object

Ownership

- \_\_\_ public
- private
- \_\_\_ both
- Public Acquisition**
- NA in process
- \_\_\_ being considered

Status

- occupied
- \_\_\_ unoccupied
- \_\_\_ work in progress
- Accessible**
- yes: restricted
- \_\_\_ yes: unrestricted
- \_\_\_ no

Present Use

- \_\_\_ agriculture
- commercial
- \_\_\_ educational
- \_\_\_ entertainment
- \_\_\_ government
- \_\_\_ industrial
- \_\_\_ military
- \_\_\_ museum
- \_\_\_ park
- private residence
- \_\_\_ religious
- \_\_\_ scientific
- \_\_\_ transportation
- \_\_\_ other:

4. Owner of Property

name George W. Smith, Jr. and Lona A. Smith

street & number RD 1; Box 106

city, town Cooperstown

\_\_\_ vicinity of

state New York 13326

5. Location of Legal Description

courthouse, registry of deeds, etc. Otsego County Court House

street & number 193 Main Street

city, town Cooperstown

state New York 13326

6. Representation in Existing Surveys

title None

has this property been determined eligible? \_\_\_ yes  no

date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local

depository for survey records

city, town

state

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## 7. Description

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**Condition** excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved

date

NA

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**Describe the present and original (if known) physical appearance**

See Continuation Sheet

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Sunnyside  
Richfield Springs  
Otsego County NY

Section number 7 Page 1

Sunnyside is a two-story frame house with a shingled exterior built in 1890 and located on the south side of East Main Street in the village of Richfield Springs. The house is situated on a three-acre lot in a residential section of the village approximately one-half mile east of the business district. The boundaries of the nominated property correspond to the original property lines associated with the house and include the house and a small carriage barn (two contributing buildings).

The house was built in two stages: a full two-story gable-roofed unit was built in 1890, and a one-and-one-half-story east addition with a hipped roof was added in 1909. The principal west facade of the house is oriented eastward toward a winding gravel drive. This elevation is gabled and distinguished by a one-story porch and a projecting, gabled porte-cochère, both of which rest upon rubble limestone piers. The posts supporting the roofs of these structures are simple and square in section with an equally simple railing. The porte-cochère roof is supported by open king post trusses above the drive. The south side of the porch is fitted with original sliding glazed partitions, which, when drawn across the porch, serve as windbreaks. The main entrance is located at the north side of the facade at the first story and is approached by a flight of stairs within the porte-cochère. It includes a simple panelled door with a single window. Paired three-over-three, double-hung sash windows are located to the right of the door. The second story includes three evenly spaced three-over-one light, double-hung sash windows. The gabled attic story includes three connected casement windows surrounded by a projecting pediment with a large, pointed arch recess at the center.

The north elevation, paralleling the highway, is approximately one hundred feet in length and includes a full two-story section at the west side and a smaller one-and-one-half story portion at the east side, which dates from 1909. The addition is slightly recessed behind the plane of the earlier wall. In the original portion of the elevation, fenestration is varied and at the first story consists of a conventional three-sided bay window, a smaller three-sided bay window, a square-shaped stained-glass window with geometric leading pattern, and paired three-over-one light windows. At the second story, the original portion of the elevation includes four three-over-one light windows and a large round-arched stained-glass window at the center which lights the stairhall at the interior. A large gabled dormer with a tripartite window is located in the center of the roof directly above the round-arched window. The eastern portion of the elevation includes a random assortment of small square and rectangular windows, several of which correspond to an ascending flight of stairs at the interior.

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Sunnyside  
Richfield Springs  
Otsego County NY

Section number 7 Page 2

The east elevation of the house is narrow and utilitarian in character and includes a simple rear door, three connected two-over-two sash windows at the first story, and two small casement windows at the upper floor level. The original east gable of the house rises above the hipped roof of the addition and includes a large brick wall chimney. The pointed arch recess which characterizes the gabled west elevation is repeated in this gable.

