

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

OMB NO. 1024-0018, NPS FORM

RECEIVED
MAR 31 1992

437

This form is for use in nominating or requesting determinations for individual properties or districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name WILLIAM NICHOLS COBBLESTONE FARMHOUSE

other names/site number _____

2. Location

street & number Alexander Road [] not for publication

town Benton [] vicinity

state New York code NY county Yates zip code 14527

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] See continuation sheet for additional comments.)

Julia S. Stehn 3/20/92
Deputy Commissioner for Historic Preservation Date
Signature of certifying official

State or Federal agency and bureau _____

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

State or federal agency and bureau _____

4. National Park Service Certification

- I hereby certify that this property is:
- entered in the National Register.
 - See continuation sheet.
 - determined eligible for the National Register. [] see continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain:)

Signature of keeper Alana Pyun Date of Action 5/11/92
Entered in the National Register

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

William Nichols Cobblestone Farmhouse
Benton, Yates County

Section 7 page 1

DESCRIPTION

The William Nichols Cobblestone Farmhouse is located on the north side of Alexander Road in the rural agrarian township of Benton in northeast Yates County. The former farmhouse and related outbuildings occupy a 69.4-acre parcel, most of which is characterized by cultivated fields and light woods. The Kashong Creek meanders east-west through the central portion of the property (south of Alexander Road) as it makes its way to Seneca Lake several miles to the east. Cultivated fields surround the nominated property in all directions.

The house is oriented southward and is surrounded by a gently sloping, grassy lawn dotted with mature evergreen trees and shrubbery. A driveway runs along the east edge of the lawn, providing access to the early twentieth century garage, barn and well to the east-northeast of the house. A small smokehouse is located to the southwest of the house, relatively close to Alexander Road, but obscured from view by dense overgrowth.

The boundary of the nominated property is drawn to include the entire 69.4 acres currently associated with the house because it provides an appropriate agrarian setting for the former farmhouse. The original farm is believed to have been much larger in extent, but has been subdivided over the years. There are three contributing buildings included in the nomination (farmhouse, garage and barn) and two contributing structures (a well and a smokehouse).

The Nichols House (ca. 1844) is a one and one-half story, L-shaped residence constructed of reddish, lakewashed cobbles carefully laid at an angle from upper left to lower right. The building is very sophisticated in its execution in terms of both the cobblestone treatment and the Greek Revival style detailing. The uniform, oval-shaped stones are laid six cobbles per quoin on the front facade, five cobbles per quoin on the side elevations of the main block and the west elevation of the rear ell. The rear elevation of the main block and the east elevation of the rear ell are less sophisticated in execution, with variously sized and colored stones laid three cobbles per quoin.

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CONTINUATION SHEET

William Nichols Cobblestone Farmhouse
Benton, Yates County

Section 7 page 2

The rectangular Greek Revival style building rests on a raised stone foundation and is surmounted by a gable roof with a wide frieze and exaggerated cornice returns. Fenestration is regular, with six-over-six, double-hung windows throughout the building. Window openings are articulated by gray limestone lintels and sills with tooled edges and hammered panels. Corner quoins are similarly tooled.

Four contributing dependencies are included in the nomination. There are two contributing buildings on the property, including a one-story, gable-roofed garage with novelty siding, and a large, gambrel-roofed dairy barn with vertical board siding. Both are located northeast of the former farmhouse and both date from the early twentieth century. A stone well (one contributing structure; unknown date of construction, but probably contemporary with the farmhouse), currently covered with a large stone slab, is located in front of (south of) the barn. A deteriorated cobblestone smokehouse (contemporary with the main house) is located southwest of the house. This small, gable-roofed structure features small fieldstones laid in a herringbone pattern.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property that embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in pre-history or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Area of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

ca. 1844 - ca. 1920

Significant Dates

ca. 1844; early 20th century

Significant Person

(Complete if Criterion B is marked above.)

