

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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Cox--Budlong House

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

### 2. Location

street & number 4396 River Road

N/A	not for publication
X	vicinity

city or town Scottsville

state New York code NY county Monroe code 055 zip code 14546

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

Ruth A. Perpoint DSHPO 12/12/14  
Signature of certifying official Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Joe Edson H. Beall 2.12.15  
Signature of the Keeper Date of Action

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**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 type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
2	0	objects
3	1	<b>Total</b>

**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**

N/A

0

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

**Current Functions**  
 (Enter categories from instructions.)

DOMESTIC/residence

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DOMESTIC/residence

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**7. Description**

**Architectural Classification**  
 (Enter categories from instructions.)

**Materials**  
 (Enter categories from instructions.)

Italianate

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foundation: stone, brick

walls: wood

roof: asphalt

other: \_\_\_\_\_

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### **Summary Paragraph**

The Cox-Budlong House is located at 4396 River Road, about a half-mile south of the village of Scottsville, in the town of Wheatland, Monroe County, New York. The nominated property covers approximately 1.7 acres and contains a two-story Italianate style main house with a one-and-a-half story east end addition. The property is surrounded by second-growth trees and contains a non-contributing mid-twentieth century garage to the southeast. The setting is largely rural with scattered nineteenth and twentieth century residences and farms and a nature trail along a railroad right-of-way that runs along the east side of the property. When viewed from River Road, the house is wood framed with an overhanging hipped roof, topped by a cupola and finial. The residence is believed to have been originally constructed ca. 1820; however, the current configuration dates from around 1869 and is characterized by full-height corner pilasters, even fenestration, a first story porch along the west elevation and a one story, projecting bay window on the south elevation. The interior retains a number of historic features from its initial construction (ca. 1820) and changes made in the 1830s, as well as features from the mid-nineteenth century renovation. Some of the earlier period features include Federal era fireplaces, Greek Revival style window moldings and doors, wood panels beneath windows and a salvaged Federal era door currently serving as the north entrance. The house has an unfinished attic with access to the cupola and a basement with visible remnants of an earlier exterior wall/foundation. The house has had few owners and retains much of its historic nineteenth century fabric with the exception of some recent updates in the kitchen and a rear addition that was made into an apartment (ca. 1950). Other features with the property include a Victorian era iron fence along River Road and the remnants of a cast iron fountain, also from the late nineteenth century.

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### **Narrative Description**

Occupying the southwest corner of Monroe County, the town of Wheatland is bounded by Genesee County on the east, Livingston County on the south, the towns of Riga and Chili on the north and the town of Rush to the east. Scottsville, the largest village in the town, is a short distance north of the Cox-Budlong House. The house is located on River Road, which runs parallel to the Genesee River as it flows south toward Letchworth State Park. The house is on the east side of River Road, roughly half-way between the village of Scottsville and the nearest intersection to the south with Quaker Road. The Genesee Valley Greenway Trail follows an old railroad right-of-way along the east side of the property. The current property is 1.7 acres and is the remaining land of what was once a much larger farm that included barns and outbuildings (no longer extant). The nominated acreage is flat with a large lawn with scattered mature evergreens and deciduous trees and shrubs. A curving gravel driveway begins at the northwest corner of the property and runs behind the house where it

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ends in a wide parking area in front of a non-contributing, four-car garage with an attached workshop, built ca. 1960. Directly in front of the house are mature evergreens that screen the façade from the road. A decorative late nineteenth century cast-iron fence is in front of the house along the north side of the road. It has a central gate and a stone mounting block, flanked by stone hitching posts. Stone steps lead up a small rise and end with the lawn. An ornamental Victorian cast-iron fountain with a basin is located in the front yard in the southwest quadrant of the property. The current configuration and appearance dates from 1869, except for the reconfigured 1930 main entrance on the north elevation.

Initial construction of the house is estimated at around 1820, after Isaac Cox acquired the property in 1812; the earliest definite documentation of a house on the site dates from 1838 when Cox sold it and the property. As built, the house was a two-story, five-by-two bay building oriented with its primary elevation and main entrance facing west. Surviving historic fabric indicates that either Cox or the next owner made some changes to the house in the 1830s, adding the dining room on the east and possibly the floor length windows on the façade (west). Isaac Budlong acquired the property in 1864 and had the house remodeled in 1869 in the contemporary Italianate style. He reused a number of earlier period details, which included Federal fireplace mantels and interior doors, and moldings and baseboard trim from both earlier periods.

When viewed from River Road, the main portion of the house is a rectangular, Italianate style wood-framed building, two-stories high and clad with clapboard and decorative pilasters on each of the four corners. The main block of the house features an asphalt-covered hipped roof with a centrally placed cupola with arched windows, topped by a decorative wood finial. The main block of the house has a wide, molded cornice and overhanging eaves and plain fascia board. Windows are either six-over-six sash with a simple molded cornice, accompanied by louvered shutters or tall, four-over-four double-hung sash set into shouldered moldings. These tall windows are limited to the façade and a south side bay window. A one-and-a-half story rear (east) wing features a shallow end gabled roof. The wing is also clad with wood clapboards. Windows are a variety of six-over-six sash with plain frames or fixed six or nine light windows in the upper level. The foundation of the main portion of the house is stone and the rear portion (addition) is parged concrete.