The south elevation of the house is oriented toward Canadarago Lake and includes an informal arrangement of porches and bay windows. At the left (west) side, the elevation includes a portion of the front porch with its glazed partitions, three-story bay windows at both the first and second stories, and a brick exterior chimney. A three-sided bay window is present at the right side of the original portion of the elevation at the first story, and an enclosed first story porch projects at the front of the 1909 hipped roof addition. The remainder of the elevation is composed of three-over-one, double-hung sash windows, small square shaped windows and a shed-roofed dormer at the center of the original gable roof featuring two pairs of six-light casement windows.

The interior of the house is informal in plan. At the first story, it includes a parlor, a sitting room and a stairhall at the front, a large dining room with a coffered ceiling at the rear of the original house, and a kitchen with a butler's pantry, bathroom and rear staircase in the 1909 addition at the rear. The second story includes a longitudinal corridor, three bedrooms and two bathrooms. The attic story incorporates four plainly finished bedrooms for the accommodation of servants. The details and finishes of the first story are particularly distinctive and include Colonial Revival style fireplaces with tiled surrounds and mirrored overmantels. In addition to its coffered ceiling, the dining room features pairs of fluted columns and engaged pilasters in each of its two-bay windows, a denticulated cornice and pocket doors separating the dining room from the adjacent sitting room. The main staircase is designed with an intermediate landing and a quarter turn and is elaborately constructed with turned balusters, molded handrails and turned finials above each of the newel posts. The upper portion of the staircase is illuminated by a large round-arched window filled with stained and clear glass and designed with classical motifs. The lower landing is lit by a small, Tiffany-like chandelier with bell-cast light shades. Second and attic story finishes are simple but largely intact and include molded door and window trim and original bathroom fixtures and tiled surfaces. A shingled one-story carriage barn also built in 1890 is located approximately 125 feet south of the house at the rear of the nominated property. The barn is nearly rectangular in plan and

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Richfield Springs  
Otsego County NYSection number   7   Page   3  

is covered by intersecting gable roofs of different pitches. A gabled cupola with an original iron weathervane is centered above the intersecting ridges of the two major roof sections. The north facade of the barn faces the house and is designed with a large carriage bay to the right of center and a small projecting wall section with a pediment at the extreme left hand side. Roof overhangs are supported by curved brackets. The original carriage doors have been replaced by a modern, folding garage door. Fenestration includes four-light casement windows, a diamond-shaped light centered in the pediment and a rounded eyebrow window in the roof to the right of center. The east elevation retains original doors at the first and attic stories both with decorative beaded board panels. The remaining elevations are similarly intact and retain original casement windows, doors, brackets and pediments. The interior of the barn retains its original wainscoted walls and ceilings in all but one area, which was altered for use as a utility room in the 1970's by the construction of new partitions and gypsum board surfaces.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1890–1909      **Builder/Architect** John Williams (Richfield Springs)

**Statement of Significance (in one paragraph)**

See Continuation Sheet

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National Park ServiceNational Register of Historic Places  
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Richfield Springs  
Otsego County NYSection number 8 Page 1

Sunnyside, the 1890 summer residence of Samuel D. Styles, is architecturally significant as a distinguished example of late nineteenth century residential architecture in Richfield Springs. Built during the community's heyday as a leading and fashionable summer resort, the house incorporates a variety of picturesque design elements. Designed with a large scale and commodious plan and embellished with Shingle style detailing, Sunnyside reflects the tastes of the affluent urban business leaders who chose Richfield Springs for their summer retreat. The house retains its original lake-view setting and is complemented by an original and stylistically related carriage house. Sunnyside retains a high degree of physical integrity and period quality and is one of a small and declining set of historic resources which recall Richfield Springs's former prominence as a celebrated summer resort community.

