

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

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

For NPS use only

received **SEP 6 1985**

date entered **OCT 18 1985**

1. Name

historic

and/or common Cazenovia Town Multiple Resource Area

2. Location

street & number various

not for publication

city, town Cazenovia

vicinity of

state New York

code 036

county

Madison

code 053

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
<input checked="" type="checkbox"/> MRA	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name multiple

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Madison County Courthouse

street & number

city, town Wampsville

state New York

6. Representation in Existing Surveys

Statewide Inventory of Historic Resources

has this property been determined eligible? ☐ yes ☒ no

date 1978; 1982

☐ federal ☒ state ☐ county ☐ local

depository for survey records Department for Historic Preservation

city, town Agency Bldg #1, Albany

state New York 12238

7. Description

Condition

XX excellent

XX good

XX fair

___ deteriorated

___ ruins

___ unexposed

Check one

XX unaltered

XX altered

Check one

XX original site

XX moved

date see text

Describe the present and original (if known) physical appearance

The Cazenovia Multiple Resource Area includes all the area in the town of Cazenovia in Madison County, New York. Located in the middle of the western edge of the county, the town is bounded on the west by Onondaga County, on the north by the town of Sullivan, on the east by the towns of Fenner and Nelson and on the south by the town of DeRuyter. The approximately sixty-square mile town is predominantly agrarian and includes the large and prosperous incorporated village of Cazenovia in the geographic center of the town, Cazenovia Lake, a four-mile-long by one-mile-wide body of water in the northwest quadrant of the town, numerous widely dispersed rural farmsteads, a variety of scattered estates and vacation homes, and several pockets of development including the hamlet of New Woodstock, approximately eight miles south of the village in the southeast quadrant of the town, and Bingley Mills, straddling the Cazenovia and Fenner town line in the northeast corner of the town. Major streams in the town include the Chittenango Creek and the Limestone Creek. Chittenango Creek, historically the source of most of Cazenovia's nineteenth and early twentieth century industrial power, empties out of the southeast end of Cazenovia Lake and runs eastward through the south end of the village. It then turns northward and runs through the east end of the village and, further north, into the town of Sullivan. The creek defines the Cazenovia/Fenner town line at which point the creek plunges over a great precipice at Chittenango Falls, the focal point of the Chittenango Falls State Park. The Limestone Creek flows east-west through the south section of the town. Major thoroughfares through the town include Route 20, running east-west through the geographic center of both the town and village; Route 13, running north to Chittenango (town of Sullivan) from the east end of the village and south to New Woodstock and the town of DeRuyter from the west end of the village; and Route 92, running northwest to Syracuse along the west shore of the lake. All current thoroughfares follow important Colonial and/or nineteenth-century routes which determined much of Cazenovia's historic development.

The historic resources of the community were identified by means of a comprehensive architectural and historic survey conducted in 1981-1982 by members of the Cazenovia Preservation Foundation in cooperation with the town historian and under the guidance of the New York State Historic Preservation Office. The properties were recorded on New York State Building/Structure inventory forms and were subsequently evaluated against the criteria for eligibility for the National Register. Also

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taken into consideration during the evaluation were the Albany Street Historic District and Lorenzo, listed on the National Register on 10 October 1978 and 18 February 1978, respectively, in order to present a complete and thorough overview of the historic resources of the entire town in one comprehensive nomination. The final evaluation of the previously listed properties and the newly surveyed properties yielded thirty components for inclusion in the nomination: one historic district and twenty-nine individual properties.* The Cazenovia Village Historic District encompasses Lorenzo and the eighty-four properties included in the Albany Street Historic District and 260 additional properties to the north, southwest and south (see site map D). Individual properties in the nomination include eighteen rural farmsteads, ten summer estates/vacation homes and one railroad station. The components identified for inclusion in the nomination are the best, most intact properties in the community which, as a whole, represent nearly every phase of Cazenovia's historic development. Other potentially significant properties in the town not revealed in the 1981-1982 survey may be nominated in the future if additional information becomes available to substantiate their significance. (The potential archeological resources of the town were not investigated; if and when sufficient documentation is collected, they will be evaluated for nomination as well.)

The historic building stock of Cazenovia (town and village), as represented by the district and individual properties, includes a broad range of types, styles, periods, uses of material and levels of sophistication. Residential, commercial, religious, civic, industrial and estate buildings are included as well as a lakeside park and two village greens. Dating from ca. 1795 to ca. 1935, the buildings embody distinctive characteristics of a wide variety of popular American styles including Federal, Greek Revival, Gothic Revival, Italianate, Romanesque Revival, Queen Anne, Eastlake, Shingle, Colonial Revival and Neoclassical. Transitional and eclectic interpretations of the major styles survive as well. A relatively high level of architectural sophistication and fine craftsmanship characterize many of the resources in both the town and village, reflecting Cazenovia's continued prosperity throughout its history. Prominent resources in the community include the early nineteenth century estates of the founding families, the numerous early- to mid-nineteenth century Federal and Greek Revival style village dwellings, the rural farmhouses (particularly of the Federal and Greek Revival periods), and the imposing and sophisticated

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late nineteenth and early twentieth century summer cottages and estates dotting the lake.

The Cazenovia Village Historic District, comprising 360 contributing components, encompasses the entire historic core of the village, including sections of Albany, Forman, Carpenter, Emory, Green, Hurd, Sullivan, Union, Liberty, Nickerson, Lincklaen, Seminary, Allen, South, Mill and Chenango Streets, Willow Place, Ledyard Avenue, Rippleton Road and Riverside Drive. (The area included in the previously listed Albany Street Historic District is the central business district of the village and a small residential enclave to the southeast along Mill, South and Allen Streets. Entirely encompassed by the Cazenovia Village Historic District, the earlier district now comprises a small corridor through the center of the new district.) The buildings included in the district, erected between ca. 1795 and ca. 1935, are executed in a broad range of styles and materials. Visual highlights of the district include Lorenzo and the Meadows, the elegant, early nineteenth century estates of the Lincklaen and Ledyard families, numerous finely crafted Federal and Greek Revival style frame dwellings, sophisticated, late nineteenth century rows of elaborate, Italianate style commercial buildings and a variety of imposing late nineteenth century vacation homes. Focal points of the district include the historically significant Lakeland Park on the southeast shore of the lake at the west end of the district, the Village Green at the heart of Albany Street, and the Green on Green Street in the northwest corner of the district. The district also includes the only intact industrial-related resources in Cazenovia, the New York State dam and the Chaphne Cabinet Shop and Cooperage, both in the southeast section of the district near Chenango Street. The district includes all of the intact, contiguous historic resources in the village. Other than the few scattered properties included as individual components of the nomination, there are no other known intact historic resources in the village.

The twenty-nine individual properties included in the nomination are scattered throughout the village and town; most, however, are in the immediate vicinity of the lake and village. The most widely dispersed are the farmhouses. They are located along West Lake Road and Syracuse Road (Route 92) northwest of the village, Rippleton Road (Route 13) southwest of the village, East Road, Ballina Road and Number Nine Road south of the village, Route 20 southeast of the village, and East Lake

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Road and Ridge Road north of the village. Most are relatively isolated and many include much of their original acreage and continue to function as working farms. A wide variety of periods, styles and materials is represented, but early nineteenth century Federal and Greek Revival style frame farmhouses predominate. Most reflect rural, vernacular building traditions typical of the region; there are, however, several particularly sophisticated, high-style buildings.