The square roof cupola on the main portion of the house features three round-arched windows with two-over-two sash. Between each window and on the corners is a flat pilaster with a simple capital, above which is a plain round medallion. A molded base is below the windows and pilasters. The wide overhanging eave matches those of the porch and the main roof, with a narrow center molding. The decorative finial is hexagonal with four curved, cut-work supports and ends in a hexagonal molded capital. The upper portion of the finial is round, slightly tapered with a narrow molding. The upper portion of the finial consists of three rounded sections separated by a simple molding with the top ending as a ball.

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Facing River Road, the west elevation consists of five bays with even fenestration. A one-story front porch with a flat roof extends across three bays, one of which is a center entrance. The porch has four square support posts with a two-stage chamfered design and a squared Doric order capital. The sloping roof has a wide overhanging roof eave and heavily molded, flat-topped broken arches between each post. The end arches of the porch are each attached to the house by short, squared pilasters that end with corbelled brackets. The porch has a wood board ceiling and wood floor with a simple board skirt and meets the house just under the window and door sills. A single stone step is centrally located in front of the porch. The front entrance is centrally located in the porch and has a plain, heavy surround with a ca. 1869 wood double entrance door with round-arched etched glass windows. Single door panels are also heavily molded and are in the lower portion of the door. Windows flank the entrance and consist of tall, four-over-four sash set into shouldered moldings. Windows in the second level are six-over-six with plain trim, a simple molded cornice and louvered shutters. The second floor windows are the same in each elevation of the house. The corner pilasters are also the same on three of the four elevations of the main house and feature three narrow, round-arched, recessed panels with a simple molded end capital. A wide frieze runs the perimeter of the house and contains a narrow architrave and wider frieze board. Above it is a wide overhanging eave with a narrow center molding, similar to the porch. Half-round gutters are attached to the narrow cornice.

The south elevation of the main portion contains four bays with two bays at the east end of the first floor forming a projecting bay window and an entrance door. The bay window features tall, narrow four-over-four floor-to-ceiling sash set into shouldered trim. The bay's wide frieze and overhanging eave match those of the house. The bay foundation is brick with latticed wood covering the ventilation openings below each of the windows. The single entrance door has a plain surround and a glazed and paneled door with a pair of round-arched windows above the molded panels. A simple water table board skirts the elevation. Two first floor windows at the west end are six-over-six sash with louvered shutters.

The north elevation of the main portion is four bays wide with a pair of windows on the east end replacing an original six-over-six sash window, done during a 2013 kitchen remodeling. These newer windows are square six-over-six sash and a third similar window is to the left (east) in the addition. Windows in the rest of the elevation are six-over-six sash as seen in the rest of the house. The first floor has a single height, heavy pilaster with a recessed panel and a simple, molded capital between the newer windows and the entrance. The original east end corner pilaster was abbreviated as part of the remodeling and only exists in the second story. The entrance has a paneled wood door with sidelights, each composed of three windows above a vertical panel in which there is a small molded panel. The door and sidelights are of the Federal period and it may have been the original west elevation main entrance era door that was replaced in 1869. The door was found stored in the attic and re-installed in the early twentieth century when the entrance was reconfigured to

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the north side of the house. A large raised flag stone terrace is in front of the entrance is and is a recent addition.

Attached to the east end of the main block is a one-and-a-half story addition that has a shallow gable end roof with a wide over-hanging eave. Each side of the addition contains an entrance door and six-over-six sash windows in the first floor and smaller square fixed-light windows in the upper level. The south side has four windows and a wood paneled door in the first level. The north side has a wood panel and glass door and only three windows. The east elevation has two pairs of six-over-six windows similar to the rest of the house to the east and two larger windows to the west that flank a wood panel and glass door. The door and larger windows on this side are from a ca. 1950 renovation when this portion of the house was made into an apartment. Doors on the north and east sides have glass and metal storm doors. Plain trim surrounds all doors and windows.

## **INTERIOR**

On the interior, the current plan is characterized by a north-south entrance hall with a mid-nineteenth century stair. A transverse hall extends east-west from the original main entrance and is flanked by parlors. Behind the southwest parlor is the dining room added in the 1830s. The current kitchen is in northwest quadrant of the house.

The main entrance to the house was originally through the center bay in the west elevation. The current door is clearly from the 1869 renovation and retains its original period hardware. What may have been the original Federal era entrance door is now on the north elevation. The west entrance door enters into a hallway with entrances to parlors on either side. The doors to these rooms are paneled wood from the Federal era and are set into square moldings with recessed surrounds. These doors open into parlors on the north and south sides and another similar door at the end of hallway opens directly into the dining room. The north wall of this narrow hall space contains markings for a staircase that is no longer extant. This space was made into an office when the main entrance was reconfigured to the north side of the house in the early twentieth century.

