

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations of eligibility 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 the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories listed in 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 Loomis Family Farm

other names/site number Loomis-Sharpe Farm

2. Location

street & number 414 South Tyner Road  not for publication

city or town Oxford  vicinity

state New York code NY county Chenango code 917 zip code 13830

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I 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.

Ruth A. Perpoint DBHPO 4/28/14  
Signature of certifying official/Title 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.

Signature of certifying official/Title 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:)

Edson H. Beal 6-13-14  
Signature of the Keeper Date of Action

**Loomis Family Farm**  
Name of Property

**Chenango County, New York**  
County and State

**5. Classification**

<b>Ownership of Property</b> (Check as many boxes as apply)	<b>Category of Property</b> (Check only one box)	<b>Number of Resources within Property</b> (Do not include previously listed resources in the count.)	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>5</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>6</u>	<u>0</u> structures
	<input type="checkbox"/> object	<u>0</u>	<u>0</u> objects
		<u>11</u>	<u>0</u> Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed in the National Register**  
0

**6. Function or Use**

<b>Historic Functions</b> (Enter categories from instructions)	<b>Current Functions</b> (Enter categories from instructions)
<u>DOMESTIC/single dwelling</u>	<u>DOMESTIC/single dwelling</u>
<u>AGRICULTURE/storage, processing, animal facility,</u>	<u>AGRICULTURE/ storage, outbuilding, field</u>
<u>outbuilding, field</u>	<u>VACANT</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**7. Description**

<b>Architectural Classification</b> (Enter categories from instructions)	<b>Materials</b> (Enter categories from instructions)
<u>Early Republic (farmhouse)</u>	foundation <u>stone</u>
_____	walls <u>stone, wood</u>
_____	_____
_____	roof <u>asphalt</u>
_____	other _____
_____	_____

**Narrative Description**  
(Describe the historic and current condition of the property on one or more continuation sheets.)

**Loomis Family Farm**

Name of Property

**Chenango County, New York**

County and State

**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 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 prehistory or history.

**Criteria considerations**

(mark "x" in all the boxes that apply.)

Property is:

- 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.

**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):**

- 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 Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

- settlement
- agriculture
- architecture
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Period of Significance**

c1832-1954

**Significant Dates**

c1833; c1879; c1954

**Significant Person**

(Complete if Criterion B is marked above)

na

**Cultural Affiliation**

na

**Architect/Builder**

unknown

**Primary location of additional data**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

**Loomis Family Farm**  
Name of Property

**Chenango County, New York**  
County and State

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**10. Geographical Data**

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**Acreage of property** 140.09 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 18  
Zone Easting Northing  
2

3  
Zone Easting Northing  
4

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

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**11. Form Prepared By**

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name/title Samantha Clink & Britney Schline AND Patricia Evans, Chenango County Historian, 45 Rexford St, Norwich NY  
organization Cooperstown Graduate Program date February 2014  
street & number 5838 NY 80 telephone 607-547-2586  
city or town Cooperstown, NY state New York zip code 13326

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**Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets**

**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)

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**Property Owner**

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

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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**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 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 Projects (1024-0018), Washington, DC 20503.

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Loomis Family Farm  
Oxford Vicinity  
Chenango County, New York

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### Introduction

The Loomis Family Farm is located on the east and west sides of South Tyner Road two miles southwest of the village of Oxford. The farm is located in a rural landscape surrounded by woods. The 140.9-acre nominated property is the largest intact portion of the original 250-acre Loomis farm, which was subdivided after 1954, when the last Loomis descendant sold the property. A stream runs from the northeastern portion of the property to the southwest, crossing South Tyner Road. West of the property the stream meets the Bowman Creek, which joins the Chenango River. The edge of the property is lined with sugar maple trees. On the east side of the road, the buildings, structures, and sites reflect the property's agricultural history, while on the west side, field patterns, including a cornfield that is still in cultivation, indicate continuing agricultural use. The farm includes an 1832 stone farmhouse and a variety of nineteenth-century agricultural dependencies, including a c.1879 dairy barn and silo, a carriage barn, a corn crib/granary, a small barn, a smokehouse, a spring-fed water trough, a well with a stone lid, a milk cooler, a stone horse barn foundation, and the ruins of a sugar house. There are two sites that cannot be identified and are not counted at this time.

### Stone House c. 1832

The stone farmhouse is situated on the east side of the road, north of the dairy barn, with its façade oriented west, to South Tyner Road. The house, a somewhat rare example of stone construction in Chenango County, is sited on a slight rise and is separated from the road by a laid wall of Chenango County bluestone. Two flights of stairs, each composed of four steps constructed from large blocks of stone, run perpendicular to the stone wall and terminate in a landing that could have been used to access a carriage. A drive separates the house from the dairy barn and other outbuildings. The farmhouse, built c. 1832, is a two-story, five-bay residence with a center entrance. The house's foundation and exterior walls are constructed of local sandstone, only slightly more reddish-brown in tone than the bluestone wall in front of the house and the barn foundation. The stone walls are thirty inches thick at the basement level, twenty-four inches at the first floor, and eighteen inches at the second

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floor. The stones, roughly rectangular in shape but random in size, are clearly hand laid. The corners of the house are defined by stones textured to suggest quoins, and the lintels are constructed from oversized, darker gray stones. The stone used for the uppermost level of the gable ends is slightly lighter in color than that used on other parts of the building.

The rectangular house has a gable roof with ends perpendicular to the façade. The facade has nine wood sash windows with six-over-six lights and is nearly symmetrical with five bays. The first floor has four windows, which are slightly larger than the windows on the second floor, and a center entrance; the second floor has five windows. Windows, which have been replaced, are set within narrow molded wooden frames. The façade is especially distinguished by the enormous stone lintel over the door. The door itself, a six-panel modern replacement, is flanked by half sidelights over molded panels. Iron tie buckles remain where a front porch was once added; however, the porch was removed sometime after the 1980s. A set of wide stone steps provides access to the door. Each gable end has five windows, two on both the first and second floor and one centered on the attic story. The rear of the house has five windows: three asymmetrically placed across the second floor and a rear entrance and two windows directly below them on the first floor.