Clustered closer to the lake are the ten summer "cottages." They are located on the west side of the lake on West Lake Road and, on the east side of the lake, along Forman Street and East Lake Road. Further away from the lake are two isolated properties along Rippleton Road near several of the rural farmhouses included in the nomination. All ten cottages are relatively large and elegant buildings executed in a variety of late nineteenth and early twentieth century styles, with Shingle and Colonial Revival styles predominating. Most are executed in wood and all exhibit a high level of architectural sophistication and a variety of well-crafted detailing. Many retain much or all of their original settings; several properties, however, have been recently subdivided and developed with modern residences.

The final individual component included in the nomination is the late nineteenth century railroad depot, a small frame building on William Street in the east end of the village beyond the district boundary.

The town of Cazenovia today remains much as it was throughout the nineteenth and early twentieth centuries. Until Cazenovia became a bedroom community for the city of Syracuse after World War II, little modern development occurred in the relatively isolated farming community to disturb the historic character of the town, village or hamlets. The overall character of the community survives intact as do many of the individual resources. Late twentieth century development has been relatively sensitive, generally confined to the outskirts of the historic core of the village and to widely scattered locations throughout the town, often on subdivided farmsteads or previously undeveloped land. The attached chart summarizes the thirty components included in the Cazenovia Town Multiple Resource Area nomination. Additional and detailed information on each individual component is contained on the attached inventory forms.

*

Buildings:
Structures:

8. Significance

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/		
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900-1935	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)		

Specific dates ca. 1795 - ca. 1935 **Builder/Architect** see text

Statement of Significance (in one paragraph)

The Cazenovia Town Multiple Resource Area nomination includes one historic district and twenty-nine individual properties. Together, the architecturally and/or historically significant components of the nomination reflect the historical development of the town from its earliest prosperity as a regionally prominent center of agriculture and industry through its late nineteenth/early twentieth century prominence as a resort community for affluent vacationers to its continued popularity as a center of recreation and as a bedroom community for commuters to Syracuse. The large number of distinguished residences and the well-preserved nineteenth-century character of both its village streetscapes and countryside have earned Cazenovia its reputation as one of the finest historic communities in the region. It is further enhanced by its idyllic lake-side vistas, rural landscape and scenic natural resources. The significant resources of Cazenovia's built environment, dating from ca. 1795 to ca. 1935, embody the distinctive characteristics of a broad range of popular American styles, including Federal, Greek Revival, Gothic Revival, Italianate, Romanesque Revival, Queen Anne/Eastlake, Colonial Revival and Neoclassical. Transitional, eclectic and vernacular interpretations of the major styles survive as well. As a whole, the collection of resources chronicle the historic development of the town and village of Cazenovia and reflect its continued prosperity and regional popularity as a center of commerce, culture, education and recreation.

The history of the town of Cazenovia, founded in 1793, began in 1790 when a young Dutch naval officer named John Linklaen (b.1768, d.1822) obtained a two-year leave of absence to visit the United States. Under the patronage of Pieter Stadnitski, a Dutch banker, Lincklaen was sent to Philadelphia to work for Theophilus de Cazenove, a native Swiss who was serving as the principal agent for a group of bankers in the Netherlands speculating in American investments. Acting as field representative, Lincklaen explored and evaluated tracts of land in the New York and Pennsylvania wilderness that the consortium - later known as the Holland Land Company - was considering for purchase.¹

In 1792 de Cazenove purchased some 55,000 acres of land containing the present towns of Cazenovia and Nelson. Lincklaen was sent to explore the "Road Township" and "Township No. 1," as two of the "Twenty Township" tracts of land were known, and was greatly impressed with the

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

SEE INDIVIDUAL INVENTORY FORMS

Acreage of nominated property see individual inventory forms

Quadrangle name _____

Quadrangle scale _____

UTM References

A

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--

E

--	--	--	--	--	--	--	--	--	--

F

--	--	--	--	--	--	--	--	--	--

G

--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification

SEE INDIVIDUAL INVENTORY FORMS

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

state NA code county code

state NA code county code

11. Form Prepared By

Nancy Todd, National Register Program Assistant

~~Name~~ Contact: John Harwood, Field Representative

organization Division for Historic Preservation date August, 1985

street & number ESP, Agency Building #1 telephone (518) 474-0479

city or town Albany state New York 12238

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ☒ state ^{Lorenzo} ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title Deputy Commissioner for Historic Preservation

date August 16, 1985

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

Keeper of the National Register

Attest:

date

Chief of Registration

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richness of the soil, the well-timbered slopes and the abundance of potential water power and mill sites. He was instructed to make additional purchases to form a compact "establishment" of about 100,000 acres and succeeded in buying the two neighboring tracts. The combined lands, totaling approximately 120,000 acres, became known as the "Cazenovia Establishment" in honor of de Cazenove. The tract comprised part of the former tribal territory of the Oneida nation which had been purchased by Governor George Clinton in 1788.

Lincklaen, reporting back to Philadelphia in late 1792, subsequently was appointed resident agent of the Cazenovia Establishment and was given a share of the property. In the spring of 1793 Lincklaen set out again, this time to begin settlement and sale of the land. On May 8th he arrived at the foot of Cazenovia Lake (previously known as "Owahgena," an Indian word meaning "home of the yellow perch") from Old Fort Schuyler, now Utica, accompanied by Samuel Forman of New Jersey, who had been hired to serve as his assistant and storekeeper, and Michael Day, an axeman. Land was cleared and temporary log cabins were erected. The village was formally planned in 1794; its core was a principal thoroughfare (later named Albany Street) which ran east-west across an area bounded on the west by the lake and on the south and east by Chittenango Creek. The broad boulevard featured a public square (the Village Green) at the center of the village around which the initial residential and commercial development occurred. Village lots were surveyed and a company store, permanent dwellings and a school house were erected, primarily on the village green. Lincklaen, controlling most of the lakeside property, erected his first residence on the west end of Albany Street in the mid-1790s on the site of what is now "Willowbank," a large nineteenth-century mansion at 21 Forman Street. (According to local tradition, Willowbank was erected on the original foundation of Lincklaen's first mansion which was destroyed by fire in 1807 and replaced by Lorenzo.) The northern edge of the original village coincided with the northern boundary of the "Road Township" near the present Seminary Street. In 1795 Lincklaen acquired the Fourth Allotment of the New Petersburg track and laid out the northern streets of the present-day village. The focal point of this section of the village was a second public square, later known as the Green, which for many years served as the militia training and parade grounds. (Photo 22)

Concurrent with the late eighteenth century development of the village was the settlement of the surrounding town. Farms of 100 and

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150 acres were surveyed and offered for sale. Favorable terms of settlement and particularly fertile soil immediately attracted numerous settlers and Cazenovia's reputation as a prosperous farming community was quickly established. The earliest industrial ventures in Cazenovia included the erection of a saw and grist mill in 1794 by John Lincklaen on the fringes of the village along the Chittenango Creek. Although ultimately unsuccessful, Lincklaen's mills flourished in the 1790s and provided the stimulus for much of Cazenovia's nineteenth-century industrial activity.

Although Lincklaen's lakeside hamlet was the primary concentration of settlers, there were other scattered settlements as well. However, the only other significant hamlet was New Woodstock, several miles south of the lake. Also settled in 1793, New Woodstock continued to flourish throughout the nineteenth century, though not on the same scale as the village of Cazenovia. (The hamlet, still a vital community today, has lost much of its integrity through modernization of the building stock. Although several individual properties were identified during the initial survey as potentially eligible, additional information is needed before they can be evaluated. They will be nominated if and when sufficient information becomes available to substantiate their significance.)