Richfield Springs is located ten miles south of the Mohawk Valley in Central New York near the head of Canadarago Lake. The site of the village was widely known and frequently visited by the Iroquois because of its sulphur springs, which were believed to have medicinal qualities. European development of the site began in the early nineteenth century, spurred by the opening of the Great Western Turnpike. A bath house and several hotels were built in the vicinity of the Great White Sulphur Spring between 1815 and 1820 and in 1821 the first summer boarders arrived in the village to benefit from the spring. The village grew steadily as a popular health spa throughout the century. Guests arrived by stage until 1870 and thereafter by rail. By the 1880s, some 3000 guests and residents were regularly arriving in Richfield Springs for the summer season. Among them were major business and political figures of the day, including Cyrus H. McCormick, founder of the company later to be organized as International Harvester, and Richard C. Croker, boss of the New York's Tammany Hall between 1886 and 1901. Other celebrities made appearances in the village during the late nineteenth and early twentieth centuries, including Thomas A. Edison, General George B. McClellan and Oscar Wilde. The village remained popular as resort until about 1920 when changes in popular attitudes toward the medicinal qualities of the springs and the liberating effects of the automobile cut sharply into the prestige of the village and its summer trade.

The wealth and fashionability which characterized Richfield Springs during the 1880's and 1890's was expressed in its architecture. Hotels and boarding houses built or expanded after the Civil War were designed with ornamental verandahs and loggias in an assortment of picturesque Victorian period styles including the Italianate and Second Empire styles. Several were distinguished by elaborately landscaped grounds and gardens. Summer houses built for prominent businessmen reflected these and

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Sunnyside  
Richfield Springs  
Otsego County NY

Section number 8 Page 2

other Victorian styles and in some instances were designed and landscaped by major architects and landscape architects of the period, including McKim Mead and White, architects of McCormick's 1882 Shingle style house on Sunset Hill (demolished 1957) and Frederick Law Olmsted, McCormick's landscape consultant. Surviving churches and business buildings in Richfield Springs suggest the involvement of other highly proficient architects and designers in the late nineteenth century architectural development of the village. Samuel D. Styles (1842-1910), builder of Sunnyside, was probably typical of many individuals who built large and comfortable summer residences in and around the village during this period. Maintaining his principal residence in New York City, Styles figured prominently in a number of New York banking and insurance firms and served as president of the North River Savings Bank for 18 years. He also operated a New York printing and stationery business. His 1910 obituary noted that he was survived by an invalid wife, Mary Crouse Styles, who died in Richfield Springs in 1916. It is not known whether her infirmity was present in 1890 when Styles built the house, but if so, it may have been a factor in selecting Richfield Springs as the location of their summer home.

Style's house was built in 1890 by John Williams, a Richfield Springs contractor; however, the source of its architectural design remains unknown. The original portion of the house is informal in plan and massing and incorporates design elements such as rustic stonework, bay windows, pediments with arched recesses, gable roofs with outward flaring kicks and exposed structural elements such as trusses and rafter ends, all of which are rooted in the architecture of the mid-nineteenth century Picturesque Movement. The design also reflects the late nineteenth century popularity of the Shingle style in its exclusive use of shingles as an exterior cladding material and in its decorative handling of the shingles around the arched recesses in each pediment. At the interior, the eclectic tastes of the period are reflected in the Colonial Revival style fireplace surrounds and mantelpieces; columns, pilasters, cornices and ceiling coffers in the dining room, and the detailing of the principal staircase and its large round arched landing window. Although built primarily for summer use with a large front porch, the house otherwise resembles the suburban houses of the period in its unpretentious, picturesque design, its informal plan and its open lawn-covered lot.