Federal era doors and features in the north and south parlors indicate that this west portion of the house dates from the early nineteenth century. The parlors on either side have visible corner posts and the mantelpiece in the north parlor features a Federal style profile. Window treatments have shouldered moldings or square moldings with wood panel wall insets; however, some of the windows appear to date from the original construction. The tall windows in the façade and bay are clearly ca. 1869 replacements or later since they are of large plate glass and are four-over-four sash. The recessed surround in these windows also indicates that

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at one time, the windows had interior window shutters. Baseboards throughout the first floor rooms are wide, topped with heavy moldings, also indicative of the early nineteenth century.

Roughly the same proportions as the north parlor, the south parlor appears larger, due to two large Greek Revival era vertical-paneled wood doors that open the wall to the dining room on the east. The fireplace in the south parlor was dramatically altered with an inserted Franklin stove and new brickwork enclosing the space. The mantelpiece is fairly plain and the end pieces were shortened during one of the nineteenth-century renovations. The stove has a mid-nineteenth century design of fluted columns with corner bull's eye blocks and doors with a diamond pattern design with corner fans. Floors in the south parlor and dining room have been refinished but show a wider board similar to the floor in the north parlor. The floor boards, large doors from the north parlor and floor to ceiling windows provide clues that the dining room was expanded at some time between the earlier construction of the west end of the house and the later ca. 1869 addition on the east end. The remnants of an exterior wall in the basement under the dining room adds another clue indicating Greek Revival era expansion, as do the corner posts in the east end corners of the room.

Adjacent to the north side of the dining room are the current main entrance and kitchen. The entrance features a recycled, wood paneled Federal style door with sidelights and side panels. Since this door replaced another door, its placement is slightly off center and opens into a square side hallway. Directly across from the door is the main staircase with a railing, narrow turned spindles and turned newel post that may be recycled portions of the earlier west entry stair. Doors from the current entry hall and dining room lead to the kitchen, which forms part of the rear section of the house. A large support beam in the north end was exposed when the kitchen was remodeled in 2013.

Three interior doors in the kitchen provide access to the basement, dining room and rooms in the rear portion of the house consisting of a kitchen, small bath, living room and sun porch. These rooms retain their original plaster walls and ceilings and wood floors. Door openings have plain, square-edge moldings and the kitchen retains its original ca. 1950 sink and cabinetry. The space no longer functions as an apartment and its two larger rooms are currently being used for storage. The basement extends the full length of the house and has a concrete floor and concrete wall sections that enclose an unused cistern on the north side and a crawl space and an earlier end wall on the south side. Supports for fireplaces are clearly visible in the northeast and southeast ends and a large brick support pier is in the area underneath the north hall. The current appearance of the basement is clearly from the early twentieth century but early construction elements are visible such as the large, hand hewn floor support beams for the west end parlors and dining room and the stone foundation. Two inverted cast-iron support posts are also in the west end of the basement and are assumed to be part of some later renovation.

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Access to the second floor is through the north hall and main stair, which end in a large open landing and hallway. To the west are bedrooms directly over the parlors and these rooms contain features indicative of the early period of construction. These include large baseboard moldings, corner posts and Federal style paneled doors. The room over the north parlor contains a Federal style wood mantelpiece with a delicate molded shelf that has a slight serpentine curve and oval rounded ends that extend beyond the chimney breast. Below the shelf are moldings and a frieze which consists of a main horizontal panel with a raised central rectangular tablet and plain flanking vertical end blocks. The supports flanking the fireplace opening are in the form of curved edge, finely fluted pilasters, with plain capitals and bases. On each side of the chimney breast is a cupboard with a paneled door and molded surround.

Across the hall is the southwest bedroom with doors, corner posts, floors, baseboards and window moldings similar to those in the north bedroom. The fireplace mantel is of plain wood and may not be the original, since its placement is off center and extends beyond the right side of the chimney breast. (The left side ends before the chimney breast.) The mantel frieze is plain except for an architrave molding that extends down the mantel supports. A mid nineteenth century era door is in the east wall and connects to the adjacent bedroom to the east. This room has a raised panel door from the hall, original plaster walls and ceiling, wood floors and windows and wide baseboard moldings. It also has an entrance in the east wall that connects to another finished room in the upper space over the east end addition and unfinished attic space over the ca. 1950 kitchen.

An enclosed staircase to the attic is in the northeast portion of the south central bedroom. The attic space in the main block of the house is unfinished and has a stair into the cupola. The cupola is finished with painted horizontal boarding and square molded windows. Framing for the hipped roof is clearly visible throughout the attic and indicates that the second floor ceilings were lowered in the east end of the main block. There is also evidence of notches for rafter tails and some speculation that the original ca. 1820 house may have been side gabled.

Remaining rooms in the second floor include a modern full bath and sewing/work room on the northeast and a built-in closet in the east wall by the bathroom. The hallway is quite wide as it extends toward the west end of the house, as it accommodated the original ca. 1820 main stair until the early twentieth century. The hallway has a wood floor, presumably from the early twentieth century, but it is obscured by carpet. Two rooms of the house have some ceiling and wall damage due to leaks in the roof, but, overall, the house is in remarkably good condition for its age and many renovations. Although it can be difficult to discern the date of some of the features of the house, it clearly retains much of its nineteenth century fabric and shows continued use and adaptation as a residence in continuous use from the early nineteenth century through the present.