In addition to the survival of the original eighteenth-century village plan, several extant buildings dating from the 1790s reflect Cazenovia's earliest history. Located on the village green are the Samuel Forman house and general store at 24 and 26 Albany Street, respectively, and the Michael Day Tavern at 30 Albany Street, components of the Cazenovia Village Historic District. The vernacular, settlement period dwelling survives substantially intact, but both the store and inn have lost some of their original integrity. However, the survival of such early buildings is rare and they contribute to the significance of the district and to an understanding of the development of the town. Also dating from the late eighteenth century is the original section of Rose Hill (9 Chenango Street, Cazenovia Village Historic District, photo # 16), built in 1796 by Jeremiah Whipple, a locally prominent carpenter. However, little exterior evidence of the original section survives and Rose Hill's primary significance dates from the Greek Revival period. (see page 10). There are no known material remains of the town's late eighteenth century agricultural or industrial activity.

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Cazenovia prospered greatly during the first quarter of the nineteenth century. Industry and agriculture flourished throughout the town and the village began to emerge as a thriving commercial center. From the earliest days of the settlement, Lincklaen had envisioned the village becoming a commercial metropolis that would dominate the region and, as the benefactor and founding father of the community, spared no efforts to achieve that goal. One of his primary concerns was the establishment of an easy and economical system of transportation between Cazenovia and the Albany area markets. Lincklaen was instrumental in the establishment in this section of the state of the Cherry Valley Turnpike (Route 20), begun in 1803 and completed in 1811. Cazenovia's location on this primary east-west thoroughfare greatly stimulated its development during the early decades of the nineteenth century. Madison County was formed in 1806 and, in 1810, the village of Cazenovia was incorporated. Lincklaen succeeded in having Cazenovia named the county seat and proceeded to erect an elegant, Federal style county courthouse. However, after six years of political rivalry, the county seat was removed to Morrisville. (The Cazenovia courthouse building was destroyed by fire in 1959 after many years of use by the Cazenovia Seminary; see page 8).

A variety of significant village buildings dating from the first two decades of the nineteenth century survive substantially intact. These relatively sophisticated structures reflect the prosperity of the village at a time when other communities in the region were struggling for economic survival. The most distinguished early nineteenth century property is Lorenzo, the expansive estate of John Lincklaen and his descendants. (Lorenzo was listed on the National Register on February 18, 1971.) Although within the corporate limits of the village, the 84-acre estate is a typical country seat of a wealthy gentleman. The main house, completed in 1807, is architecturally significant as a distinguished example of Federal style residential architecture. The elegant, highly sophisticated mansion embodies a variety of distinctive characteristics of the period and style, including a traditional two-story, five-bay, center-hall facade and delicate, attenuated detailing. Particularly notable features include the handsomely arcaded facade and the finely crafted entrance details. Lorenzo is additionally significant as a rare surviving example of an early nineteenth century estate that retains an intact collection of outbuildings and its original setting, including formal gardens and an unobstructed view of

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the lake to the north. Almost as imposing as Lorenzo was "Lakeland," the 1813 estate of Samuel Forman, co-founder of Cazenovia. Although no longer extant, it, too, illustrated Cazenovia's early nineteenth century prosperity. Forman erected his mansion at the west end of Albany Street on his expansive estate on the southeast shore of the lake. It was a replica of Lorenzo, although slightly larger and of wood construction. The estate was controlled by several prominent families throughout the nineteenth and twentieth centuries, including the Ten Eycks and the Carpenters, before it was acquired by the village and razed in the 1930s. Today, Lakeland Park, a 5.16-acre portion of the former estate used as a village park, is a visual reminder of the Forman estate, particularly because the 1839 wrought-iron fence and entrance gate surrounding the park survive intact.

Also dating from the first decade of the nineteenth century are the First Presbyterian Church and Old Manse, erected in 1806. The church, built on the north side of the Green at the head of Hurd Street, was moved in 1828 to the northwest corner of the village green on Albany Street. The church, attributed to the prominent Albany architect Philip Hooker, retains its Federal period form and massing, although its primary architectural significance dates from the late nineteenth century when it was remodelled with picturesque, Victorian-era embellishment.

The manse, at its original location at 24 Forman Street, retains its original integrity. It is a significant example of early Federal style residential architecture. Its two-story, five-bay, center-hall facade, like that of Lorenzo, is the typical form which was to characterize architecture in Cazenovia for many decades. Other regionally typical attributes of the period and style embodied in the Old Manse include the gable roof with the ridge parallel to the street and the light, restrained detailing and structural elements, including slight cornice returns, a narrow frieze, slender corner boards and attenuated entrance details.

The original portion of Willowbank, 21 Forman Street, also dates from the early nineteenth century, as evidenced by its form, massing and elegant Federal style entrance detailing. Willowbank, the estate of the locally prominent Perry C. Childs (photo #25), was built in 1811 on the foundation of John Lincklaen's first mansion. (Willowbank's architectural significance is not confined to the Federal period, as a series of

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significant additions and alterations throughout the nineteenth and early twentieth centuries reflect the continued evolution of the structure. Further away from the core of the village are two rare surviving examples of vernacular Federal style dwellings. At 30 Lincklaen Street is the Starr House (ca. 1809), a traditional two-story, five-bay, center-hall frame dwelling. Distinctive characteristics of the period and style embodied in the Starr House include the narrow frieze, slight cornice returns and slender corner boards. (The entrance detail dates from the Greek Revival period, several decades later.) The house is historically associated with Elisha Starr, one of Cazenovia's most prominent manufacturers. A more modest example of the period and style is located at 104 Lincklaen Street (ca. 1810), a one and one-half story, four-bay frame dwelling with particularly finely crafted entrance details.

Industrial activity in the village and town played an important role in the early nineteenth century. Numerous mills were established along the Chittenango Creek, particularly in the village near the Albany Street bridge (modern) over the creek, an area which would become the hub of industrial activity in Cazenovia throughout the nineteenth and twentieth centuries. A second important center of manufacturing was located several miles north along the creek in the area of what is now the hamlet of Bingley Mills (near Chittenango Falls) which today straddles the Cazenovia and Fenner town lines. By 1806 the community contained a tannery, a grist mill, a saw mill, a linseed oil mill, brickworks, a nail factory and two asheries. An 1810 census listed an additional paper mill and two carding mills. In 1813 Lincklaen built a woolen mill just northwest of the Albany Street bridge over the creek. Operated by Elisha Starr, it was the first mill in the county capable of processing raw wool into finished textiles. By 1813, Spafford's Gazetteer indicates that in addition to the village industries, the town contained four grist mills and nine saw mills. There are no known material remains of Cazenovia's early nineteenth century industrial activity, although many of the sites have been identified. Their significance, however, has not been evaluated, as archeological resources were not considered in the original survey.

Agriculture was also a vital factor in the local economy during the early nineteenth century. Subsistence farming expanded into the production of cash crops, with grain and hops among the most profitable early nineteenth century agricultural products. Corn, flax and wheat were

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also profitable, as was sheep-raising and, for a short time, silkworm-raising for the production of silk in the local textile mills. A variety of pre-Federal and Federal period farmhouses dating from the first four decades of the century reflects this period and aspect of the town's development. Nine substantially intact examples are included as individual components of the multiple resource area nomination. They are scattered throughout the town, although most are concentrated relatively near the village. They are:

- #1. (ca. 1810) Beckwith Farmhouse
- #2. (ca. 1807) Rippleton House
- #3. (ca. 1825) Kyle Farmhouse
- #4. (ca. 1835) Tall Pines
- #5. (ca. 1820) Middle Farm
- #6. (ca. 1830) Zephnia Comstock Farmhouse
- #7. (ca. 1835) Chappell Farmhouse
- #8. (ca. 1814) Evergreen Acres
- #9. (ca. 1832) Weiskotten Farmhouse
- #17. (ca. 1820) Clarence Burdin Farmhouse.