Cultural Affiliation

na

Architect/Builder

unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): Primary location of additional data:

- preliminary determination of individual listing (36 CFR 67) has been requested
 - previously listed in the National Register
 - previously determined eligible by the National Register
 - designated a National Historic Landmark
 - recorded by Historic American Building Survey # _____
 - recorded by Historic American Engineering Record # _____
 - State historic preservation office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

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National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEETWilliam Nichols Farmhouse
Benton, Yates County

Section 8 page 1

SIGNIFICANCE

The William Nichols Cobblestone Farmhouse (ca. 1844) is architecturally significant as a highly intact example of the cobblestone method of construction in New York State, and as a distinguished example of mid-nineteenth century Greek Revival style rural domestic architecture in the Finger Lakes Region. The former farmhouse embodies the distinctive characteristics of the cobblestone method of construction in the use of small, lake-washed cobbles (2 - 2 1/2") laid in horizontal rows and bonded with limestone mortar, the use of limestone quoins to decorate and stabilize the corners of the building and the use of limestone lintels to ornament and reinforce the door and window openings. Typical of the later years of the Middle Period (ca. 1835 - ca. 1845) of this particular method of construction, the building features regularly shaped, evenly colored, oval stones laid six cobbles per 12" quoin on the front facade and five cobbles per quoin on the side elevations. Also typical of finely crafted Middle Period buildings, the horizontal mortar of the Nichols house is tooled with an exaggerated V-shape, while the vertical joints are struck with the typical pyramid shape. The Nichols house is one of the most finely crafted examples of the cobblestone method of construction in Yates County.

The Nichols house is one of nine extant cobblestone buildings in Yates County, eight of which survive intact and are included in the present Multiple Property Submission. The other seven are the Bates Farmhouse (ca. 1836), the Barden Farmhouse (ca. 1843), the Jephtha Earl Farmhouse (ca. 1850s/1860s), the Angus Farmhouse (ca. 1831-34), the Young-Leach Farmhouse (ca. 1836), the Dr. Henry Spence Farmhouse (ca. 1848), and the Daniel Supplee Farmhouse (ca. 1844-45). (The ninth extant cobblestone building, the Olney-Royal Farmhouse [ca. 1835], is in the process of being remodeled; the present alterations have severely compromised the physical integrity of the former vernacular, Early Period farmhouse.)

The eight farmhouses can be categorized into groups according to the levels of sophistication displayed in their cobblestone masonry; these groups generally parallel the Early, Middle and Late Periods as outlined by renowned cobblestone scholar Carl F. Schmidt in his Cobblestone Architecture (1944) and Cobblestone Masonry (1966). As Schmidt notes, these periods tend to be fluid and overlapping; an "unsophisticated" later building can look just like an earlier building and a "sophisticated" earlier building can easily be mistaken for a later building. Other features of the building and the history of the area are often better indicators of the exact

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CONTINUATION SHEETWilliam Nichols Farmhouse
Benton, Yates County

Section 8 page 2

period of the building. Nonetheless, for purposes of comparison, the Yates County cobblestone buildings can be grouped as follows. Early, relatively roughly executed, vernacular cobblestones include the Bates, Barden and Supplee houses; they feature irregularly shaped, sized and colored stones laid three or four cobbles per quoin. The Angus and Young-Leach houses also feature relatively irregular field cobbles, but they are particularly distinguished in their herringbone masonry pattern. Built during the 1830s, neither the Angus nor the Young-Leach house features the highly sophisticated, finely crafted herringbone articulation characteristic of later cobblestones. Nonetheless, they are notable for their early embodiment of the technique in the statewide context; furthermore, they are the only examples of the technique in the local context. (There is only one other example of the herringbone technique in Yates County: It is the small cobblestone smokehouse associated with the William Nichols Farmhouse.)

The Nichols and the Earl houses represent more highly sophisticated masonry techniques associated with the late Middle and Late Periods: both feature small, nearly perfectly matched reddish, slightly oval, lake-washed cobbles set at an angle and laid six cobbles per quoin. Joint work in the mortar is meticulously articulated. The anomalous Spence house features relatively small, even stones, but they are laid without the careful attention displayed in the Nichols and Earl houses and are set within an excess of unarticulated mortar, giving the otherwise large and grand house a rather vernacular character overall.