The interior of the house has been extensively remodeled twice and no longer retains integrity. The most recent remodeling, completed in the twentieth-first century, was necessitated by earlier changes that had compromised the building's structural members, causing the interior framing to give way and leaving the house uninhabitable. The exterior of the house, however, remains a high level of integrity and contributes to the significance of the farm. (one contributing building)

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### Dairy Barn c. 1879; 1900

The dairy barn is situated on the east side of the road, south of the farmhouse. The dairy barn is an enormous, two-story, seven-bay-long, wood-frame basement barn built in two stages. A wood frame silo marks the connection between the earlier (1870s) and later (1900) sections. The addition extended the length of the barn to the south and included a one-story section at the southernmost end only half the width of the main part of the barn. There is a primary entrance to the ground floor stalls on the north end facing the house and a second floor entry on the east side providing access to the upper level.

The original portion of the barn has a stone foundation and a hand-hewn heavy timber frame. The addition, which is constructed of sawn timber, sits on a foundation of large cut-stone blocks on the side facing the road and stones of similar size and shape to those of the original foundation on the back and end. The entire structure is covered by a gable roof, with small vents at both the north and south ends and one large, central, decorative ventilator. The exterior of both parts is sided with board and batten siding.

The silo sits on a foundation that appears similar to the foundation of the original barn. The silo is accessible from both interior levels. It is a wood-stave silo with a circular cross section. Metal bands encircle it and hold the wood staves in place; the top remains open. The silo is enclosed in a hexagonal wood structure topped with a hexagonal roof, now clad with asphalt shingles. The roof includes a dormer, and the west wall includes two windows. The cylindrical silo represents an early style of silo construction that became common to the area as farmers began feeding their dairy cows silage. The exterior encasement suggests the newness of the form and the importance of aesthetics in the design.

On the ground floor of the original section of the barn there are small windows and the remnants of wooden stanchions and metal feed bowls for twenty to thirty dairy cows. A concrete floor, which was added during later

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renovations, includes manure gutters. The wooden elements are painted white. Progressing further south on the ground floor, the later addition features metal cow stanchions. Further to the south, in the narrower portion of the addition, are chicken coops and a two-hole privy. On the second floor, which is completely open through both sections, racks and shelves for hay and equipment storage remain, along with grain shoots on both the north and south ends along the western wall. (one contributing building)

### Corn/Grain Crib c. 1871

The corn crib is located directly east of the dairy barn. It is a one-and-one-half-story wood-frame building with a gable roof. The building has sliding doors with hinges dated 1871 on both the north and south gable ends. The exterior sidewalls of the northern portion have horizontal clapboards, while the gable end and the entirety of the southern portion have vertical board and batten siding. On the interior different wall patterns and a line across the floor indicate that these two areas were once separated on the first-floor level, although there are now no interior partitions. Dividers and marks along the floor of the northern section indicate that the building was divided in a way typical for corn storage. In the southern half of the building, holes in the floor indicate the possibility of bins for grain storage. Interior stairs located in the southwest corner lead to an open loft area on the second floor. (one contributing building)

### Small Barn c. 1870s

East of the corn crib is a small wood-frame barn with a lean-to extension on the southern end. This barn was apparently used for large farm equipment storage. The exterior walls of the barn have both exterior vertical board and batten siding and interior horizontal cladding. The structure has a gable roof with a central metal ventilator. The roof is clad in wood shingles, and corrugated metal has been applied over the shingles, except at the center of the eastern face of the roof, which is failing. A section of the southern end of the eastern side wall is missing, and the framing has begun to collapse in the southeastern corner. The main entrance to the building

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is on the north, gabled-end wall. The door is missing and the opening has been enlarged. It may have held a sliding door in the past. Above the door opening is a smaller opening, which has been closed off. Despite deterioration, the building's form, design, materials, and function are recognizable. (one contributing building)

### Carriage Barn c. 1870s

The carriage barn is east of the small barn. It is a two-story wood-frame building with a gable roof and center chimney. The exterior has board and batten siding. The west side has six windows, three on each floor. The northern wall of the structure has two openings on the first floor for carriage doors. The western door on this wall is still intact and is on a rolling hinge. All that remains of its eastern counterpart is the metal hinge. Centered above these doors is a rectangular opening on the second level where a door or window once was. The flooring of the interior first level is worn and unstable. The southern wall has a three-paneled window positioned centrally on its second floor. To the east of this window are the remnants of a paneled door and covered stairwell. The eastern wall possesses an opening for a doorway on its lower level. Ghosting on the eastern wall shows that the covered stairwell may have once connected the second floor door to this one. (one contributing building)

### Smokehouse

North of the agricultural outbuildings and directly east of the stone house is a restored smokehouse. The structure is built of red brick with a wooden plank door and gable roof with ventilator. The roof is clad with wooden shingles. (one contributing structure)

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### Well

North of the smokehouse and directly east of the stone house is a dug well with a stone lid inscribed with the initials PAL. On top of the stone lid is a red metal spigot. The well leads to a spigot in the basement for running water. (one contributing structure)

### Spring-Fed Water Trough

Directly beside South Tyner Road on the east side, between the stone house and the dairy barn, sits a spring-fed water trough. The trough, which still works, is constructed of stone with a metal spigot on the west side of the trough. (one contributing structure)

### Milk Cooler

The milk house was directly east of the dairy barn. No exterior walls remain; however, a concrete milk cooler approximately four feet deep with a lid made of painted wood is intact and marks the site. The water within would have been used to keep milk cool before it could be transported to a creamery for processing. (one contributing structure)