Several variations of traditional Federal period forms are represented, but the standard, two-story, five-bay center hall and three-bay side- or center-hall forms typical of the region predominate. Other typical Federal style attributes exhibited by the farmhouses include delicate structural elements and detailing, with entrances generally displaying the most finely crafted embellishment. Typical examples of the five-bay form include the Rippleton House, the Zephnia Comstock Farmhouse and Evergreen Acres. Examples of the three-bay form include Tall Pines and the Chappell Farmhouse, both with their gable ends oriented towards the street. Less common in Cazenovia, but not unusual in the region, is the "two-thirds" house, a three-bay side-hall building on which the ridge of the gable roof is parallel to the street. The Middle Farm is a representative example of this form. The Clarence Burdin Farmhouse, a modest, vernacular building, is an example of a salt-box form farmhouse, distinguished by the characteristic rear lean-to. Although unique in Cazenovia, the form is typical of the region and the eastern parts of the state. Not as traditional or standard in the formal sense are the Beckwith Farmhouse and the Weiskotten Farmhouse, early vernacular farmhouses with asymmetrical four-bay facades, similar to the simple dwelling located at 104 Lincklaen Street in the Cazenovia Village Historic District (see page

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6). The Kyle Farmhouse is an anomalous building, with its broad, one and one-half story, center-hall facade surmounted by a low-pitched gable roof oriented towards the street. (A wide variety of outbuildings associated with these farmhouses survive as well. However, few are known to date from the early nineteenth century; most extant outbuildings are late-nineteenth century replacements of earlier outbuildings. Nonetheless, most of them do contribute to an understanding of the continuing nineteenth-century history of agriculture in Cazenovia.)

The second quarter of the nineteenth century was not a particularly prosperous one for Cazenovia. The Erie Canal, begun in Rome in 1817 and completed in 1825, bypassed Cazenovia well to the north and rendered the Cherry Valley Turnpike obsolete, destroying Lincklaen's dream of a major commercial metropolis. The village could not compete with canal-side centers of commerce such as Utica and Syracuse. John Lincklaen had died in 1822, succeeded by his brother-in-law/adopted son Jonathan Denise Ledyard, who continued in the role of benefactor of the town for many years. Despite the decreased level of commerce and the loss of Lincklaen, Cazenovia did survive. Agriculture and industry continued to be vital factors in the local economy, and, with the financial support of the Lincklaen/Ledyard family, Cazenovia averted financial disaster. An additional impetus to Cazenovia's development during the second quarter of the nineteenth century was the establishment of the Cazenovia Seminary in 1824, which, although never a source of great revenue to the community, did enhance Cazenovia's reputation as a regionally prominent center of education and culture. The seminary initially occupied the old courthouse (no longer extant). The school's continued growth and physical expansion throughout the nineteenth and twentieth centuries reflects its success; today, the main campus of Cazenovia College occupies the entire block bounded by Lincklaen, Seminary, Sullivan and Nickerson Streets. The campus is excluded from the district, as many of the buildings are modern and the historic buildings do not retain sufficient integrity to meet the National Register criteria.

Reflecting the community's development during the second quarter of the century is a wide variety of significant buildings, including numerous dwellings and several commercial buildings in the village, and, in the town, a few rural farmhouses and one industrial-related resource. The most significant resource of the period is The Meadows, the expansive estate of the Ledyard family (Rippleton Road, Cazenovia

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Village Historic District, photo #49). Erected in 1826 by Jonathan Denise Ledyard, the main house is a distinguished example of the Federal style. It is characterized by graceful proportions, symmetry and handsome details. With its intact collection of five contributing out-buildings, including barns, carriage house and caretaker's house, the Meadows is also significant as an outstanding example of early nineteenth century estate architecture, particularly because the original setting survives intact.

In the core of the village, Federal style dwellings of the 1820s and 1830s embody a variety of regionally typical and/or distinctive characteristics. Many of these stylistic attributes were introduced in Cazenovia during the first two decades of the century. Two-story, five-bay center-hall dwellings remained popular, but one and one-half to two-story, three-bay side- or center-hall dwellings emerged as the most prevalent form, a form which would persist well into the Victorian era later in the century. Distinguished Federal style village dwellings are characterized by a variety of restrained and delicate detailing, including semi-elliptical fanlights in front gable ends and finely crafted entrance details, such as fanlights and sidelights (often with tracery), fluted pilasters with slightly flared capitals and narrow cornices. Dozens of significant Federal style dwellings are located on Lincklaen Street. The Coolidge House at 66 Lincklaen Street is a typical example of the period and style. Other examples are scattered throughout the entire village, including the dwellings at 34 Albany Street, 7 Sullivan Street (the DeClerg House), 57 Sullivan Street, 8 Chenango Street (the Chaphne House) and 10, 21 and 29 Chenango Street. The structure at 51 Albany Street (ca. 1832, photos 5,6,7) is an outstanding example of Federal style commercial architecture, distinguished by its elegant, arcaded facade and finely crafted entrance details. (All aforementioned examples are included in the Cazenovia Village Historic District.)

Village structures of the 1830s and 1840s reflect the influence of the Greek Revival style, most notably the shift in taste from light and delicate detailing to heavy and bold structural elements and ornamentation. Cornice returns, friezes, corner boards and entrance surrounds become wider and greatly exaggerated. The traditional forms, however, continue to persist: the one and one-half to two-story, three-bay variation predominates, with scattered examples of five-bay center-halls. Lincklaen Street contains the greatest concentration of significant Greek Revival style buildings with dozens of middle-class dwellings

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characterized by three-bay facades and finely crafted embellishment. White Lilacs, an elegant brick dwelling at 9 Albany Street, is a distinctive and sophisticated example of the five-bay center-hall form (photo 3). Equally significant is the dwelling at 40 Lincklaen Street, a typical, vernacular interpretation of the five-bay center-hall form. (Photo 42) The temple-front variation, a highly sophisticated Greek Revival style form, is widely represented throughout the village. Distinctive examples included in the Cazenovia Village Historic District are the John Williams House (100 Albany Street, currently the Public Library, photo #13), Rose Hill (9 Chenango Street, photo #16), Joy Hall (22 Sullivan Street) and the dwelling at 11 Mill Street (photo #44), are three bays wide. The only example of a five-bay-wide temple-front residence is Sage Hall at 107 Lincklaen Street (photo #38). The Lincklaen House (79 Albany Street, photo #8) is a distinguished example of Greek Revival style commercial architecture. The elegant hotel, the construction of which was sponsored by J. D. Ledyard in 1835, is a large and elegant brick building with finely crafted details, particularly around the entrance. Other significant commercial buildings of the period and style include the attached rows at 47-49 and 54-62 Albany Street, distinguished by their gable roofs, smooth stone facades and restrained detailing, including broad stone lintels above upper-story windows. (Photos 5, 7 and 11).

Rural dwellings of the 1830s and 1840s, like the inner-village dwellings, also begin to reflect the influence of the Greek Revival style. Stylistically, however, many rural farmhouses of the 1830s are in the Federal tradition, reflecting the persistence of vernacular building practices in the more conservative, rural sections of Cazenovia. (See Individual Components #4, 6, 7 and 9, page 7.) There are only three extant, substantially intact Greek Revival style farmhouses dating from this period. They are:

- #10. (ca. 1835) The Maples
- #11. (ca. 1837) Rolling Ridge Farm
- #12. (ca. 1840) Cobblestone House.

