

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

RECEIVED

OMB NO. 1024-0018, NPS FORM

JAN 16 1997

This form is for use in nominating or requesting determinations for individual properties or districts. See instructions in 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 TRACY FARM

other names/site number \_\_\_\_\_

**2. Location**

street & number EAST SIDE OF WILDER ROAD [N/A] not for publication

city, town TOWN OF ORLEANS [N/A] vicinity

state NEW YORK code NY county JEFFERSON code 045 zip code 13656

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ([ ] See continuation sheet for additional comments.)

J.W. Alden  
Deputy Commissioner for Historic Preservation  
Signature of certifying official

19 Dec. '96  
Date

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.)

N/A  
Signature of commenting or other official

\_\_\_\_\_ Date

N/A  
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:)

Edson H. Beall  
Signature of keeper  
2.14.97  
Date of Action

**5. Classification**

Ownership of Property (Check as many boxes as apply)	Category of Property (check only one box)	Number of Resources within Property (do not include previously listed resources in the count)	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	5	0
<input type="checkbox"/> public-State	<input type="checkbox"/> site		buildings
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	1	sites
	<input type="checkbox"/> object		structures
		6	0
			objects
			Total

Name of related multiple property listings (enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

**THE HISTORIC & ARCHITECTURAL RESOURCES** N/A  
**OF THE TOWN OF ORLEANS, JEFFERSON COUNTY, NY**

**6. Function or Use**

Historic Function (enter categories from instructions)	Current Functions (enter categories from instructions)
<u>DOMESTIC/single dwellings</u>	<u>DOMESTIC/single dwelling</u>
<u>AGRICULTURE/fields, outbuildings</u>	<u>AGRICULTURE/fields, outbuildings</u>
_____	_____
_____	_____
_____	_____

**7. Description**

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
<u>LATE VICTORIAN</u>	foundation <u>STONE</u>
<u>MID-19TH CENTURY</u>	walls <u>WOOD/clapboard</u>
_____	roof <u>ASPHALT , METAL</u>
_____	other _____
_____	_____

**Narrative Description**

(describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETTRACY FARM  
JEFFERSON COUNTY, NY

Section number 7 Page 1

**Description**

The **Tracy Farm** is located on the east side of Wilder Road, south of the Overbluff Road intersection on the western edge of the Town of Orleans, Jefferson County, NY. Originally a much larger farmstead, the Tracy Farm now occupies a 1.2 acre parcel surrounded by adjacent farmland in different ownership. Contributing resources on the property include a c.1890 farmhouse, a horse and buggy barn, a cow barn with silo, the remains of an iron windmill and pump (all late-19th century), and the original c.1860 farmhouse which is now used for storage. Stands of black locust and maple trees on the property are approximately 100 years old.

The c.1890 farmhouse, which faces Wilder Road, was built on the limestone foundation of an older (c.1860) farmhouse which was moved 50 yards to the north. The main two-story part of the house is an L-shaped block with a 1-1/2 story kitchen ell extending off the rear (east) elevation. The building is clapboard sided with an asphalt shingle roof. A new chimney has been added next to the original central corbeled brick one. All windows have new aluminum storm windows but inner windows are original 2/2 sash and the window surrounds with entablatures are intact.

The main facade (west elevation) presents a gable front main block on the south side with a north wing extending off to the left. The main block is a two-bay structure with a parlor entry door on the north side where the side wing and main house meet. The wing, of the same height as the main house, is three bays wide. A one-story porch on a latticework base covers the central door of the wing and meets the main house above the parlor entry door. Square wooden porch supports, reaching up to incised wooden brackets with scalloped trim, are very similar in detailing to those at the Charles Ford House (individual component in multiple property listing) and the residences in the Clayton and Maple Street Historic Districts in LaFargeville (components in multiple property listing). The door from the front porch to the parlor contains an arched-glass panel and a 12-paned storm door window while the wing door to the dining room has been replaced by an aluminum one. On the wing's second story are two small windows above the porch.

The building's north elevation presents a similar picture. Here the wing's front gable is identical to that of the main block on the west elevation and the kitchen ell's porch is identical to the front porch except for concrete steps, and the original kitchen porch door has been replaced by an aluminum one.