### Horse Barn Foundation

The horse barn foundation is located on the west side of South Tyner Road, across from the dairy barn and farmhouse. The foundation is a large above-ground foundation of cut stone similar to that used for the older section of the dairy barn. The foundation measures 50'3" by 41'6" and is oriented north to south, like the dairy barn. The barn was intact until several years ago, when flooding damaged the north and west foundation walls causing the wooden structure to fail. The superstructure of the horse barn was documented, removed from the site, and plans call for it to be rebuilt at the Chenango County Historical Society. (one contributing structure)

### Sugar House Ruin

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A partial exposed stone foundation and a large metal-lined maple sugaring evaporator are located along the south side of the creek and northeast of the stone house. (one contributing structure)

### Unevaluated Features:

There are two foundations on the site that cannot be precisely identified or documented at this time. It is hoped that further research will provide more definitive evidence of their dates, uses or forms, which will allow us to evaluate them.

### Unidentified Foundation

A foundation marks the site of a building north of the carriage house and east of the smokehouse. The foundation is approximately 14' north to south, and 21' east to west. It is unclear what this foundation was for, but given its location it is likely that it was another agricultural building. This site is not counted at this time.

### Site of Wooden Dwelling

Historic photographs and wooden remnants indicate the presence of an early wooden dwelling or wing that ran perpendicular to the rear of the stone house. Remaining wood boards from this house suggest that it may have been approximately 37' in length from east to west. Oral tradition suggests that the building possessed a three-hole privy and that it was connected to the stone house by a breezeway. No documentation has been found that identifies its exact form or use and no archaeological testing has been done to verify the presence of intact remains; thus, this site is not counted at this time.

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### Summary

The Loomis Family Farm is significant under criterion A for its association with the early nineteenth century settlement of the town of Smithville and with late nineteenth and early twentieth century agricultural practices in central New York State. The farm is also eligible under Criterion C as a distinctive, intact collection of domestic and agricultural buildings in an intact setting illustrating a typical farm of its period and type. The nomination includes an 1832 stone farmhouse (a finely crafted and rare example of stone building construction in Chenango County), a large late nineteenth/early twentieth century dairy barn (built in two stages), a group of smaller agricultural dependencies, and the sites of other farm buildings situated on a 140.9-acre lot that is the intact portion of the original Loomis Farm. The farm was settled in 1801 by Edward Loomis, a Massachusetts native and one of Smithfield's earliest settlers, and remained in the Loomis family until 1954, when Loomis descendants sold the farmstead. From the mid-nineteenth century to the early twentieth century, Daniel, Warren, and Perry Loomis were especially critical to the development of the farmstead and agricultural business, which included successful dairy, maple, and apple operations, among others. Today, the property stands largely intact as a testament to these events. Buildings, such the farmhouse, dairy barn, and corn-crib, visible remains of agricultural features, such as the sugar house, milk house, and horse barn, and landscape features like the corn field, apple orchard, and creeks are all representative of larger agricultural trends in rural Chenango County. The period of significance extends from 1832, when the stone farmhouse (the earliest surviving feature on the property) was constructed, to 1954, when Edward's great-great grandnephew, Ralph Sharpe, sold the farm. The Loomis Farm represents over a century of farming in New York State.

### Early Development of the Town of Smithville and Chenango County

The farmstead is located in the tiny hamlet of Tyner (formerly East Smithville). The farm is mostly in the town of Smithville, with a small portion in the town of Oxford, both in Chenango County. The county derives its

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name from the Chenango River, which flows centrally through it.<sup>1</sup> It is an interior county, located in the southeastern portion of the state, just under one hundred miles from Albany, the state capital. Chenango County is bound on the west by Broome and Cortland Counties, on the east by Delaware and Otsego Counties, on the north by Madison County, and on the south by Broome County. The east line of Chenango County was established in 1768 with the Treaty of Fort Stanwix. Later, the Treaties of 1785 and 1788 established the land patent of Chenango County, and by 1791 the property lines of the Chenango Triangle were established. The Chenango Triangle was granted to William Hornby of Great Britain and his employee, Justus B. Smith. Lots 2 and 3 of the Chenango Triangle became Smithville, formed from the town of Greene in 1808. Smithville is named for Elisha Smith, agent for the Hornby Estate.

The land in Chenango County is hilly and broken by ravines from streams and rivers. Valleys and ravines divide the hills between the Unadilla and Chenango Rivers and the Chenango and Otselic Rivers. Although the soil in the area can be rocky, the valleys created by the Susquehanna, Chenango, and Unadilla Rivers are generally characterized by fertile land. The towns of Preston, Plymouth, Smyrna, McDonough, Pharsalia, and Smithville were created on some of the best grazing lands in the region. Local historian James Hadden Smith, in his 1880 history of Chenango and neighboring Madison County, confirms this, writing that it

is abundantly proved by the numerous herds of fine cattle, and the flocks of sheep that are every year driven from these towns to our different markets. The degrees of comfort and wealth which are hence derived to the farmers of these towns, are facts that speak for themselves and are the best evidence of industry and the excellence of the soil.<sup>2</sup>

Because of the soil quality, the county's main industry was, and largely continues to be, agriculture. Given the consistency in climate and character of the soil, there is little variation in staple agricultural products produced in the area. The main commodity is dairy. During the Loomis family's residency on the farm, the county stood

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<sup>1</sup> James Hadden Smith, *The History of Chenango and Madison Counties, NY*. D. Mason: Chenango County, NY 1880. 72.

<sup>2</sup> Smith, 73.