The Maples, a relatively "pure" and progressive interpretation of the style, is architecturally significant as a representative example of the Greek Revival style and of the sophisticated, temple-front variation of the period. Rolling Ridge Farm, a traditional two-story,

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three-bay, side-hall farmhouse, is a rare surviving example of brick construction in Cazenovia, a building material not commonly found in the town. Rolling Ridge Farm, not quite as "pure" stylistically, is a rather late example of a transitional building which continues to reflect the influence of the Federal style, as evidenced in the simple, delicate detailing, including the rounded-arch fan above the entrance. On the other hand, it is a relatively sophisticated structure in that it is constructed of brick, a rare and costly building material in the area in the 1830s. The Cobblestone House, also a traditional two-story, three-bay farmhouse, is particularly distinguished for its use of cobblestone as a building material, unique in the town and rare in the area. It is one of the finer and more sophisticated buildings of the period in Cazenovia, not only as a cobblestone building but also because of its elegant Greek Revival style detailing, including smooth-faced stone quoins, lintels and sills and sophisticated entrance details.

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Industry continued to flourish during the second quarter of the nineteenth century with woolen and grist mills generating the most prosperity. The hubs of industrial activity along the Chittenango Creek included the areas near Albany Street and near Chenango Street in the village, and the Bingley Mills area well to the north. No mills of this period survive intact and the archeological remains at several known sites have not been investigated. However, the New York State dam, on the north side of the creek near the intersection of Chenango Street and Riverside Drive, is a visual reminder of industrial/technological development in Cazenovia during the second quarter of the century (Cazenovia Village Historic District). Constructed in the 1830s/1840s on the site of an earlier mill dam, the current dam was originally a part of the feeder canal system. Today it controls the level of Cazenovia Lake. Although repaired and partially rebuilt at various times throughout the late nineteenth and twentieth centuries, it retains much of its original integrity and is a significant reminder of Cazenovia's early- to mid-nineteenth century manufacturing history.

Cazenovia's industrial heyday occurred at mid-century and, for a short time, Cazenovia was a regionally prominent manufacturing center, particularly during the Civil War era. The feeder canal system, which had been established during the second quarter of the century, had facilitated the transportation of Cazenovia's products to the Erie Canal. Another stimulus to Cazenovia's industrial development was the completion, in 1848, of the Chittenango plank road (Route 13) north to Chittenango, further easing Cazenovia's transportation difficulties. Reflecting this period of industrial prosperity in Cazenovia is the Chaphne Cabinet Shop and Cooperage, the only extant, substantially intact industrial building in Cazenovia (Riverside Drive, Cazenovia Village Historic District, photo #50). The mid-century frame factory is significant as a representative example of a plain, utilitarian industrial building, typical in the region in the nineteenth century. The Chaphne Cabinet Shop and Cooperage is the only visual reminder of this former hub of industrial activity in the village. (No longer extant industrial buildings in the immediate vicinity include the Chaphne Saw Mill, which stood on the opposite side of the creek where the modern medical center stands today. Next to the Cabinet Shop and Cooperage, presently the site of the Niagara Mohawk garage, stood Parsons' Grist Mill.)

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Development in other sections of the village and town during the third quarter of the century occurred as well, slowly but steadily. The Cazenovia Seminary continued to play an important role in the community's development and the wealth and concern of the Ledyard family continued to sustain Cazenovia throughout much of the third quarter of the century. In 1855 Jonathan D. Ledyard donated to the village the strip of land on which his land office had previously stood at the west end of Albany Street. This corridor of land, bounded on the south by the Lakeland estate and on the north by the Willowbank estate, allowed the public access to the lake, previously not possible because the lakeside properties had always been controlled by private estate owners. He also erected a pier for bathers and boaters which was, and still is, the focal point of recreational activity on the lake. During the 1860s and 1870s, the pier was used extensively by steamboats plying the lake. In 1885, J. D. Ledyard's son, Lamburtus Wolters Ledyard, donated the funds to extend the pier. The size of the park was increased to its present extent in the early 1930s when the early nineteenth century mansion of Samuel Forman's Lakeland estate was demolished and the village acquired the property. The 1930s Lakeland Park, a component of the Cazenovia Village Historic District, recalls the long history of public use of the lake for recreational activity.

A variety of significant buildings throughout the village reflect the development of Cazenovia during the third quarter of the century. Most reflect the influence of the picturesque ideals of the Victorian era proselytized by A. J. Downing and others during the Romantic period. The earliest picturesque buildings appeared in Cazenovia in the late 1840s; they embody distinctive characteristics of the Gothic Revival style. The best, most significant examples include the Gothic Cottage (7 Albany St., photo #2), St. Paul's Episcopal Church (12 Mill St., photo #45) and the dwelling at 16 Mill Street (photo #46), all included in the Cazenovia Village Historic District. The Gothic Cottage is a distinguished example of a board-and-batten style cottage and is notable for its steeply pitched cross-gable roof and ornamental bargeboards. It was built in 1847 by Jacob Ten Eyck, a member of one of Cazenovia's most prominent nineteenth-century families. The small cottage at 16 Mill Street, a more modest example of the period and style, also exhibits the ornate bargeboards so typical of the Gothic Revival style. St. Peter's Church, although slightly altered in the twentieth century, continues to reflect the influence of the Gothic Revival style in its verticality, buttresses and Gothic-arched and lancet windows.

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The Italianate style, a more common picturesque style of the Victorian era, is widely represented throughout both the village and town. The district includes a number of significant Italianate style dwellings with a variety of stylistic features. Many retain the traditional two-story, three-bay facade typical of the Federal and Greek Revival periods, but L-shaped asymmetrical configurations emerge as a common variation. Low-pitched hipped roofs and cross-gable roofs replace the standard gable roof, and elaborate embellishment replaces the restrained detailing typical of the first two quarters of the century. Heavy scroll brackets and ornamental woodwork, generally along the cornice lines and around door and window openings, become popular, as do projecting bay windows and broad verandahs. Ornate cupolas, a characteristic attribute of the period and style, adorn several of Cazenovia's more sophisticated Italianate style buildings, most notably the dwelling at 53 Sullivan Street. Other significant, although less ostentatious, examples of the style are concentrated along Forman Street (8, 10 and 12) and Willow Street (3,5,7 and 9). Scattered examples are located at 33 and 112 Albany Street, 16 Hurd Street, 57, 59 and 117 Lincklaen Street and 13 and 19 Chenango Street. All are included in the Cazenovia Village Historic District; they generally date from the 1860s.

A number of commercial structures in the central business district also embody distinctive characteristics of the Italianate style. Included in the Cazenovia Village Historic District is an outstanding collection of remarkably intact two- to four-story masonry rows on the north side of Albany Street (#s 57 - 85). (Photos 5, 6, 7, 8.) They are distinguished by a variety of elaborate ornamentation, including bracketed cornices with dentils and/or modillions and ornamental hoods above windows. Several exhibit corbelled brickwork at the cornice line, reflecting the influence of the Romanesque Revival style. Most were erected in the early 1870s after a series of disastrous fires in 1871 and 1872 destroyed this section of the central business district. Of particular significance is the survival of many of the nineteenth-century storefronts, many with elaborate cast-iron embellishment. The buildings, as a group, are unrivalled in the region.

The district also includes scattered examples of a variety of other picturesque residential architecture, more eclectic and less standardized than the more prevalent Gothic Revival and Italianate styles. Reflecting the influence of the Eastlake and Stick styles are two promi-

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nent dwellings, the Burr House (ca. 1877, 5 Albany Street, photo 1) and the residence at 4 Forman Street (ca. 1866). Both are characterized by picturesque asymmetry and a variety of ornamental woodwork. A more modest interpretation of the Eastlake style is the dwelling at 6 Forman Street (ca. 1870s), distinguished by the pierced woodwork in the apexes of the gable ends.