The Nichols House is also architecturally significant as a highly distinguished example of Greek Revival style architecture in Yates County. It embodies the distinctive features of the type, period and style in its one and one-half story, rectangular, gable-roofed form with one-story side wing, its three-bay, center-hall facade, its six-over-six, double-hung windows with simple wooden trim, and its wide frieze with small attic windows embellished with ornate cast iron grilles. Its most distinguished feature is its deeply recessed, trabeated front entrance embellished with fluted Doric columns in antis, broad pilasters and full entablature. Intact Greek Revival style interior features enhance the significance of the building. Unlike other rural farmhouses of the period in the region, many of which also incorporate Greek Revival style features, the Nichols house is a high style, rather than a vernacular, rendering of the popular national style.

Although nearly all of the once extensive farm complex has been subdivided, there are two intact historic outbuildings (a large barn

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CONTINUATION SHEET

William Nichols Farmhouse
Benton, Yates County

Section 8 page 3

and a garage/machine shed) and two intact historic structures (a dry-laid stone well and a cobblestone smokehouse) which enhance the setting of the former farmhouse and, therefore, are contributing components of the nomination. The barn and garage appear to date from the late nineteenth or early twentieth century; therefore, the period of significance defined for the nominated property extends to ca. 1920.

The cobblestone smokehouse is particularly noteworthy because it is a representative example of the herringbone pattern of cobblestone masonry in Yates County. There are only two other examples of this technique in the county: They are the Angus Farmhouse and the Young-Leach Farmhouse. Like the farmhouses, the smokehouse is a relatively unsophisticated rendering of the herringbone pattern; the most meticulously executed herringbone patterns, usually rendered in evenly colored and regularly shaped oval or elongated lake-washed stones, are found in Late Period cobblestone buildings (ca. 1845 - ca. 1860s.) The Nichols smokehouse is also noteworthy as a rare surviving example of a farm dependency executed in the cobblestone method of construction. For a full discussion of farm outbuildings constructed of cobblestones, see the Property Type Statement (Section F; Sub-type B - Cobblestone Farm Dependencies) in the Multiple Property Documentation Form. In summary, there are only approximately 48 cobblestone farm dependencies identified in New York State, 25 of which are smokehouses.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

William Nichols Farmhouse
Benton, Yates County

Section 9 page 1

BIBLIOGRAPHY

- Albany, NY. Division for Historic Preservation. Research files.
- Aldrich, Lewis C. History of Yates County. Syracuse, NY: 1892
- Cleveland, Stafford. History and Description of Yates County. Penn Yan: 1873.
- Combination Atlas Map of Yates County, New York. Philadelphia: Everts, Ensign & Everts, 1876.
- Penn Yan, NY. Yates County Genealogical and Historical Society. Archives.
- Roudabush, Robert. Unpublished inventory of cobblestone buildings in New York State, conducted 1976-1980; typescript on file at the Landmark Society of Western New York in Rochester.
- Schmidt, Carl F. Cobblestone Masonry. Scottsville, NY: 1966
- Shelgren, Olaf William, Lattin, Carry and Frasch, Robert W. Cobblestone Landmarks of New York State. Syracuse, NY: Syracuse University Press, 1978.

10. Geographical Data

Acreage of property 69.4 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A	<u>18</u>	<u>333230</u>	<u>4736400</u>	B	<u>18</u>	<u>333270</u>	<u>4735490</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>18</u>	<u>333060</u>	<u>4735490</u>	D	<u>18</u>	<u>332980</u>	<u>4735950</u>
	Zone	Easting	Northing		Zone	Easting	Northing
E	<u>18</u>	<u>332900</u>	<u>4736180</u>	F	<u>18</u>	<u>332850</u>	<u>4736410</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description

The boundaries of the property coincide with the legal lot lines presently associated with the nominated resources as identified on the attached county tax map.

Boundary Justification

See item 7, DESCRIPTION

11. Form Prepared By

name/title Nancy L. Todd, National Register Program Assistant
organization Division for Historic Preservation date March 1992
street & number ESP, Building #1 telephone (518) 474-0479
city or town Albany state NY zip code 12238-0001

Additional Documentation

Submit the following items with the completed form:

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____
street & number _____
city or town _____ state _____ zip code _____