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fourth in the state in the quantity of butter made by private families and second in the quantity made in factories.<sup>3</sup>

The Chenango County Agricultural Society estimated that in 1849, 2,185,476 pounds of butter and 1,150,284 pounds of cheese were produced in Chenango County and made up approximately one-tenth of the butter and cheese that was sent to market on the railroad, most likely to New York City. The amount of oats, hay, apples, and maple products produced in Chenango County and the town of Smithville also exceeded the average amount sent to market during the mid-to-late nineteenth-century.<sup>4</sup> The climate and geography of Smithville and Chenango County led to abundant harvests and farm-produced goods. Meanwhile, transportation in rural parts of the county improved in the nineteenth century due to access to waterways and increased development of roads. The completion of the Chenango Canal, which ran through the county and just south of the farm, in 1834 and the later growth of railways allowed farmers to ship their products to urban centers. Local farms prospered through the nineteenth century, and the Loomis Farm was no exception.

### Early History of the Loomis Farm

Born sometime between 1777 and 1779, Edward Loomis relocated in 1799 from Massachusetts to East Smithville. Like many other New Englanders, he migrated westward following the American Revolution, seeking the abundantly available land offered in the relatively unsettled areas of New York State. William Hornby of Great Britain held the land patent that contained Smithville at the time of Loomis's arrival. In 1801, Loomis received fifty acres, constituting a portion of Lot 25 of the patent, located in what is now the town of Smithville, from Hornby's attorney in payment for cutting through the forest to create the first road through Smithville. The road, which was completed in 1814, is now County Route 3 and connects Oxford to Smithville.

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<sup>3</sup> Ibid.

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Edward Loomis built a log house on the original property, and a local history described its location as approximately 100 rods below the junction of Ludlow and Bowman Creeks.<sup>5</sup> Despite this description, it is difficult to identify the cabin's original location with certainty. The land described is outside the nomination boundary and has been developed with later farms or reforested. To date, no foundations or archeological remains have been discovered on the nominated property that appear to be the original house site. Through the first few decades of the nineteenth century, Edward continued to accumulate land, which he, his wife, Polly, and their twelve children worked to improve. He expanded his farm to include portions of four larger lots (23, 24, 25, and 26) in the Chenango Triangle, located in the southeastern quadrant of the town of Smithville, and part of lot 68 in an area known as the Gore, located in the adjacent town of Oxford, for a total of 250 acres. As Edward expanded his farm, he also established a more permanent home. In 1832 he built the two-story, five-bay residence of quarried stone, perhaps obtained from the family's quarry west of the farmstead site (outside the nomination).

As the Loomis family developed the farm, the town also began to grow. After the establishment of Smithville in 1808, the Loomises became active in local government. In 1809 the first offices of the town were filled, and Edward Loomis became the first commissioner of highways and pound keeper; he was also an assessor, overseer of the poor, tree and fence viewer, commissioner of common schools, path master, and the town supervisor for many years. Edward is also listed in the 1850 census as the proprietor of a water-powered sawmill. At settlement, the town of Smithville had hemlock, pine, sugar maple, beech, elm, iron wood, basswood, birch, oak, and some hickory and chestnut trees, which allowed for a budding sawmill town. Loomis produced pine, hemlock, and bass lumber according to census records, documenting the fact that he participated in the town's lumber industry. However, the location of his sawmill has not been identified and no physical evidence of a sawmill site has been discovered on the nominated property. Edward lived out the rest of his life

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<sup>4</sup> Smith, 76.

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on the farm, leaving only to fight in the War of 1812 and during the final three years of his life, when he went to live in Oxford with his son Daniel. After Edward's death in 1869, at the age of 92, Daniel inherited the farm.

### A Second Generation on the Loomis Farm:

Daniel Loomis, born in East Smithville in 1809, followed in his father's footsteps, continuing to prosper on the farm and contribute to the community. Daniel was a trustee of the East Smithville Cheese Factory Company, organized by his son, Warren, and other local founders who built a creamery in 1864. Not long after its establishment, it became the Deer Spring Butter and Cheese Factory under different ownership. Milk from approximately 200 local farmers' cows was used to create butter and cheese. Looking at the 1860 census, prior to the existence of this local factory, it is apparent that Daniel Loomis used the milk from his 20 dairy cows to produce butter and cheese. The census does not list any milk sold from the Loomis Farm, but it does list 2,120 pounds of butter and 100 pounds of cheese sold in the year 1859. In 1880, after the opening of the butter and cheese factory, the Agricultural Schedule recorded 9,000 gallons of milk sold from the Loomis farm, most likely to the factory. Both the factory and the Loomis farm contributed in large part to the impressive amounts of butter and cheese that went to market from Chenango County.

### Warren and Perry Loomis:

By 1870, the New York State census notes that Daniel had moved off the farm to the village of Oxford and the farm was being run by his son, Warren Loomis. Warren died relatively young, at the age of forty-seven, in 1879. After Warren's death, his son, Perry, assumed his father's mortgage and took over the farm. The 250-acre size of the farm remained consistent through the multiple inheritances. The 1880 census lists the twenty-five-year-old Perry as a farmer in Smithville, while his young wife, Florence, kept house.

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<sup>5</sup> Smith, 257.



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Under Warren and Perry's management, the current dairy barn and other agricultural outbuildings were constructed and the patterns of agricultural activity that are visible today were developed. In the late 1870s, the Loomises constructed a large dairy barn just west of the road and south of the stone house. Graffiti painted across the wall on the second floor of the barn suggests it was finished sometime between 1877 and 1879, the year Warren passed away. It may be that Perry built the barn, or at least finished the construction his father had started. The late nineteenth century dairy barn, with stanchions for cows on the lower level and a hayloft above, still stands in excellent condition, although it is no longer used to house dairy cows. The construction materials are typical of those of a mid- to late nineteenth century dairy barn: dry laid stone for the foundation with a hewn timber frame, sawn joists, and plank flooring. The quarried stone for the foundation was likely from local bluestone quarries that existed in nearby Oxford, Smithville, and Triangle and had large outputs during the nineteenth and twentieth centuries. There is documentation of a stone quarry on the original Loomis property; however, this portion of the land sits considerably to the west of the current farm property and is not part of the current nomination. Still, the access to local stone was convenient for the construction of the foundation of this dairy barn and likely other foundations on the property.