Inside, the house has original, wide tongue-in-groove floors throughout the ground floor, much of which is now covered with carpeting or linoleum. In the front of the house in the north-side wing is a dining room with a new wood stove and an original built-in hutch for storing dishes. An original, massive, double-folding wooden door leads to the parlor on the south side. Here, as at the Isaac Mitchell II Farm (individual component in multiple

United States Department of the Interior  
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEETTRACY FARM  
JEFFERSON COUNTY, NY

Section number 7 Page 2

property listing), there is a large wooden mantelpiece on the west wall, although no fireplace was ever built. Behind the parlor is a den. A small bath off the dining room in the northwest corner of the house is modern, probably replacing what was originally a bedroom. Behind it, to the east, is an enclosed stairway leading to second floor bedrooms. Throughout the house, original plaster ceilings, wood moldings and six-paneled doors with original porcelain knobs are largely intact. Moldings in the dining room and parlor are fluted with plinth blocks decorated with a square design and sawtooth trim. These moldings are identical to those at the Charles Ford House and were probably purchased through a catalog. Although there is no wainscoting in the dining room and parlor, original, foot-high baseboard trims the walls of these rooms.

From the northeast corner of the dining room, one enters the kitchen ell, originally containing a year-round kitchen and a summer kitchen behind it. These kitchens have now been modernized into one live-in kitchen with a new wood stove. Upstairs is a half story with a plan similar to that of the downstairs but with plank flooring. As in the main block of the house, original paneled doors, most with original knobs, remain.

Except for renovations to the kitchen and kitchen ell and some other minor alterations, this home has experienced few changes and can be considered to have a high level of architectural integrity.

In addition to the **main house**, there are four additional contributing resources at the **Tracy Farm**. The original, late-19th century **horse and buggy barn** behind the house to the east is now being used as a hay barn. This structure has a seamed metal roof, is of board and batten construction and exhibits a good level of architectural integrity. A contemporaneous, two-story, gable-roofed plank **cow barn** with a rare **wooden silo** on its north side is located off the southeast corner of the house. What the present owners believe to be the **original house** to the property, a small, 1-1/2 story, vertically-planked building probably built circa 1860, has been moved to a location northeast of the main house. This side-gabled structure with the plainest of detailing was apparently converted for use as garage and storage space at one time. While each side of the house exhibits two bays, the main entrance appears to have been on the present east side where a paneled door from another building has now been fitted into the doorframe. Windows, standard size sash on the lower story, and smaller squares on the upper half-story, are now completely devoid of panes. Due to deterioration and disuse, the building exhibits only a fair level of architectural integrity. The remains of an **iron windmill and pump** can also be seen on the south side of the house.

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark an "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.

**Areas of Significance**

(Enter categories from instructions.)

AGRICULTURE

ARCHITECTURE

**Period of Significance**

c.1860 - c.1900

**Significant Dates**

c.1860;c.1890

**Significant Person**

(Complete if Criterion B is marked above.)

**Cultural Affiliation**

N/A

**Architect/Builder**

UNKNOWN

**Narrative Statement of Significance**

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

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

TRACY FARM  
JEFFERSON COUNTY, NY

Section number 8 Page 1

### Statement of Significance

The Tracy Farm is a component in the multiple property listing, The Historic and Architectural Resources of the Town of Orleans, Jefferson County, NY. It was identified as a result of a comprehensive historic resources survey of the Town of Orleans conducted in 1980 and reevaluated in 1994. Subsequently, with the assistance of the State Historic Preservation Office (NYSOPRHP/FSB), specific properties and districts were identified as meeting the criteria for listing on the State/National Registers of Historic Places. Additional contextual information for Tracy Farm can be found in Section E of the Multiple Property Documentation Form, under the context of "Rise in Agriculture, 1835 - c.1925". Additional associated property type information can be found in Section F in the category of "Farmsteads, 1835 - c.1925".

The Tracy Farm is of architectural and historical significance in the Town of Orleans as a largely intact representative example of a late-19th century farmstead. Although the c.1890 main house is vernacular and restrained in its ornamentation, its size, shape and distinctive yet modest Victorian period detailing, both interior and exterior, convey a sense of well being and reflect the prosperity enjoyed by late-19th century farmers in the region. The very rare presence of the farm's earlier c.1860 I-plan farmhouse, now being used as a storage shed on the property, attests to the parsimoniousness of North Country farmers in that nearly all buildings or building materials were recycled into other functions. Although dilapidated, the original farmhouse remains a rare-surviving example of a basically unaltered, vernacular, woodframe residence dating from the mid-19th century. The barns, a hay barn with a rare-surviving wooden silo and a horse and buggy barn, are typical of the Town of Orleans late-19th century agricultural landscape, as are the windmill and pump which provided water from the low ground-table.