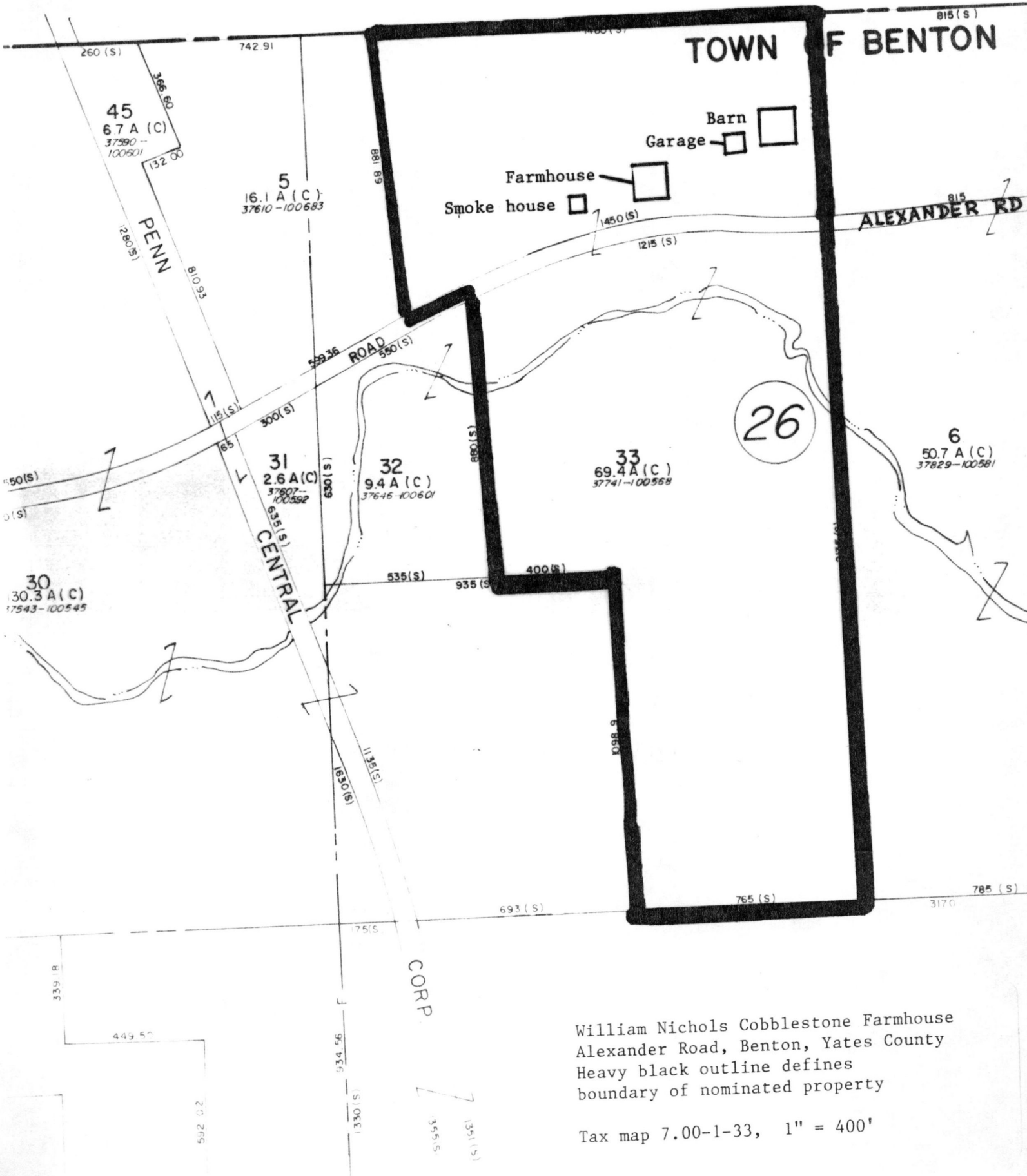
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Tax maps prepared for tax purposes only. They are not legal descriptions and are not to be used in conveyance of land.