In addition to new construction, numerous older dwellings were also updated and "modernized" during the third quarter of the nineteenth century with a variety of picturesque embellishments. Many were enhanced with cornice, window and/or entrance ornamentation, generally at a relatively modest level or small scale. Many residences along Lincklaen Street reflect this tradition; 44 Lincklaen Street is a typical example. The Century House (36 Albany Street, ca. 1841, photo #10) is a distinctive example of an elaborate, full-scale remodelling of an older building. In 1863 ornate porches, balconies, entrance and window lintels, a mansard roof and a giant portico with fluted Corinthian columns were added. Willowbank (21 Forman Street, photo #25) and the dwelling at 57 Sullivan Street (photo #56), both elegant, early nineteenth century, Federal style residences, were also modernized in the 1860s. (Both would again be modernized in the early twentieth century.) (The aforementioned examples are all located in the Cazenovia Village Historic District.)

Religious architecture in Cazenovia dating from the third quarter of the century also reflects the picturesque ideals of the period as did the St. Paul's Episcopal Church from a slightly earlier date. Included in the Cazenovia Village Historic District are two significant late nineteenth century churches. They are the Methodist Church (ca. 1872, Lincklaen Street, photo #33) and the Cazenovia Village Baptist Church (ca. 1872, 7 Seminary Street, photo #52). The Methodist Church is an architecturally distinctive example of the Romanesque Revival style, distinguished by its prominent clock tower, corbelled brickwork and large, round-arched windows with ornamental moldings. Of additional significance is that it was designed by the regionally renowned Syracuse architect, Archimedes Russell. The Cazenovia Village Baptist Church is an imposing brick and stone structure which embodies distinctive characteristics of the High Victorian Gothic style in a relatively restrained, modest interpretation. A third church, although constructed in 1806, is characterized by late Victorian period, eclectic alterations: the most salient and significant architectural features of the First Presbyterian Church (27 Albany Street, photo #4) date from

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the 1869 remodelling. Although in form and massing it is reminiscent of the Federal period, the facade displays a variety of highly ornamental, picturesque embellishment.

What little new construction occurred in the rural town during the third quarter of the nineteenth century also reflected the influence of the picturesque styles of the period. Included in the nomination are four properties (all individual components) which embody distinctive characteristics of a variety of Victorian era styles. They are:

13. (ca. 1870) Charles Grime Farm Complex
14. (ca. 1860s) Brick House
15. (ca. 1860s) Jabez Abell Farmhouse and Barn
18. (ca. 1885) Glenwood Farm.

The Charles Grime Farmhouse reflects the persistence of traditional forms in its two-story, five-bay center-hall facade, but incorporates the progressive tastes of the period in its elaborate embellishment, including a wide, panelled frieze with paired brackets and pierced wooden molding, pierced, miter-arched lintels above windows, a projecting bay window and an elaborate entrance porch with a bracketed, arcaded frieze. The Brick House, a rare surviving example of masonry construction in Cazenovia, is a rather free and eclectic interpretation of the Italianate style. It features a traditional two-story, three-bay facade surmounted by a hipped roof with broad, bracketed eaves. Additional decorative elements include the corbelled brickwork and ornamental wooden hood above the entrance. A more traditional interpretation of the Italianate style is the Jabez Abell Farmhouse, a two-story, three-bay, cubic-massed structure with a low-pitched hipped roof surmounted by a prominent cupola. A particularly elaborate hood with ornamental woodwork surmounts the entrance. The primary significance of the property, however, is the large frame cruciform dairy barn. The barn is a rare surviving example of its type; large-scale farm-related outbuildings were not often executed with such fashionable sophistication and elegance. Notable attributes of the structure include board-and-batten siding, saw-tooth woodwork at the cornice line, an ornate cupola and ornamental woodwork in the apexes of the gable ends. The Glenwood Farmhouse is architecturally significant as a distinctive example of a picturesque cottage in the Downing tradition. The diminutive, one and one-half story, L-shaped frame cottage is embellished with board-and-batten siding in the gable ends

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and pierced, saw-tooth woodwork in the eaves and on the porch and front bay window. Early nineteenth century farmhouses were often expanded and updated during the late nineteenth century as were village dwellings. The only substantially intact example of this practice is the Clarence Burdin Farmhouse, a vernacular, salt-box form farmhouse dating from the Federal period. It was "modernized" in the 1860s with a picturesque front cross-gable and porch.

The advent of rail transportation in Cazenovia occurred at a relatively late date. While other communities in the region were serviced by rail lines as early as the early 1850s, Cazenovia was not a part of the network until the early 1870s, hindering Cazenovia's development throughout much of the third quarter of the nineteenth century. By the late 1870s, however, great changes and much growth began to occur in Cazenovia because of the new transportation mode. The advent of the refrigerated rail car enabled a shift from crop production to increased dairying. Previously, dairy farming had been limited to the production of butter and cheese; now fresh milk could be shipped anywhere. This was important to Cazenovia in particular, where the soil proved better suited to supporting herds than to growing crops. Many farmhouses included as individual components of the nomination include significant concentrations of farm-related outbuildings that reflect the importance of dairying in the late nineteenth century. Notable, substantially intact dairy barns are found at farms #6, 7, 8, 10, 11, 13, 15, 17 and 18. (The only intact farmhouse dating from the last quarter of the century is the Glenwood Farmhouse which, stylistically, belongs in the category of picturesque farmhouses of the third quarter of the century.)

In spite of the availability of rail transportation, industries in Cazenovia during the last quarter of the century did not fare well. The relatively small, specialized factories along the Chittenango Creek were not able to compete with the larger industrial centers of the region, particularly Syracuse and Utica. By the turn of the century, many of Cazenovia's industries had shut down. The only industry to survive well into the twentieth century was Bingley Gristmill, which remained in operation until 1960. Lake Mills, in the village, continued only until the 1930s. There are several extant late nineteenth and early twentieth century industrial buildings along the creek in the village and in the northeast section of the town, but none retains sufficient integrity to be included as a component of the nomination.

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The most profound impact created by the advent of rail transportation in Cazenovia was the creation of the tourist industry, an industry that would sustain the community economically for more than half a century. The pleasant scenery, beautiful lake and idyllic, undeveloped countryside of the area attracted residents of Syracuse and other large eastern cities seeking a vacation spot. In the village, boarding houses and hotels were built or enlarged to accommodate the summer visitors. The "Lakeview Hotel" (no longer extant) on the southeast corner of the village green on Albany Street, for example, was built in 1879 and then remodelled in 1882 with a mansard roof and spacious porches to provide additional space. Special excursion trains brought large groups of city dwellers for outings, and several small steamboats carried crowds from the village pier to picnic groves along the shores, especially to O-we-ra Point at the north end of the lake. Affluent families from Boston, New York and other eastern cities purchased tracts of lakeshore land and erected summer "cottages." By the early twentieth century the area near the lake was dotted with magnificent mansions. Ten extant summer estates (some were year-round as well) are included as individual components of the nomination which reflect the wide variety of late nineteenth century estate architecture in Cazenovia. The properties are:

19. (ca. 1885) Ormonde
20. (ca. 1884) Cedar Cove
21. (ca. 1888) Notley mere
22. (ca. 1898) The Hickories
23. (ca. 1906) York Lodge
24. (ca. 1892) Shore Acres
25. (ca. 1905) Hillcrest
26. (ca. 1910) Upenough
27. (ca. 1917) Old Trees
28. (ca. 1929) Shattuck House.

Three village properties, all on the south end of the lake and included in the Cazenovia Village Historic District, are also significant reminders of Cazenovia's late nineteenth century prominence as a resort community for the affluent. Located on Ledyard Avenue, they are:

(ca. 1897) Weltevreden (photo 29)

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(ca. 1889) Brewster Inn (formerly "Scrooby")
(ca. 1883) The Oaks.