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### **OTHER CONTRIBUTING FEATURES**

Along River Road is a contributing decorative Victorian cast-iron fence that includes seven elaborate turned posts embellished with decorative finials located at the each end of the fence, as well as posts for the central gate. The fence's top rail features an "angled egg" decoration. The middle section consists of open-arched panels with cabled columns with ionic capitals and acanthus leaf decoration. The base panel consists of an intricate five-part circular design. The gate duplicates this pattern. One section of the fence has missing parts. Two squared off stone hitching posts with metal rings are in front of the fence and flank the center gate. A large square stone mounting block sits in front of the fence gate.

On the southwest section of the lawn is a round, decorative Victorian era cast-iron fountain, no longer functional, but contributing to the nomination. The pedestal section sits in a round flat basin with a wide rim with egg-and-tongue molding. The rim of the fountain bowl also has the egg-and-tongue motif as does the portion that flares to a three-part square base. Other features of the property include the remnants of a wood picket fence on the south, non-contributing stone fenced gardens to the east and a paved driveway. At the end of the driveway, is a garage with a metal side gabled roof, four metal garage doors and an attached clapboard clad workshop on the west end. This building is non-contributing since it was built ca. 1960, after the period of significance (1838-1950).

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**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.

**Areas of Significance**

(Enter categories from instructions.)

architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

Ca. 1820-ca.1950  
\_\_\_\_\_

**Significant Dates**

Ca. 1820, 1869, ca.1950  
\_\_\_\_\_  
\_\_\_\_\_

**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 old or achieving significance within the past 50 years.

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

unknown  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance (justification)**

The period begins with ca. 1820 based on early extant fabric in the house and ends with the last major changes made ca. 1950.

**Criteria Considerations (explanation, if necessary) N/A**

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

With historic fabric dating from ca. 1820, the Cox-Budlong House is significant under Criterion C in the area of architecture as an example of a settlement period farmhouse that was updated several times between the 1830s and ca. 1950 by its owners to meet the needs of the farm and reflect the latest fashion in architecture. Despite numerous changes, the house retains evidence of its early construction, as well as a number of changes, providing a tangible record of its physical history. Isaac Cox was one of the original settlers in the town of Wheatland (Monroe County, New York), who acquired property near the village of Scottsville for his farm in the early 1800s. His family lived in a log cabin until completion of a frame house, which they occupied until 1838, when Cox sold the house and property. The house was later acquired by Isaac Budlong, who married Isaac Cox's granddaughter, Helen. Budlong raised livestock and needed a large property on which to graze his cattle before shipping them to slaughterhouses in the east. Budlong was responsible for the residence's makeover in the then-popular Italianate style around 1869. In this period, the residence received an overlay of decorative elements characteristic of the style, as well as interior changes in the plan and decoration. The house attests to Budlong's success as a farmer, which was also documented through a published lithograph of the property in an 1877 history of Monroe County. The property was depicted as a large livestock farm with new agricultural buildings on the south and a fashionable Italianate style house to the north. The house featured decorative elements such as an overhanging roof, large porch facing the road, bay window on the south side and a cupola centered on the roof. Absent from the picture was Budlong's apparent practicality, most evident in the interior of the house, with his reuse and recycling of older windows, doors, fireplace mantels and other earlier elements. To most viewers, this was a new house, rather than an older house with a new exterior. Subsequent owners dispersed most of the farmland by 1943 and gave the house additional updates, but the house retains substantial evidence of its early nineteenth century origins. The house evinces the process of continuity and change in rural farm architecture as circumstances, fortunes and styles changed, which offers the opportunity to study the progression of changes in technology and materials.

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**Developmental history/additional historic context information** (Provide at least **one** paragraph for each area of significance.)

## **HISTORICAL CONTEXT**

In the 1790s, land companies began securing the rights to large holdings in Western New York. One area, designated as Ontario County, encompassed most of the territory west of Seneca Lake and was bordered on the north by Lake Ontario and on the south by Pennsylvania. In 1803, the county was literally cut in half when Genesee County was created, containing the lands west of the Genesee River. It was further divided in 1821

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when two additional counties known as Monroe and Livingston were created. Two towns in this region, Wheatland in Monroe County and Caledonia in Livingston County, were often referred to as “the Scottish Settlement” due to the large numbers of Scottish immigrant families settling in the region.

The village of Scottsville was established at the eastern end of the town of Wheatland, just west of the Genesee River and along the Oatka Creek, which flows west to east and empties into the river. Isaac Scott, for whom the village was named, arrived in the 1790s, followed by a trickle of settlers. After 1800, the flow of newcomers increased as they were attracted by the prospect of fertile land along the flood plain of the Genesee River and the availability of water power along Oatka Creek. Among those early settlers were Samuel Cox and his sons Joseph, Isaac, and James, who arrived in 1804-1806 and became successful entrepreneurs and businessmen in the new village. In 1809, Samuel purchased lands on the east and west sides of the River Road. Joseph located on the west side, while Isaac occupied the east side.