Several features of the barn suggest the Loomises involvement in dairying. The barn features a wood-stave silo, an early example of a feature that would become common to the area as farmers began feeding their dairy cows silage. The Loomis silo is built with both an interior structure and an exterior sheathing. Oddly the interior is cylindrical and un-roofed, while the exterior is framed in a hexagonal shape with a hexagonal roof with a dormer. As a silo is meant to create an enclosed anaerobic environment to foster fermentation, this silo (with its open top) would not have functioned exactly as intended. To the west of the dairy barn, a milk house was strategically placed to keep fresh milk cool. This was likely built around the same time as the barn, not long after the Loomises began selling milk to be processed at the Deer Springs Butter and Cheese Factory rather than on their own farm.

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The barn would have provided ample room for the twenty-four milk cows recorded on the farm in the 1870 census. The 1860 census notes that the Loomis farm produced 2,120 pounds of butter and 100 pounds of cheese, while the 1870 census notes 8,500 gallons of milk sold. After the construction of the dairy barn in the late 1870s, the 1880 census notes that the Loomises were producing an additional 500 gallons of milk, to total 9,000 gallons. The dairy must have been so lucrative that Perry built an addition to the barn around 1900. The barn addition was similar to the original in size and materials (purposely designed to match the old one) but reflected new building technology for preparing wood and stone, a regional emphasis on dairy farming due the opening of new markets, and new sanitary regulations, including those requiring an outhouse for workers. Because they were progressive in recognizing new trends, is likely that the Loomises used milking machines in the new section.

Dairy products, however, were not the farm's only output. According to the Agricultural Schedule on the 1875 New York State census, the farm was agriculturally active and diverse during this time period. The other remaining outbuildings built during the second half of the nineteenth century support this claim. Further east of the dairy barn on the steeper portion of the property exists a corn and grain crib, small barn, and carriage barn that were likely built around the same time as the dairy barn. To the west of the road is the foundation of a horse barn built just slightly earlier. The superstructure of this four-bay barn, with board and batten siding, removed due to extensive structural damage several years ago, has been preserved at the Chenango County Historical Society in nearby Norwich. Like some of the other buildings on the Loomis property, this one was marked with a name and date, "P. A. Loomis 1867."

A large increase in the production of corn occurred on the Loomis farm between 1860 and 1870. In 1860, the farm recorded only 10 bushels of Indian corn, but by 1870 it was producing 300 bushels. It is possible that the corn and grain crib was built around this period to accommodate this upsurge. The corn crib is divided into two

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areas, with part of the structure designated for corn storage and the other part for the storage of other grains. Across the street from the stone house, on the west side of the property, a field of corn still grows, making use of a large flat portion of land. Census records note that in addition to corn and wheat, the Loomises also grew potatoes, oats, and rye during this time period.

Warren and Perry were also involved in maple production. On the east side of the road there are sugar maples to the northeast of the stone house. To the south of these sugar maples is the site of what is apparently a sugar house, including a stone foundation and metal-lined evaporator. This design suggests that the Loomises were involved in maple production through the later nineteenth century and first half of the twentieth century. Begun by Daniel, it is clear that Warren and Perry significantly increased the farm's manufacture of maple products. Under Daniel's care in 1860 the farm produced 250 pounds of maple sugar, but, by 1875, when Warren had taken over, the amount had increased to 1,000 pounds.

In addition to increasing production of maple sugar, Warren seems to have expanded the apple orchard. In 1860, under Daniel, the Agricultural Schedule reports the farm profited ten dollars from the sale of orchard products. By 1870, the farm profited fifty dollars for the year. The state census in 1875 records one hundred apple trees, which produced 150 bushels of fruit, and five barrels of cider. Remnants of the orchard still exist to the east of the stone house. The Loomises also kept a variety of livestock. In addition to cows, the 1870 census reveals that the Loomises had forty sheep, from which they produced 150 pounds of wool. Also on the property were a fluctuating number of swine and horses. Perry continued to cultivate the farm much as his father had before him. He made necessary changes, like the addition to the dairy barn, to keep up with advancements in agriculture, but at the same time he remained true to his family's agricultural roots. In 1925, Perry passed away in the neighboring town of Oxford. The farm remained in the family, bequeathed to Perry's cousin, Leroy Sharpe.

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### The Sharpes

After Perry Loomis died, Leroy Sharpe, Perry's cousin and Edward Loomis's great grandnephew, inherited the Loomis farmstead. Leroy owned the house from 1927 until his death in 1942. After Leroy's death, his son, Ralph, took over management of the farm, thereby keeping the property in the Loomis family until 1954. Both Leroy and Ralph Sharpe are listed in censuses as farmers. At some point after Perry Loomis's death, the interior of the home was renovated, and an article in the *Chenango American* from 1938 described the renovations to the inside of the stone house. These alterations included the removal of all the fireplaces, the addition of indoor plumbing and a bathroom, and the installation of electric conveniences. Continuing to farm the land developed by his ancestors, Leroy Sharpe kept the dairy barn in use, participating in the state's still sizeable dairy industry.

### Conclusion:

Today, the farmstead remains in a pastoral location, surrounded by active farms and rural homes. The farmhouse is the oldest extant building on the nominated property. With the dairy barn, it serves as one of two hubs around which the Loomises developed an assemblage of domestic and agricultural outbuildings. The dairy barn is impressive for its size and scale and, along with the other outbuildings, helps to document the farm's agricultural function. The milk cooler directly east of the dairy barn reveals how farmers in the late nineteenth century stored and utilized milk products for later processing, highlighting changes in dairy production over time. The smokehouse, directly east of the stone house, documents historic techniques of meat storage and preservation.