Book 7.00

7.00-1-33



William Nichols Cobblestone Farmhouse
Alexander Road, Benton, Yates County
Heavy black outline defines
boundary of nominated property

Tax map 7.00-1-33, 1" = 400'

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Cobblestone Architecture of New York State MPS

Yates Co. NY

Date Listed

COVER

Substantive Review 5-11-92
AS

- | | | |
|--|-------------------------------------|------------|
| 1. Angus Cobblestone Farmhouse and Barn Complex | Substantive Review | 5-11-92 AS |
| 2. Barden Cobblestone Farmhouse | Substantive Review | 5-11-92 AS |
| 3. Bates Cobblestone Farmhouse | Entered in the
National Register | 5-11-92 |
| 4. Earl, Jephtha, Cobblestone Farmhouse | Entered in the
National Register | 5-11-92 |
| 5. Nichols, William, Cobblestone Farmhouse | Entered in the
National Register | 5-11-92 |
| 6. Spence, Dr. Henry, Cobblestone Farmhouse and Barn Complex | Entered in the
National Register | 5-11-92 |
| 7. Supplee, Daniel, Cobblestone Farmhouse | Entered in the
National Register | 5-11-92 |
| 8. Young--Leach Cobblestone Farmhouse and Barn Complex | Entered in the
National Register | 5-11-92 |
| ADDITIONAL DOCUMENTATION TO COVER | | |
| 9. Cobblestone Railroad Pumphouse | Substantive Review | 5/22/92 |
| 10. Felt Cobblestone General Store | Entered in the
National Register | 5/22/92 |
| 11. First Baptist Church of Phelps | Entered in the
National Register | 5/22/92 |
| 12. Harmon Cobblestone Farmhouse and Cobblestone Smokehouse | | 5/22/92 |

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Nichols, William, Cobblestone Farmhouse
NAME:

MULTIPLE Cobblestone Architecture of New York State MPS
NAME:

STATE & COUNTY: NEW YORK, Yates

DATE RECEIVED: 3/31/92 DATE OF PENDING LIST: 4/14/92
DATE OF 16TH DAY: 4/30/92 DATE OF 45TH DAY: 5/15/92
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 92000437