Isaac Cox (1786-1846) was a farmer and large land owner. According to the family genealogy, he purchased tracts of land along the river flats to clear for extensive wheat farming, one year raising 200 acres of wheat. Isaac also was co-owner, with his brother Joseph, of the Hanford Flour Mill in Scottsville and became an investor in the Scottsville-Genesee River Canal (1837-39). The 1830s and 40s were years of great prosperity in the town of Wheatland, which became a major wheat growing area for the Genesee region. Wheat was also sent to mills in the nearby city of Rochester (eleven miles north). From there it was shipped as flour to eastern markets by the Erie Canal. Rochester became a milling center for the region, made possible by transportation improvements such as the Erie Canal. Rochester became known as the “Flour City” and communities such as Scottsville were eager to make additional improvement such as roads and bridges to keep them connected to Rochester’s mills. Construction of the Scottsville-Genesee River Canal (1837-39), the Genesee Valley Canal (1840-1878), and the Scottsville & Le Roy Railroad (1838-1840) strengthened the ties and helped to lower costs for shipping.

Prior to the arrival of the Erie Canal, some farmers in the region were able to profit from sending agricultural supplies west to the Niagara Frontier during the War of 1812. Samuel Cox and his sons James and Isaac were among the farmers growing wheat as a cash crop. According to one account, Isaac was paid two dollars per bushel for his crop of 1,000 bushels in 1812. Isaac, his wife and children, were living with his father in a double log cabin on property Samuel (Isaac’s father) purchased at the time of the Cox family’s move from Stillwater, Saratoga County (1804). With the war’s end in 1814, Samuel, James and Isaac Cox were able to expand their farms, but Isaac remained in the family log cabin until he was able to replace it with a frame house ca 1820. According to family lore, all of Isaac’s and Anna’s nine children were born in the log house, but

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this is doubtful since the youngest child was born in 1834. This was also around the time Cox decided to build a new cobblestone house further south along River Road due to his large family and the plans that were underway for a new railway line with the right-of-way literally running through the rear of the farm, paralleling the Genesee River. In 1838, Cox sold the house and surrounding farmland to Ezra Scofield in 1838, and it is assumed that Scofield made changes to the house, such as expanding the dining room and an additional upstairs bedroom. In 1838, Cox and his family moved into their new home on River Road, which was praised as being one of the finest examples of cobblestone architecture in the town of Wheatland (NR listed 2003). In a sense, the old Cox homestead remained in the family since Ezra Scofield was married to Isaac's sister. In 1864 Ezra's son, Abraham Scofield, sold the house and property to Isaac Budlong.

Beginning in the mid-nineteenth century, the town of Wheatland and the village of Scottsville saw a decline in the wheat and milling industries, due to a series of poor growing seasons, the development of vast growing regions in the mid-west portion of the country, as well as several national economic slowdowns. The Civil War also stalled industrial and economic growth in the town. The population of the town in 1865 was 2,675, a decrease of 141 since 1855.<sup>1</sup> Some farmers in the region responded by changing from wheat and grain production to raising livestock. One of these farmers was Isaac Budlong (1829-1899), who was born in Perinton, in eastern Monroe County. In 1854 he married Helen Cox, a granddaughter of Isaac Cox. Budlong was a prosperous farmer who bought western cattle in large numbers, grazed them on the Genesee flats for fattening, and shipped them to New York. An 1869 county directory listed the size of his farm at 1,240 acres between River Road and the Genesee River and the village of Scottsville. His success in the livestock trade allowed him to remodel the old farm house and build new barns and outbuildings on the property, all which were depicted in an 1877 *History of Monroe County, New York* that featured portraits and images of stores, homes, and farms of prominent members of the various communities around the county.

No architect or builder is on record for Budlong's house and his choice of the Italianate style was due in part to it being popular in the mid-nineteenth century. Another Italianate house just west of River Road was under construction at the same time, this being the home for Romanta Miller, who hired Rochester architect Isaac Loomis to design a new brick residence (*Romanta Miller House*, NR listed 2014.) Like Loomis's design for the Miller house, Budlong's remodeled house indicated a level of sophistication and information about the latest trends in residential design. By the mid nineteenth century, the new modern "Tuscan" style rapidly replaced the "old-fashioned" earlier Greek and Gothic Revival designs. The Tuscan, or Italianate, was inspired by villas in Italy and promoted by widely read authors such as Andrew Jackson Downing and Samuel Sloan. The movement emphasized informal, rambling rural Italian farmhouses with their characteristic square towers. The

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Old World prototypes were modified into an indigenous American style with only hints of its original Italian origin; hence, the style evolved with square massing, a square cupola or tower, round-arched openings on windows and doors, double doors, and hooded ornamental details. Throughout the nineteenth century, those considering building a new house were encouraged to pick a popular design suited to their station in life and included designs that ranged from simple cottages for laborers and country parsons to ornately decorated villas for well-to-do farmers and professionals. As described by one local author, "As a whole, the post-Civil War period is popularly characterized by an opulence that sometimes surpassed propriety and became ostentation. This change in taste reflected a basic change in the economy, the society, and the culture of the time. Only a few decades earlier, the county had been rural; it had looked to well established models and values, largely agrarian, of the eighteenth century. Suddenly this was transformed. Developing resources of power, population, and transportation, new commerce and industry created new wealth."<sup>2</sup>