An addition was built at the rear of the house in 1909 to provide more ample kitchen and pantry space and a separate staircase for use by servants. After Mrs. Styles's death, Sunnyside was sold to Charles Oakes of Albany who continued its original use as a summer residence. In 1943, the house was purchased and converted into a year-round residence by Robert and

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# National Register of Historic Places Continuation Sheet

Sunnyside  
Richfield Springs  
Otsego County NY

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Mary Klem and between 1973 and 1981 it was used as a funeral home. The current owners acquired the house in 1984.

Sharp declines in Richfield Springs's popularity as a summer resort after 1920 gradually resulted in the loss of large numbers of significant resort-era houses, hotels, boarding houses and recreational facilities through fire, demolition, deterioration and alteration. Sunnyside is now one of fewer than a dozen historic resources of its type and period which still convey a sense of Richfield Springs's historically significant role as a popular upper-middle-class summer resort community.

# 9. Major Bibliographical References

Winné, Ella L. and Hughes, Greta G. The Town of Richfield, Richfield Springs:  
Richfield Springs Mercury, 1961.

Richfield Springs Mercury, 19 July, 1910.

# 10. Geographical Data

Acreege of nominated property 2.91 acres  
Quadrangle name Richfield Springs, NY

Quadrangle scale 1:24000

UTM References

A	<u>18</u>	<u>501780</u>	<u>4744170</u>
	Zone	Easting	Northing
C			
E			
G			

B			
	Zone	Easting	Northing
D			
F			
H			

Verbal boundary description and justification

Refer to Item 7 and the attached map of the nominated property.

List all states and counties for properties overlapping state or county boundaries

state	NA	code	county	code
state		code	county	code

# 11. Form Prepared By

name/title Mark L. Peckham

organization Historic Preservation Field Services Bureau date August, 1987

street & number Agency Bldg. 1, Empire State Plaza telephone 518-474-0479

city or town Albany state New York 12238

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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 [Signature]

title Deputy Commissioner for Historic Preservation date 1/11/88

For NPS use only

I hereby certify that this property is included in the National Register.

[Signature]  
Keeper of the National Register

Entered in the National Register date 3-10-88

AI :  
Chief of Registration

88000211

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Sunnyside  
Otsego County  
NEW YORK

Working No. FEB 11 1988  
Fed. Reg. Date: 2-7-89  
Date Due: 3/10/88 - 3/27/88  
Action:  ACCEPT 3-10-88  
 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 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"/> 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

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**9. Major Bibliographical References**

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**10. Geographical Data**

Acreage 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: \_\_\_\_\_

L.68  
P.113

Not to be  
used for  
purpose of  
conveyance

EAST  
MAIN  
STREET

(U.S. ROUTE 20)

76725

J 9 A  
Nicolosi  
A. 1 1/2  
93626

44'

100'

DRIVE

HOUSE

2710

CARRIAGE  
HOUSE

50920



"SUNNYSIDE" STYLES S.D. SUMMER RESIDENCE  
72 EAST MAIN STREET  
RICHFIELD SPRINGS, OTSEGO COUNTY  
NEW YORK.

MAP OF NOMINATED PROPERTY  
SCALE: 1" = 100 FEET

George W. and Lona Smith  
House, Richfield Springs

Tax Map # 38-071195-18

1"=100'



Richfield Springs  
New York  
1907



Sunnyside , Styles, S.D.  
Summer Residence

72 East Main St. Richfield  
Springs, Otsego Co., NY

Photo by: Lona Smith, 1986

Neg. at: 72 E. Main St.,  
Richfield Springs.

Photo #1 Northwest corner of  
house southeast from E. Main  
St.



1A  
Sunnyside , Styles, S.D.  
Summer Residence  
72 East Main St. Richfield  
Springs, Otsego Co., NY  
Photo by: Lona Smith, 1986  
Neg. at: 72 E. Main St.,  
Richfield Springs.

Photo #2 South elevation of  
house north from carriage  
House.



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Sunnyside , Styles, S.D.  
Summer Residence  
72 East Main St. Richfield  
Springs, Otsego Co., NY  
Photo by: Lona Smith, 1986  
Neg. at: 72 E. Main St.  
Richfield Springs.  
Photo #3 East end of house  
southwest from E. Main St.