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 5/11/92 DATE

Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



William Nichols Farmhouse

Benton, Yates Co. NY

Photo: N. Todd, 1991

Neg: OPRHP, Albany

View 1: front (south) facade

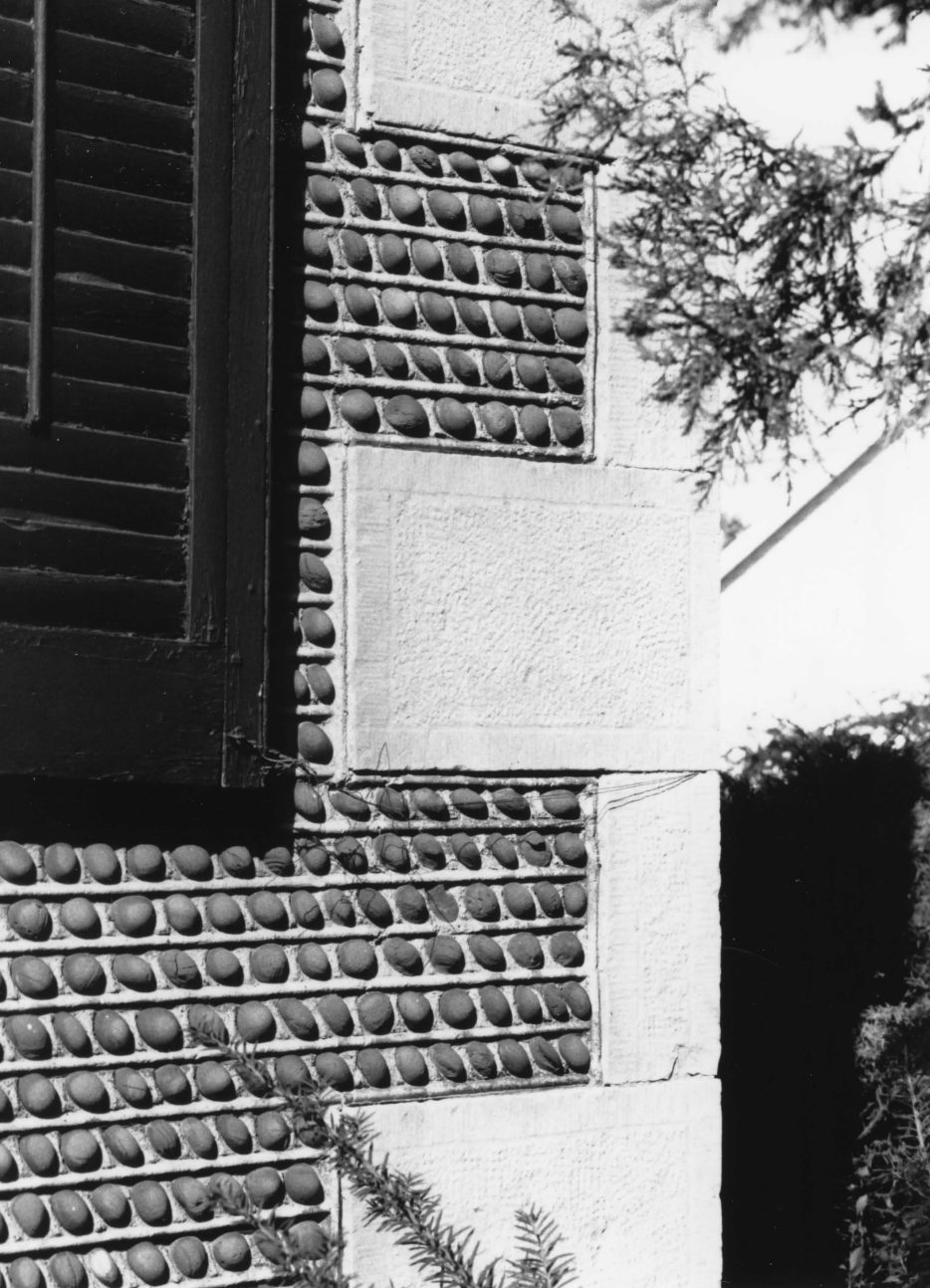


William Nichols Farmhouse
Benton, Yates Co. NY

Photo: N. Todd, 1991

Neg: OPRHP, Albany

View 2: detail, front entrance



William Nichols Farmhouse
Benton, Yates Co. NY

Photo: N. Todd, 1991

Neg: OPRHP, Albany

View 2A: masonry detail,
front facade

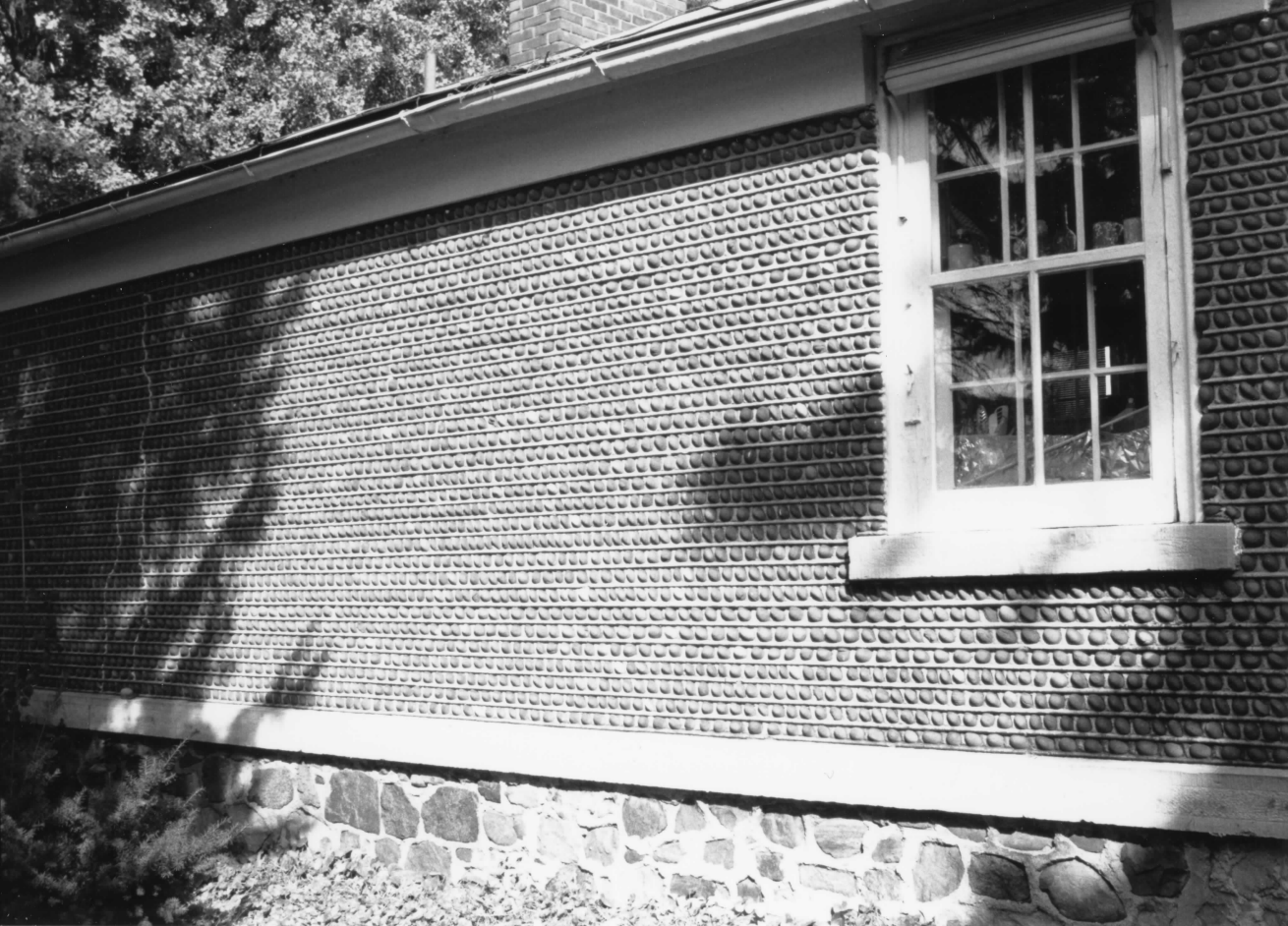


William Nichols Farmhouse
Benton, Yates Co. NY

Photo: N. Todd, 1991

neg: OPRHP, Albany

View 3: east elevation, main block



William Nichols Farmhouse
Benton, Yates Co. W4

Photo: N. Todd, 1991

Neg: OPRHP, Albany

View 4: West elevation, rear wing



William Nichols Farmhouse

Benton, Yates Co. NY

Photo: N. Todd, 1991

Neg: OPRHP, Albany

View S: Cobblestone Smokehouse



William Nichols Farmhouse

Benton, Yates Co. NY

Photo: N. Todd, 1991

Neg: OPRHP, Albany

View 6: contributing early 20th
century garage

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

Multiple Property Cover Sheet Reference Number: 64500447



OFFICE OF ECONOMIC DEVELOPMENT and PLANNING

2258 Route 54A, Suite 103
Penn Yan, New York 14527
315-536-7328
FAX # 315-536-2389

RECEIVED
MAR 31 1992

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S. Scher
app
act

March 3, 1992

Orin Lehman, Commissioner
State Historic Preservation Officer
NYS Office of Parks, Recreation and Historic Preservation