Budlong's remodeled house featured the characteristic Italianate wide overhanging roof and a centrally placed cupola with arched windows that allowed for sweeping vistas of the surrounding countryside. He also added newer, larger double-hung windows on the west side of the house and a bay window on the south side. On the interior, he kept the wide original wide flooring, wall moldings, several of the interior paneled wood doors and the earlier fireplace mantels. One of the fireplaces was enclosed with a woodstove insert that also may have been a remaining feature from changes made to the house by Ezra Scofield post 1838. A curving drive was added from River Road to the front of the house and later, an iron fence and fountain were added to the property. According to the 1880 Federal Census, the house was large enough for his five children, wife and maid. With his farm being over 1,200 acres, he certainly had farm hands, who may have been housed in the rear one and one-half story addition at the east end of the house.

When it was completed, Budlong's new house was a classic Italianate two-story wood framed house with a hipped roof and cupola. The entire house was covered with clapboarding and given a wide molded cornice. Owners after the Budlongs retained the 1869 appearance, although the barns and other outbuildings were demolished or replaced. Isaac Budlong died in 1899; his wife Helen continued to live on the farm until her death in 1920. In 1902, the farm totaled 649 acres, which was reduced to 123 acres by 1924. By 1943, the property was further reduced to roughly three acres and in the late twentieth century, a garage was built on the property. Subsequent owners in the twentieth century were Wallace Vokes, who also raised cattle, and, later, Chester Harmon. In 1943, the house and remaining grounds were purchased by Delos and Virginia Boutwell, who transferred ownership to their daughter Elizabeth and her husband, Norman Marlowe, in 1976.

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<sup>1</sup> Carl Schmidt. History of the Town of Wheatland. Rochester, NY: Carl F. Schmidt, 1952. p. 89.

<sup>2</sup> Paul Malo, Landmarks of Rochester and Monroe County (Syracuse: Syracuse University Press, 1974), 12.

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During the twentieth century, some updates were made to the house. Around 1930 a large, six-panel exterior door was recovered from the attic that was believed to be the original door of the Federal house. It was reinstalled on the north side of the house and a single pilaster located to the left of it may be a remnant from the entrance it replaced. At this time, the main stair was relocated from the west hall to across from the door on the north side of the house and the old west hall became office space. A raised stone patio was also constructed on the north side of the house at some unknown date and it now serves as the main or formal entrance for the house. The old driveway along the south side of the house was replaced with a new drive that ran through the north end of the property to the east side of the house. Final changes made to the house were done around 1950, when the rear east portion of the house was made into an apartment with a separate entrance, kitchen, bath and two rooms on the first floor made into living quarters. A large four-bay garage and attached workshop were also built around 1960 on the southeast portion of the property.

County atlases from 1902 show that Monroe County and the town of Wheatland were still dominated by both large and small farms and that the Budlong farm was one of the largest in the town, with 649 acres acres.<sup>3</sup> The farm extended east to the Genesee River, south to the Rush-Scottsville Road, and north beyond Oatka Creek. The Cox-Budlong House remains as one of the architecturally significant historic residences in the town and is an excellent example of mid-nineteenth century Italianate exterior features applied to an earlier building. When Budlong renovated the house in 1869, he retained earlier Federal and Greek Revival elements in the interior while making his bold statement on the exterior that would portray him as a successful livestock merchant and farmer. The mix of early and mid-nineteenth century features, along with a few twentieth century updates, makes this house a visible record of historic construction techniques and an excellent specimen for study by scholars of nineteenth century.

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<sup>3</sup> Atlas of Monroe County. J.M Lathrop & Co., 1902.

Cox-Budlong House  
Name of Property

Monroe County, New York  
County and State

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## 9. Major Bibliographical References

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**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Lathrop, J. M & Co., *Plat book of Monroe County, New York compiled from deed descriptions and plats furnished by the Title and Guarantee Company of Rochester*. Philadelphia, PA: J.M. Lathrop & Co. 1902.

Cocks, George William. *History of the Cock-Cocks-Cox Family*. Somerville, NJ: The Unionist Gazette Association, 1912.

*Rochester Business Directory and Monroe County Directory*. Rochester, NY: Drew Allis, & Co., 1885.

Gilbert, Catherine and Barbara Chapman. *Images of America: Wheatland*. Charleston, SC: Arcadia Publishing, 2008.

Harmon, Anna Cox. "Isaac Cox, Pioneer Wheatland Quaker." *Caledonia Advertiser*, 14 July 1938, p. 3, col. 1-3.

\_\_\_\_\_. "Quaker Homestead, Wheatland". Undated news article in Wheatland Historical Association files., Scottsville, NY.

*Historical Files*. Landmark Society of Western New York, Rochester, New York.

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*Historic Preservation Report: Wheatland/Scottsville/Mumford. Reconnaissance Level Survey, Vol. 1*. Rochester, NY: The Landmark Society of Western New York, 2003.

McIntosh, William. *History of Monroe County, New York, with Illustrations*. Philadelphia: Everts, Ensign & Everts, 1877.

Schmidt, Carl F. *History of the Town of Wheatland*. Rochester, NY: Carl F. Schmidt, 1952.