Historic background and documentation on the owners of the property is sketchy. Based on an 1864 site map, the property appears to have belonged to F. Epps, who perhaps built the original c.1860 farmhouse. By 1888, the property belonged to W. Schnauber, who perhaps built the c.1890 farmhouse to replace the original one. Sometime after that, the farm was purchased by the brother of the Tracy for whom Tracy Road, the next street over from Wilder Road, was named.

The intact agricultural setting along with the original c.1860 farmhouse, the replacement c.1890 farmhouse, the presence of historic farm-related outbuildings, and the remains of a windmill and pump, enhance the significance of the Tracy Farm as an agricultural whole which clearly reflects the agricultural heritage of this town during the latter part of the 19th century.

9. Major Bibliographical References

Beers, S.N. and D.G. and Assistants, *New Topographical Atlas of Jefferson County, New York*, Churchville, New York, 1975 (reprint of Philadelphia, 1864 edition).

Brown, Edith, Ed., *Subjective History of the Town of Orleans*, produced by Town of Orleans Public Library from papers of the LaFargeville Evening Study Club, 1958-60, mimeographed and softbound. Copies are located at the Stone Mills Agricultural Museum and in the Town of Orleans Historical Room, LaFargeville.

Child, Hamilton, *Geographical Gazetteer of Jefferson County, New York, 1684-1890*, edited by William H. Horton. Syracuse: The Syracuse Journal Company, 1890, 2 vols.

Emerson, Edgar C., *Our County and its People, a descriptive work on Jefferson County, N.Y.*, Boston History Company Publishers, 1898.

Everts, L.H. and J.M. Holcomb, *History of Jefferson County, New York, 1791-1878*, Philadelphia: L.H. Everts, Co., 1878.

French, J.H., *Historical and Statistical Gazetteer of New York State*, Syracuse: R.P. Smith, 1869.

Hough, Franklin B., *History of Jefferson County of the State of New York*, Albany: Joel Munsell, Watertown, N.Y.: Sterling & Riddell, 1854.

Jefferson County Bicentennial Committee, *Jefferson County 1976*, Watertown, N.Y. Printed by Jefferson County ARC Print Shop. Located in Town of Orleans Historical Room, LaFargeville.

Levey, Morris, *Jefferson County Map from an actual survey*, Philadelphia: J.B. Shields, 1855. Located at Flower Memorial Library, Watertown New York.

*Robinson's Atlas of Jefferson County, New York*. New York: E. Robinson, 1888. Located in Town of Orleans Historical Room, LaFargeville.

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

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

**TRACY FARM**  
Name of Property

**JEFFERSON COUNTY, NY**  
County and State

**10. Geographical Data**

Acreage of property 1.2 ACRES

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	1 8	4 2 0 1 2 0	4 8 8 9 0 8 4	2			
	Zone	Easting	Northing		Zone	Easting	Northing
3				4			
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description**

NOMINATED BOUNDARIES ARE OUTLINED IN BOLD ON THE ATTACHED MAP.

**Boundary Justification**

NOMINATED BOUNDARIES FOLLOW CURRENT LEGAL LOT LINES.

**11. Form Prepared By**

name/title Linda M. Garofalini, Program Analyst (see also below)  
 organization NYS Office of Parks, Rec. & Historic Preservation date 12/13/96  
 street & number Peebles Island, PO Box 189 telephone 518-237-8643  
 city or town Waterford state NY zip code 12188-0189

Research and documentation provided by:

Claire Bonney	Jan Maas
Blasiring 156	113 North Broad St.
4057 Basel	P.O. Box 436
Switzerland	Sackets Harbor, NY 13685