Sunnyside , Styles, S.D.  
Summer Residence  
72 East Main St. Richfield  
Springs, Otsego Co., NY  
Photo by: Lona Smith, 1986  
Neg. at: 72 East Main St.  
Richfield Springs.

Photo #4 North and west  
elevation of carriage house.



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Sunnyside, Styles, S.D.  
Summer Residence  
72 East Main St. Richfield  
Springs, Otsego Co., NY  
Photo by: Lona Smith, 1986  
Neg. at: 72 East Main St.  
Richfield Springs.  
Photo #5 Detail of stair  
landing at first floor.



Sunnyside , Styles, S.D.  
Summer Residence  
72 East Main St. Richfield  
Springs, Otsego Co., NY  
Photo by: Lona Smith, 1986  
Neg at: 72 East Main St.  
Richfield Springs.  
Photo #6 Detail of stair hall  
window at second story.

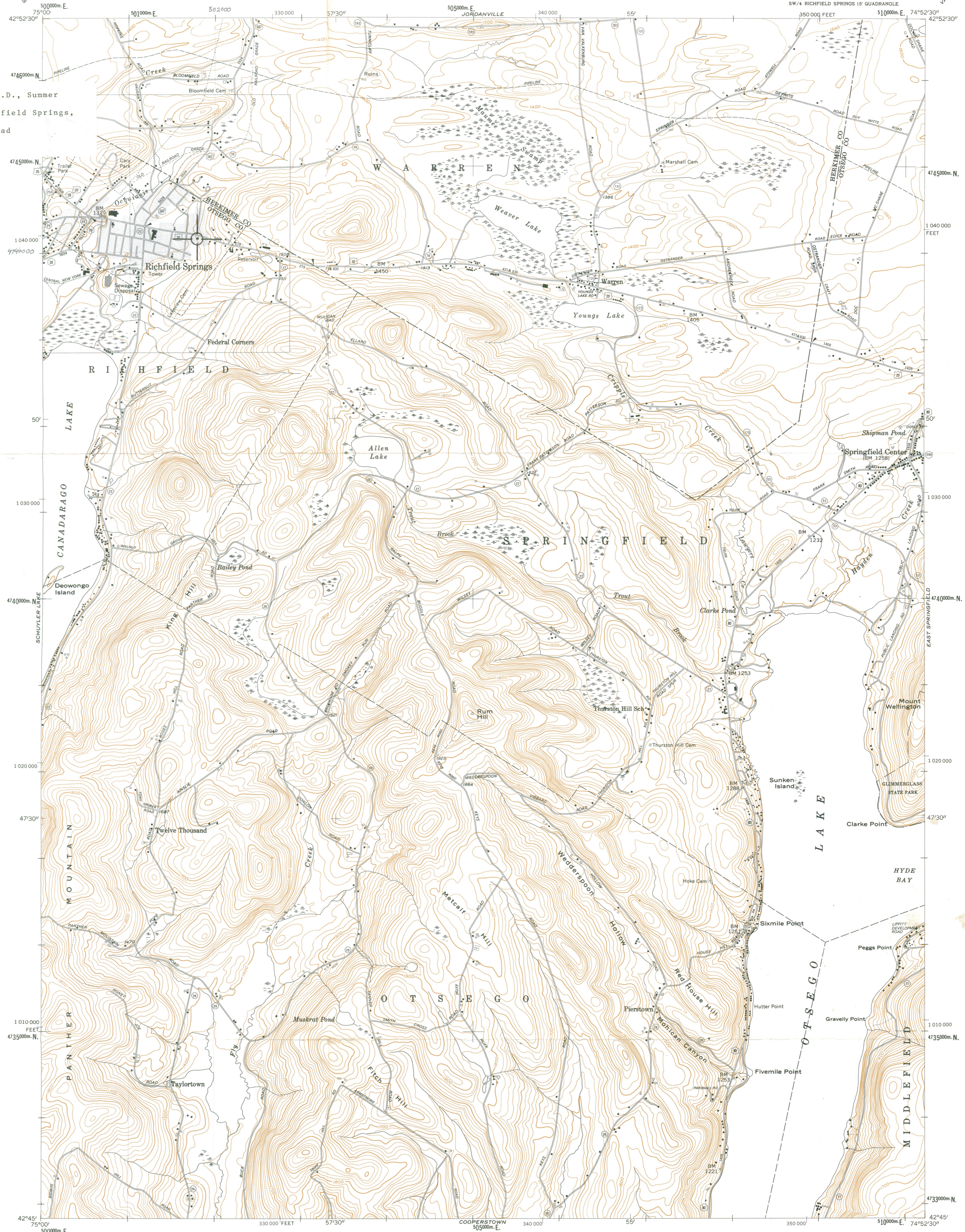


NEW YORK STATE  
DEPARTMENT OF TRANSPORTATION

RICHFIELD SPRINGS QUADRANGLE  
NEW YORK  
7.5 MINUTE SERIES PLANIMETRIC

VAN HORNEVILLE 426747 DP

SUNNYSIDE, Styles, S.D., Summer  
Residence  
72 E. Main St., Richfield Springs,  
Otsego County, NY  
Richfield Springs Quad  
18/501780/4744170



Prepared and published in 1974 by the New York State Department of Transportation, in cooperation with the U.S. Department of Transportation, Federal Highway Administration.

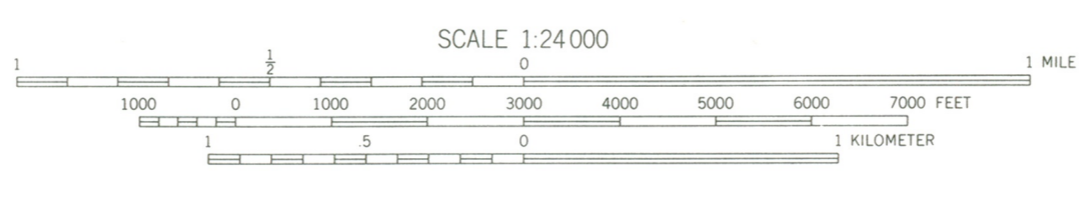
Map base from 1943 U.S. Geological Survey 7.5-minute quadrangle.