Slocum, George. *Wheatland, Monroe County, New York, A Brief Sketch of Its History*. Scottsville, NY: Isaac Van Hooser, printer, 1908.



Cox-Budlong House  
Name of Property

Monroe County, New York  
County and State

**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 # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: Wheatland Historical Association

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** ±1.7 acres  
(Do not include previously listed resource acreage.)

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<u>18N</u> Zone	<u>276174</u> Easting	<u>4766042</u> Northing	3	<u>        </u> Zone	<u>        </u> Easting	<u>        </u> Northing
2	<u>        </u> Zone	<u>        </u> Easting	<u>        </u> Northing	4	<u>        </u> Zone	<u>        </u> Easting	<u>        </u> Northing

**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary is indicated by a heavy line on the enclosed map with scale.

**Boundary Justification** (Explain why the boundaries were selected.)

The nominated boundaries reflect the final subdivision of the land that had gone out of agricultural production in 1943. The boundaries encompass the house and contributing historic fencing and period era fountain.

**11. Form Prepared By**

name/title Ann Parks, Preservation Consultant & Virginia L. Bartos, Ph. D. (NYS OPRHP)  
organization \_\_\_\_\_ date 4 December 2014  
street & number 103 Loud Rd. telephone (518)237-8643 ext. 3256  
city or town Fairport state NY zip code 14450  
e-mail [annparks@frontiernet.net](mailto:annparks@frontiernet.net); [virginia.bartos@park.ny.gov](mailto:virginia.bartos@park.ny.gov)

**Additional Documentation**

Submit the following items with the completed form:

Cox-Budlong House  
Name of Property

Monroe County, New York  
County and State

- **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. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Cox-Budlong House

City or Vicinity: Town of Wheatland

County: Monroe State: New York

Photographer: Virginia L. Bartos

Date Photographed: 2 September 2014

Description of Photograph(s) and number:

- 0001 of 0022: North and west elevations of residence, viewed from gravel drive looking southeast.
- 0002 of 0022: West and south elevations looking northeast with fountain in foreground.
- 0003 of 0022: South elevation, view looking northwest.
- 0004 of 0022: Detail view of window on south elevation.
- 0005 of 0022: North elevation with addition to east and clear view of cupola, view looking southwest.
- 0006 of 0022: Detail view of cupola and chimney, north side of residence.
- 0007 of 0022: Victorian fencing and stone step approach to house viewed looking east from River Road.
- 0008 of 0022: Fencing and hitching posts along River Road, view looking south.
- 0009 of 0022: Detail view of porch on west elevation, view looking southeast.
- 0010 of 0022: Detail view of former main entrance, west elevation.
- 0011 of 0022: North parlor, west end of house.
- 0012 of 0022: Detail view of fireplace in north parlor.
- 0013 of 0022: Looking east from south parlor into dining room.
- 0014 of 0022: Detail view of southwest corner post in south parlor.
- 0015 of 0022: Fireplace in south wall of south parlor.
- 0016 of 0022: Interior view of bow window in dining room.
- 0017 of 0022: Interior view of north entrance hall and main stair.
- 0018 of 0022: Fireplace in northwest bedroom.
- 0019 of 0022: Fireplace in southwest bedroom.
- 0020 of 0022: Interior view of cupola.
- 0021 of 0022: Detail view of remnants of former exterior wall in basement.
- 0022 of 0022: Non-contributing garage, view looking west.

Cox-Budlong House  
Name of Property

Monroe County, New York  
County and State

**Property Owner:**

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

name Elizabeth Marlowe  
street & number 4396 River Rd. telephone N/A  
city or town Scottsville state NY zip code 14546