The property is typical in terms of agricultural architecture. The dairy barn, corn and grain crib, silo, and milk cooler embody distinctive characteristics of types of buildings common to New York state's dairy farming region, where these forms helped to facilitate the agricultural industry. Though common individually, together the buildings and structures represent a significant and distinguishable unit. The general integrity of these

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buildings and structures in their original locations on the property creates a cultural landscape that illustrates the mid-nineteenth century layout of the farm and the diversity of farm production. Though the property represents a common type—the dairy farm in the era before agricultural monoculture—it is noteworthy because of the survival of not only the principal but also the ancillary components. The stone farmhouse, in particular, is large for a residence from the early nineteenth century and unusual in the local context for its stone construction. Its size, in combination with the stone material and craftsmanship, indicates it was the home of a prosperous farming family. The Loomis family, while conservative in the design of their house, a traditional neoclassical form with side-gable roof and five symmetrical bays across the façade, was certainly willing to incorporate more innovative yet utilitarian improvements in their farm buildings. The inclusion of a silo on the barn demonstrates that the Loomises were in tune with recent trends in agriculture. That they made an addition within decades of its construction indicates that the farm landscape continued to evolve to meet new needs and increased production. Each of the buildings is representative of its functional type, while together the component parts provide a more complete architectural picture, so often missing from farm properties once they stop being used for primarily agricultural purposes.

Both the census information and the remaining structures and sites document the fact that the Loomises were involved in diverse agricultural production, ranging from subsistence to commercial. The use of the farmstead is indicative of typical settlement and agricultural patterns in central New York from the post-Revolutionary War period through the early twentieth century. Four generations of Edward Loomis's descendants carried on farming the 250-acre farm, which survived intact until the mid-twentieth century. When the last family member, Ralph Sharpe, sold the property in 1954, it was subdivided. The nomination boundary includes as much of the original property as retains integrity and includes the majority of the agricultural structures and sites pertinent to the farm property. The Loomis Family Farm is an early and intact farm that helps to illustrate the early history of the town of Smithville and Chenango County.

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### Major Bibliographical Sources

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### UTM Coordinates – all zone 18

1. 446096/4697410
2. 446111/4696950
3. 445781/4696870
4. 444873/4696825
5. 444867/4697106
6. 444960/4697214
7. 445065/4697285
8. 445757/4697398

### Verbal Boundary Description

The boundary is indicated on the enclosed map, with scale.

### Boundary Justification

The boundary was drawn to include the largest portion of the original 250-acre Loomis Farm that could be identified in contemporary holdings and that retained integrity to the period of significance. The original farm remained intact until 1954; however, it was subdivided and parts were developed since that date. The nominated parcel is the site of the farmhouse and all extant agricultural buildings. Parts of it remain in cultivation and it continues to illustrate the open, rural character of the farm during the period of significance.

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Photographer, Photos 1-3, 6,7

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Photographer, Photos 4, 5

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Cooperstown Graduate Program  
SUNY Oneonta  
P.O. Box 800  
Cooperstown, NY 13326

Date: 2013

Tiff Files CD of .tiff files on file at  
National Park Service  
Washington D.C.

and

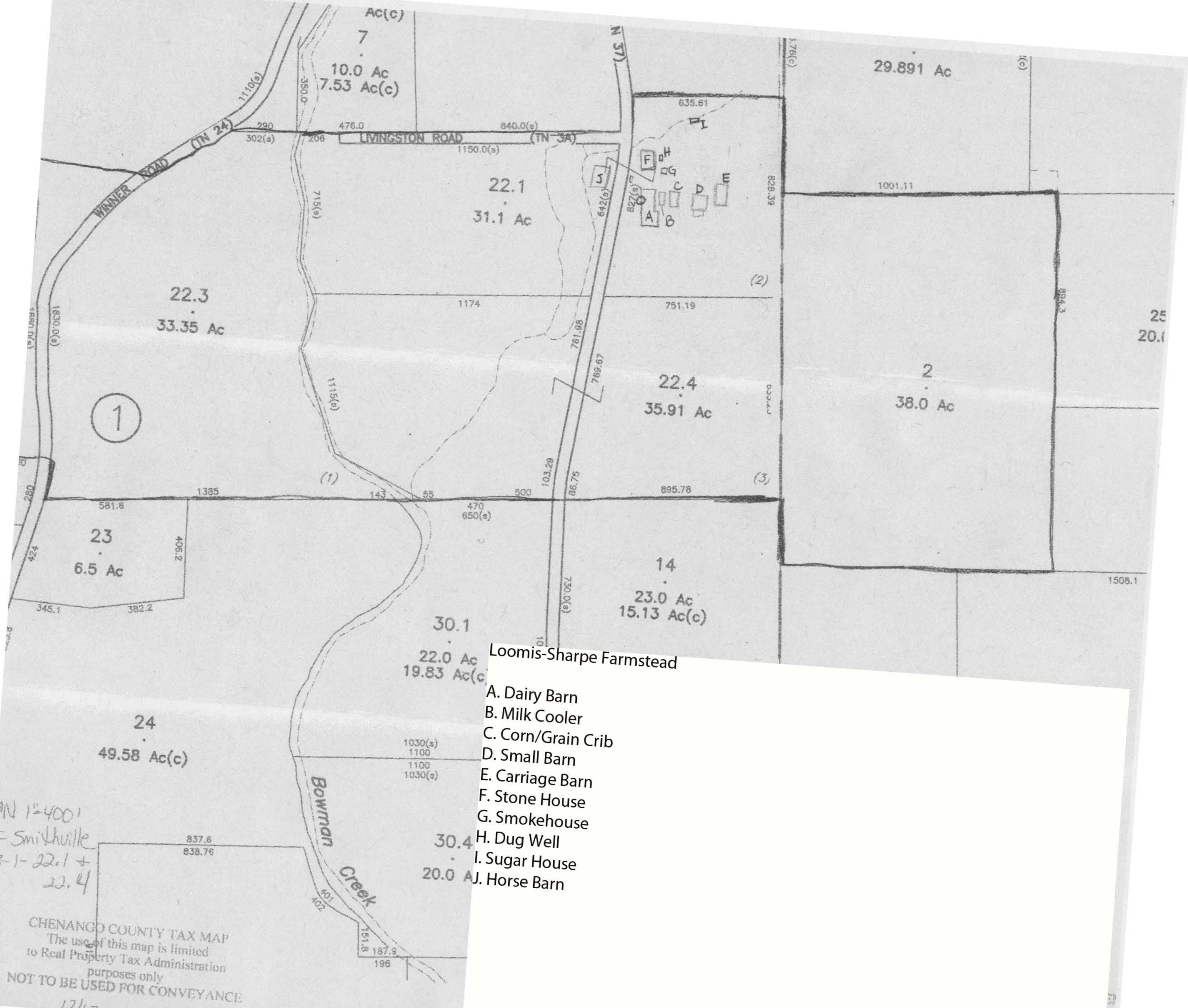
New York State Historic Preservation Office  
Waterford, NY