The Governor Nelson A. Rockefeller Empire State Plaza
Agency Building 1
Albany NY 12238-0001

Dear Mr. Lehman:

The Yates County Planning Board recommends State and National Registration of the historic sites listed on the enclosed sheet. The Planning Board finds that the distinctive construction method of these cobblestone farmhouses makes them unique in both New York and the nation.

Not only are these cobblestone structures important to the state and the nation, but they are an important component of Yates Counties unique rural character. It is the Planning Boards policy to give historical sites special consideration in the planning process.

Listing on the State and National Historic Registries will give these cobblestone structures the recognition they very much deserve.

Sincerely,

Amy R. Dlugos

Amy R. Dlugos
Planner, on behalf of the Yates County Planning Board

enc.

Dr. Henry Spence Cobblestone Farmhouse
Lakemont-Himrod Road
Starkey, Yates County

Barden Cobblestone Farmhouse
2492 Ferguson Corners Road
Benton, Yates County

Olney-Ryal Cobblestone Farmhouse
1250 Route 14
Torrey, Yates County

William Nichols Cobblestone Farmhouse
Alexander Rd.
Benton, Yates County

Young-Leach Cobblestone Farmhouse
2601 Route 14
Torrey, Yates County

Angus Cobblestone Farmhouse
612 Route 14
Benton, Yates County

Bates Cobblestone Farmhouse
5521 Canandaigua Road
Middlesex, Yates County

Jephtha Earl Cobblestone Farmhouse
Old State Road
Benton, Yates County

Danial Supplee Cobblestone Farmhouse
Dundee-Himrod Road
Starkey, Yates County