**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.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



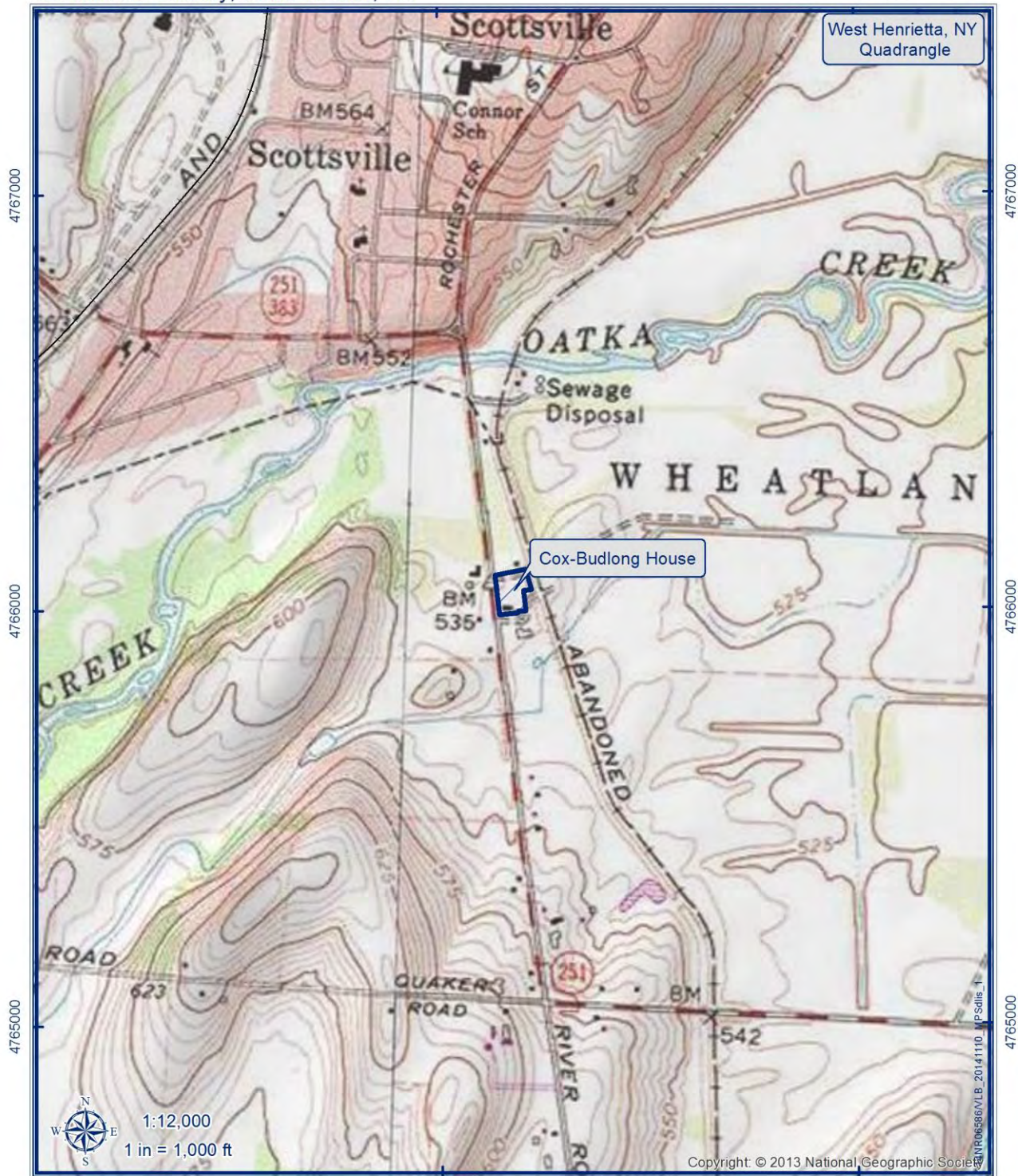
Lithograph showing Budlong farm from *History of Monroe County, NY*, 1877.

Cox-Budlong House  
Name of Property

Monroe County, New York  
County and State

Cox-Budlong House  
Scottsville Vicinity, Monroe Co., NY

4396 River Road  
Scottsville, NY 14546



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



Cox-Budlong House

Tax Parcel Data:  
Monroe Co. RPS  
[monroecounty.gov/gis](http://monroecounty.gov/gis)



Cox-Budlong House  
Name of Property

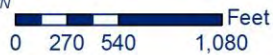
Monroe County, New York  
County and State

Cox-Budlong House  
Scottsville Vicinity, Monroe Co., NY

4396 River Road  
Scottsville, NY 14546



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



Cox-Budlong House

Tax Parcel Data:  
Monroe Co. RPS  
[monroecounty.gov/gis](http://monroecounty.gov/gis)









































SCOTTSDALE

LP

USA

Stack of newspapers and magazines on a table.













UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Cox--Budlong House

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Monroe

DATE RECEIVED: 1/02/15      DATE OF PENDING LIST: 1/21/15  
DATE OF 16TH DAY: 2/05/15      DATE OF 45TH DAY: 2/17/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000007

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      2-12-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

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

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

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

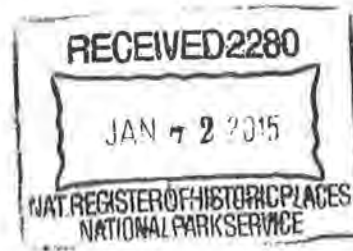
DOCUMENTATION see attached comments Y/N see attached SLR Y/N

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

19 December 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 Nominations

Dear Ms. Abernathy:

I am pleased to enclose the following five nominations, all on disc, to be considered for listing by the Keeper of the National Register:

Broadway Historic District, Erie County  
Cuba Cemetery, Allegany County  
Grace Methodist Church Complex, Hamilton County  
Cox-Budlong House, Monroe County  
Watkins Gel High School, Schuyler County

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

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office

Cox-Budlong House  
Name of Property

Monroe County, New York  
County and State

### STATEMENT OF OWNER SUPPORT

Before an individual nomination proposal will be reviewed or nominated, the owner(s) of record must sign and date the following statement:

I, ELIZABETH BOUTWELL MARLOWE, am the owner of the property at  
(print or type owner name)

4396 RIVER RD, SCOTTSVILLE, NY 14546 TOWN OF WHEATLAND  
(street number and name, city, village or town, state of nominated property)

I support its consideration and inclusion in the State and National Registers of Historic Places.

Elizabeth B. Marlowe 3-27-2014  
(signature and date)

ELIZABETH B. MARLOWE  
4396 RIVER RD  
SCOTTSVILLE NY 14546  
(mailing address)