The thirteen properties display a number of similarities. All are relatively large, sophisticated and elegant structures. They embody the distinctive characteristics of a broad range of popular late nineteenth and early twentieth century styles, including the Shingle, Queen Anne, Colonial Revival and Neoclassical. Many retain a significant portion of their original settings, including expansive acreage, broad, landscaped lawns and sweeping views of the lake. Several retain large and sophisticated estate outbuildings, most notably carriage and boat houses. Reflecting the influence of the Shingle style, the popular style in which late nineteenth century resort architecture was often executed, are Ormonde, Cedar Cove, Notleymere, the Hickories, York Lodge, Old Trees, Shattuck House and Weltevreden. They are broad, rambling cottages with shingle siding and a variety of picturesque elements. Several, particularly the Hickories and Weltevreden, also incorporate distinctive characteristics of the Colonial Revival style. They exhibit greater symmetry and more restrained, classically inspired detailing. A more traditional and "pure" interpretation of the Colonial Revival style is Shore Acres, with its symmetrical facade, elaborate Palladian window and elegant entrance surround and portico. The Dutch Colonial Revival style is embodied in Upenough with its sweeping gambrel roof and restrained detailing. Distinguished by its picturesque asymmetry and prominent tower, Hillcrest is a representative example of the Queen Anne style. "Scrooby" and The Oaks are stylistically eclectic mansions which, like the other estates, are significant reminders of the wealth and sophistication of Cazenovia's late nineteenth century vacationers.

A number of prominent persons are associated with the nominated properties of this period, including Henry Burden, the summer resident and iron magnate from Troy, New York, who erected Cedar Cove (Individual Component #20). For many years, Burden played the role of benefactor of the community, augmenting the continuing support of the Lincklaen/Ledyard family. Significant contributions made by Burden include the founding of the Cazenovia Electric Company and the Cazenovia Telephone Company, both of which were required to lay their wires underground, a revolutionary practice at the time. Under the auspices of Burden, the Opera House/Town Hall was erected on Lincklaen Street and the elegant Lincklaen House hotel on Albany Street was renovated. He

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also provided financial assistance to the Cazenovia Seminary which, although continuing to play an important role in the community culturally, was never, until recently, a financial success. Other late nineteenth century benefactors of the community included members of the Fairchild family (of the Willowbank estate). In 1887, the Fairchilds sponsored the formation of the Chittenango Falls Park Association to preserve the falls from industrial development. A public park was established, further enhancing Cazenovia's reputation as a resort community. (In 1922, the park was acquired by the State of New York.) Catering to the more affluent vacationers, Lamburtus Wolter Ledyard erected the Owahgena, a private social/boating club on the south shore of the lake. The picturesque, 1880s structure with rustic, Shingle style features, survives substantially intact today as the Cazenovia Club (Cazenovia Village Historic District, Ledyard Avenue.)

Relatively little development occurred in other sections of the community during the last quarter of the nineteenth century. New construction was limited to the erection of dwellings in the village. Included in the Cazenovia Village Historic District are several examples of Queen Anne style dwellings dating from ca. 1880 - ca. 1900.

Hillcrest, cited earlier, is the most traditional, "pure" interpretation of the style; the village dwellings are more eclectic: they embody distinctive characteristics of both the Queen Anne and Colonial Revival styles. They are characterized by picturesque, asymmetrical massing, multi-gabled roofs and a variety of windows, verandahs and balconies, all typical attributes of the Queen Anne style. The influence of the Colonial Revival style is evidenced in the restrained, classically inspired embellishment of windows, entrances and porches. Examples of the period and style are located at 15, 17, 19 and 21 Hurd Street (Photo 28), 15 Albany Street and 128 Lincklaen Street. The Carpenter Barn (ca. 1880s), is the only significant example of late nineteenth century, non-residential architecture in the district. Formerly associated with Lakeland, the early nineteenth century estate of Samuel Forman, the massive stone and frame structure embodies distinctive characteristics of the Queen Anne and Romanesque Revival styles. Prominently sited at the intersection of Forman Street with Ledyard Avenue and Rippleton Road, the carriage barn is the only surviving structure of the estate, the mansion of which was razed in the 1930s to create Lakeland Park.

Tourism continued to sustain Cazenovia throughout the early twentieth century, but there was little new construction, growth or development in

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either the village or the town during the first quarter of the century. The advent of the automobile brought additional vacationers, and out-of-towners continued to erect summer and year-round second homes as represented by the five aforementioned early twentieth century estates (Individual Components #23, 25, 26, 27 and 28). New construction in the core of the village was quite limited, as reflected by the relatively few early twentieth century buildings in the Cazenovia Village Historic District. Located at 5 and 7 Emory Street are two ca. 1900 dwellings which embody distinctive characteristics of the Dutch Colonial Revival style with their sweeping gambrel roofs and classically inspired details. The dwelling at 7 Emory Street features a particularly notable Palladian window with molded swags. The former Opera House/Town Offices on Lincklaen Street (ca. 1895, photo #40) is also a distinctive example of the Dutch Colonial Revival style. The firehouse at 90 Albany Street (ca. 1931, photo #12) is architecturally significant as a representative example of the Neoclassical style. The brick and stone building is typical of early twentieth century civic architecture, characterized by symmetry and classically inspired details.

Reflecting the continued importance of agriculture in the early twentieth century is the Meadows Farm, the Ledyard family dairy farm south of the village (Individual Component #16). Dating from ca. 1900, the substantially intact farm complex is a representative example of a typical dairy farm of the region. Stylistically, the farmhouse reflects the influence of picturesque, late Victorian era fashions, particularly the Queen Anne style with its elaborate woodwork.

Cazenovia today remains an economically prosperous and visually pleasant community. Sensitive development and citizens' respect for the quality of their environment has resulted in the rare survival of a large and diverse collection of architecturally and historically significant resources. The widespread availability and popularity of the automobile by the late 1920s and the subsequent revival of Route 20 as a primary east-west thoroughfare both enhanced and threatened Cazenovia's survival. The increased ease of transportation sustained the tourist industry, ensuring Cazenovia's continued prominence as a recreational community, and by the mid-twentieth century, allowed the establishment of an affluent bedroom community for out-of-town commuters, particularly to Syracuse. Initially, however, Cazenovia lost some of its important resources: the former industrial core of the village, where Albany Street crosses the creek, was razed; gas stations and parking lots (and

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today, modern commercial structures) replaced those historic industrial resources. Structures on the north side of the village green were razed and the north half of the village green was paved over to allow for the widening of Albany Street. Later in the century, pockets of suburban residential development emerged as well; mid-twentieth century enclaves developed on the outer fringes of the village, not compromising the integrity of the historic core of the community. Less fortunate was the subdividing of some of Cazenovia's finest lakeside estates to make way for high-density residential development. However, most of Cazenovia's best resources survive substantially intact, reflecting the continued prosperity and popularity of both town and village.

¹ Russell A. Grills, Cazenovia: The Story of an Upland Community, (Cazenovia Preservation Foundation, 1977), p.9. Much of the historical information included in the significance statement is derived from this source.