**Additional items**

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

**Property Owner**

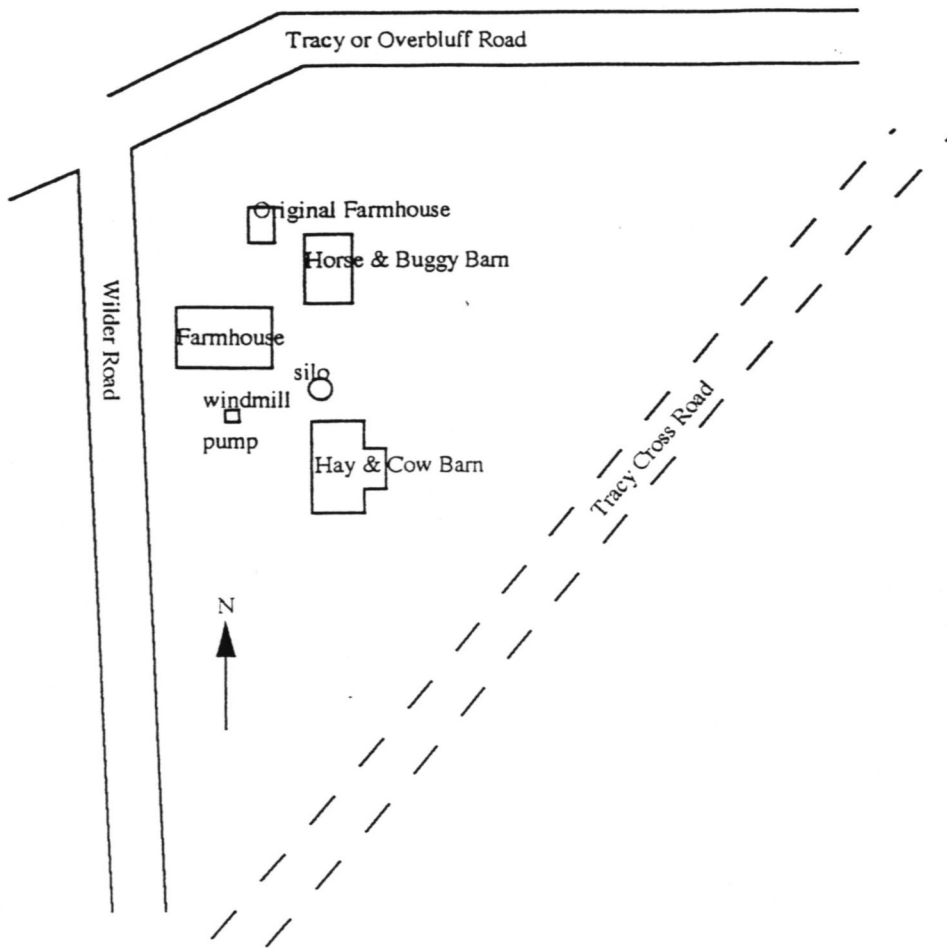
(Complete this item at the request of SHPO or FPO.)

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.





Tracy Farm, Town of Orleans, Jefferson County, NY

Not to Scale

April 1996

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Tracy Farm  
NAME:

MULTIPLE Orleans MPS  
NAME:

STATE & COUNTY: NEW YORK, Jefferson

DATE RECEIVED: 1/16/97                      DATE OF PENDING LIST: 1/28/97  
DATE OF 16TH DAY: 2/13/97                      DATE OF 45TH DAY: 3/02/97  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 97000066

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      2.14.97 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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



Tracy Farmhouse, Town of Orleans,  
looking southeast

PHOTO: CLAUDE BONNEY, 1994



TRACY FARM, TOWN OF ORLEANS  
JEFFERSON COUNTY, NY  
OLDEST HOUSE, LOOKING NORTHWEST.  
(C. 1860)

PHOTO: CLAIRE BONNEY, 1994



TRACY FARM

EAST SIDE OF WILDER RD.

TOWN OF ORLEANS, Jefferson County,  
NY,

VIEW: HORSE & BUGGY BARN IN FOREGROUND  
COW BARN IN BACKGROUND

PHOTO: CLARE BENNEY, 1994



TRACY FARM  
E. SIDE of W. Her Pd.  
TOWN OF ORLEANS  
Jefferson County, N.Y.  
ZONE: 18  
EASTING: 420120  
NORTHING: 4889084

Prepared and published in 1980 by the New York State Department of Transportation, in cooperation with the U.S. Department of Transportation, Federal Highway Administration.  
Map base from 1958 U.S. Geological Survey 7.5-minute quadrangle.  
Map revisions made using 1978 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.  
1980 revisions by A. Getson



QUADRANGLE LOCATION



SCALE 1:24000  
1 MILE  
1 KILOMETER  
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, Central Zone.  
Magnetic declination for 1980 is approximately 12° West

SPECIAL TOPOGRAPHIC EDITION  
Contours, at 10-foot intervals, shown unrevisted from 1958 U.S. Geological Survey map. Datum is mean sea level.

BOUNDARIES:  
State.....  
County.....  
Town or City.....  
Incorporated Village.....

ROADS:  
Touring Route markers:  
Interstate.....  
U. S. ....  
State.....  
State Highway number and limit.....  
County road.....  
Interchange number.....  
Divided highways and streets:  
Wide mail.....  
Narrow mail or barrier.....  
Undivided highways and streets:  
4 or more lanes.....  
Less than 4 lanes.....  
Vehicle track; trail.....