Photo List:

- 00001. looking southeast at Loomis farmhouse and barn
- 00002. looking east at Loomis barn
- 00003. looking southeast at Loomis outbuildings (behind barn)
- 00004. looking northwest at rear of Loomis house and smokehouse
- 00005. looking northwest at Loomis granary
- 00006. looking northwest at foundation of Loomis horse barn
- 00007. looking southwest from top of horse barn foundation over Loomis farmland

See continuation sheet



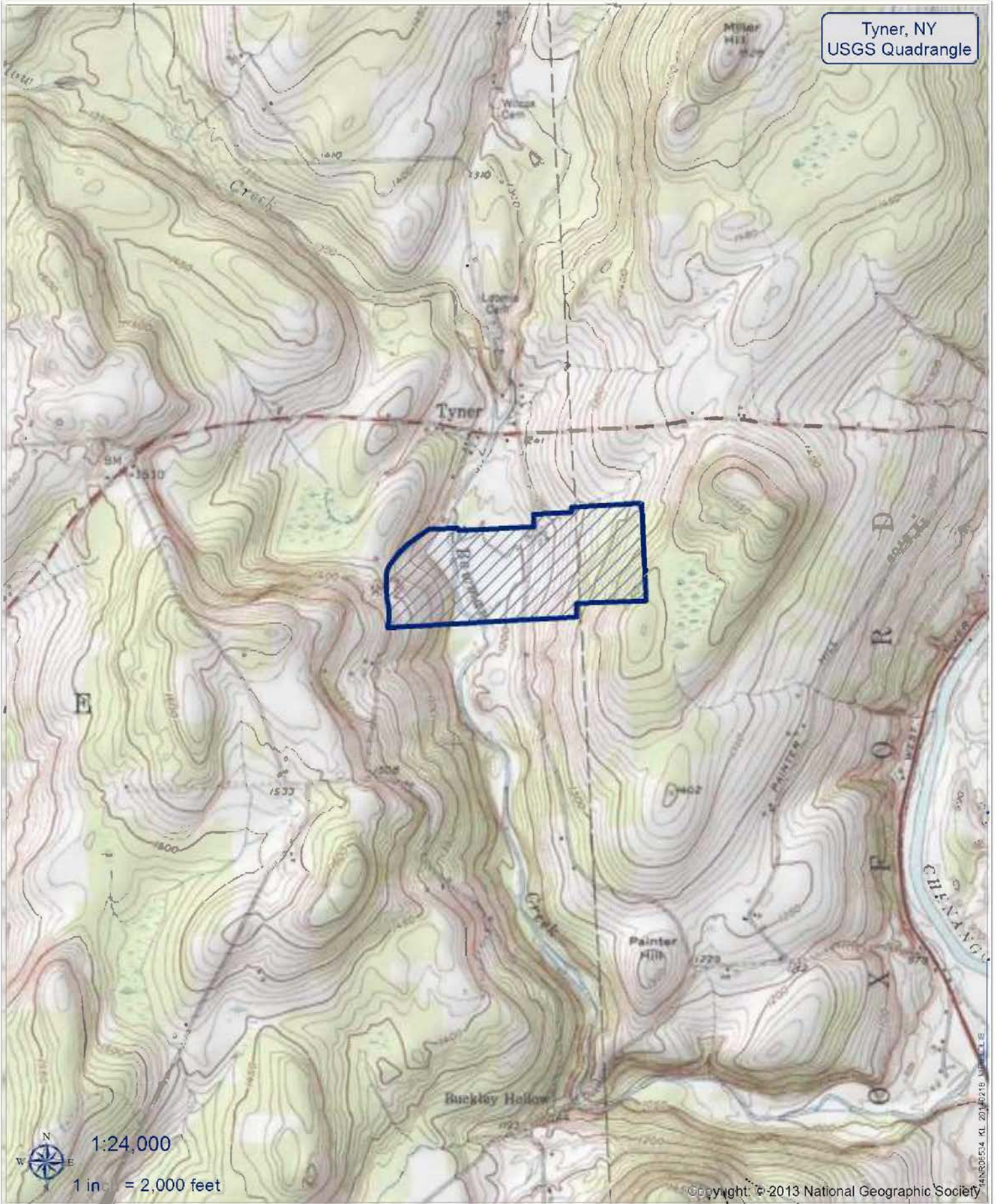


**Loomis-Sharpe Farmstead**

- A. Dairy Barn
- B. Milk Cooler
- C. Corn/Grain Crib
- D. Small Barn
- E. Carriage Barn
- F. Stone House
- G. Smokehouse
- H. Dug Well
- I. Sugar House
- J. Horse Barn