Map revisions made using 1973 aerial photography, construction plans, official records and other sources. Features revised include: highways and other transportation facilities; civil boundaries; recreation sites; hydrography; and buildings. Grey tint indicates intensely developed areas in which only landmark buildings are shown.

Revisions may not comply with National Map Accuracy Standards.

Correspondence concerning this and other maps of the Department of Transportation should be directed to: Map Information Unit, New York State Department of Transportation, State Campus, Albany, New York 12232.

1974 revisions by D. F. Dayger.



Polyconic projection. 1927 North American datum.

1000-meter ticks based on the New York Transverse Mercator grid. Between 72° and 78° West Longitude, this grid is identical to Zone 18 of the Universal Transverse Mercator grid. Areas east of 72° and west of 78° are direct mathematical extensions of Zone 18.

10,000-foot ticks based on the New York Plane Coordinate grid, East Zone.



BOUNDARIES:

- State.....
- County.....
- Town or City.....
- Incorporated Village.....
- Federal-Aid Urban Area.....

ROADS:

- Touring Route markers:.....
- Interstate.....
- U.S. ....
- State.....
- State Highway number and limit.....
- County road.....
- Interchange number.....

Divided highways and streets:

- Wide mall.....
- Narrow mall or barrier.....

Undivided highways and streets:

- 4 or more lanes.....
- Less than 4 lanes.....

Vehicle track; trail.....