7N 124001  
 T-Smithville  
 3-1-22.1 +  
 22.4

CHENANGO COUNTY TAX MAP  
 The use of this map is limited  
 to Real Property Tax Administration  
 purposes only  
 NOT TO BE USED FOR CONVEYANCE  
 12/12



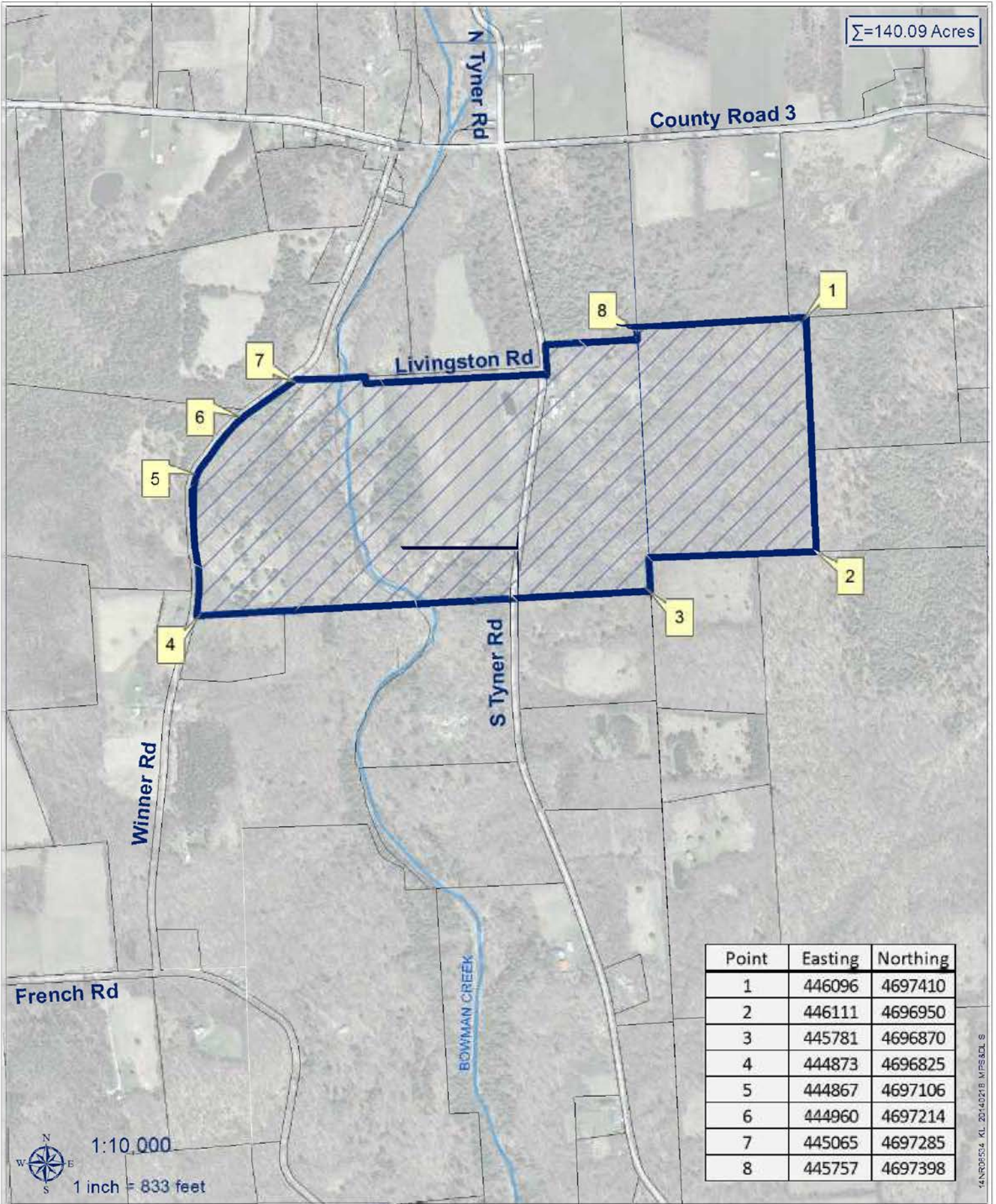
Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983  
Units: Meter



Loomis Farm

Tax Parcel Data:  
Chenango Co. RPS  
<http://chenango.sdgny.com/>





Coordinate System: NAD 1983 UTM Zone 18N  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 Units: Meter



Loomis Farm

Tax Parcel Data:  
 Chenango Co. RPS  
<http://chenango.sdgny.com/>



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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Loomis Family Farm  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: NEW YORK, Chenango

DATE RECEIVED: 5/06/14 DATE OF PENDING LIST: 5/29/14  
DATE OF 16TH DAY: 6/13/14 DATE OF 45TH DAY: 6/22/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000329

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 6-13-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

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

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

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

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



## New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation  
P.O. Box 189, Waterford, New York 12188-0189  
518-237-8643



**Andrew M. Cuomo**  
Governor

**Rose Harvey**  
Commissioner

30 April 2014

Alexis Abernathy  
National Park Service  
National Register of Historic Places  
1201 Eye St. NW, 8<sup>th</sup> Floor  
Washington, D.C. 20005

Re: National Register Nomination

Dear Ms. Abernathy:

I am pleased to enclose the following three National Register nomination, all on discs, to be considered for listing by the Keeper of the National Register:

116 John Street, New York, New York County  
Loomis Family Farm, Oxford Vicinity, Chenango County  
Farmer's National Bank & W.H. Hughes Slate Company Office, Granville,  
Washington County

Please feel free to call me at 518.237.8643 x 3261 if you have any questions.

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office