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Cazenovia Town MRA
Madison County, NEW YORK

ADDITIONAL INFORMATION
ACCEPTED

Keeper

Sandra McClelland 11/2/87

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The Cazenovia Multiple Resource Area includes all the area in the village and town of Cazenovia in Madison County, New York. Located in the middle of the western edge of the county, the town is bounded on the west by Onondaga County, on the north by the town of Sullivan, on the east by the towns of Fenner and Nelson and on the south by the town of DeRuyter. The approximately sixty-square mile town is predominantly agrarian and includes the large and prosperous incorporated village of Cazenovia in the geographic center of the town, Cazenovia Lake, a four-mile-long by one-mile-wide body of water in the northwest quadrant of the town, numerous widely dispersed rural farmsteads, a variety of scattered estates and vacation homes, and several pockets of development including the hamlet of New Woodstock, approximately eight miles south of the village in the southeast quadrant of the town, and Bingley Mills, straddling the Cazenovia and Fenner town line in the northeast corner of the town. Major streams in the town include the Chittenango Creek and the Limestone Creek. Chittenango Creek, historically the source of most of Cazenovia's nineteenth and early twentieth century industrial power, empties out of the southeast end of Cazenovia Lake and runs eastward through the south end of the village. It then turns northward and runs through the east end of the village and, further north, into the town of Sullivan. The creek defines the Cazenovia/Fenner town line at which point the creek plunges over a great precipice at Chittenango Falls, the focal point of the Chittenango Falls State Park. The Limestone Creek flows east-west through the south section of the town. Major thoroughfares through the town include Route 20, running east-west through the geographic center of both the town and village; Route 13, running north to Chittenango (town of Sullivan) from the east end of the village and south to New Woodstock and the town of DeRuyter from the west end of the village; and Route 92, running northwest to Syracuse along the west shore of the lake. All current thoroughfares follow important Colonial and/or nineteenth-century routes which determined much of Cazenovia's historic development.

The historic resources of the community were identified by means of a comprehensive architectural and historic survey conducted in 1981-1982 by members of the Cazenovia Preservation Foundation in cooperation with the town historian and under the

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guidance of the New York State Historic Preservation Office. The properties were recorded on New York State Building/Structure inventory forms and were subsequently evaluated against the criteria for eligibility for the National Register. Also taken into consideration during the evaluation were the Albany Street Historic District and Lorenzo, listed on the National Register on 10 October 1978 and 18 February 1978, respectively, in order to present a complete and thorough overview of the historic resources of the entire town in one comprehensive nomination. The final evaluation of the previously listed properties and the newly surveyed properties yielded thirty components for inclusion in the nomination : one historic district and twenty-nine individual properties.* The Cazenovia Village Historic District encompasses Lorenzo and the eighty-four properties included in the Albany Street Historic District and 260 additional properties to the north, southwest and south (see site map D). Individual properties in the nomination include eighteen rural farmsteads, ten summer estates/vacation homes and one railroad station. The components identified for inclusion in the nomination are the best, most intact properties in the community which, as a whole, represent nearly every phase of Cazenovia's historic development. Other potentially significant properties in the town not revealed in the 1981-1982 survey may be nominated in the future if additional information becomes available to substantiate their significance. (The potential archeological resources of the town were not investigated; if and when sufficient documentation is collected, they will be evaluated for nomination as well.)

The historic building stock of Cazenovia (town and village), as represented by the district and individual properties, includes a broad range of types, styles, periods, uses of material and levels of sophistication. Residential, commercial, religious, civic, industrial and estate buildings are included as well as a lakeside park and two village greens. Dating from ca. 1795 to ca. 1935, the buildings embody distinctive characteristics of a wide variety of popular American styles including Federal, Greek Revival, Gothic Revival, Italianate, Romanesque Revival, Queen Anne, Eastlake, Shingle, Colonial Revival and Neoclassical. Transitional and eclectic interpretations of the major styles survive as well. A relatively high level of architectural

* See attached tables for summary of contributing buildings, structures, sites and objects.

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sophistication and fine craftsmanship characterize many of the resources in both the town and village, reflecting Cazenovia's continued prosperity throughout its history. Prominent resources in the community include the early nineteenth century estates of the founding families, the numerous early- to mid-nineteenth century Federal and Greek Revival style village dwellings, the rural farmhouses (particularly of the Federal and Greek Revival periods), and the imposing and sophisticated late-nineteenth and early twentieth-century summer cottages and estates dotting the lake.

The Cazenovia Village Historic District, comprising 360 contributing components, encompasses the entire historic core of the village, including sections of Albany, Forman, Carpenter, Emory, Green, Hurd, Sullivan, Union, Liberty, Nickerson, Lincklaen, Seminary, Allen, South, Mill and Chenango Streets, Willow Place, Ledyard Avenue, Rippleton Road and Riverside Drive. (The area included in the previously listed Albany Street Historic District is the central business district of the village and a small residential enclave to the southeast along Mill, South and Allen Streets. Entirely encompassed by the Cazenovia Village Historic District, the earlier district now comprises a small corridor through the center of the new district.) The buildings included in the district, erected between ca. 1795 and ca. 1935, are executed in a broad range of styles and materials. Visual highlights of the district include Lorenzo and the Meadows, the elegant, early nineteenth century estates of the Lincklaen and Ledyard families, numerous finely crafted Federal and Greek Revival style frame dwellings, sophisticated, late nineteenth-century rows of elaborate, Italianate style commercial buildings and a variety of imposing late nineteenth-century vacation homes. Focal points of the district include the historically significant Lakeland Park on the southeast shore of the lake at the west end of the district, the Village Green at the heart of Albany Street, and the Green on Green Street in the northwest corner of the district. The district also includes the only intact industrial-related resources in Cazenovia, the New York State dam and the Chaphne Cabinet Shop and Cooperage, both in the southeast section of the district near Chenango Street. The district includes all of the intact, contiguous historic resources in the village. Other than the few

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scattered properties included as individual components of the nomination, there are no other known intact historic resources in the village.

The twenty-nine individual properties included in the nomination are scattered throughout the village and town; most, however, are in the immediate vicinity of the lake and village. The most widely dispersed are the farmhouses. They are located along West Lake Road and Syracuse Road (Route 92) northwest of the village, Rippleton Road (Route 13) southwest of the village, East Road, Ballina Road and Number Nine Road south of the village, Route 20 southeast of the village, and East Lake Road and Ridge Road north of the village. Most are relatively isolated and many include much of their original acreage and continue to function as working farms. A wide variety of periods, styles and materials is represented, but early nineteenth-century Federal and Greek Revival style frame farmhouses predominate. Most reflect rural, vernacular building traditions typical of the region; there are, however, several particularly sophisticated, high-style buildings.

Clustered closer to the lake are the ten summer "cottages." They are located on the west side of the lake on West Lake Road and, on the east side of the lake, along Forman Street and East Lake Road. Further away from the lake are two isolated properties along Rippleton Road near several of the rural farmhouses included in the nomination. All ten cottages are relatively large and elegant buildings executed in a variety of late nineteenth and early twentieth century styles, with Shingle and Colonial Revival styles predominating. Most are executed in wood and all exhibit a high level of architectural sophistication and a variety of well-crafted detailing. Many retain much or all of their original settings; several properties, however, have been recently subdivided and developed with modern residences.

The final individual component included in the nomination is the late nineteenth-century railroad depot, a small frame building on William Street in the east end of the village beyond the district boundary.

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The town of Cazenovia today remains much as it was throughout the nineteenth and early twentieth centuries. Until Cazenovia became a bedroom community for the city of Syracuse after World War II, little modern development occurred in the relatively isolated farming community to disturb the historic character of the town, village or hamlets. The overall character of the community survives intact as do many of the individual resources. Late twentieth-century development has been relatively sensitive, generally confined to the outskirts of the historic core of the village and to widely scattered locations throughout the town, often on subdivided farmsteads or previously undeveloped land. The attached chart summarizes the thirty components included in the Cazenovia Town Multiple Resource Area nomination. Additional and detailed information on each individual component is contained on the attached inventory forms.

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The Cazenovia Town Multiple Resource Area nomination includes one historic district and twenty-nine individual properties in the town and village of Cazenovia, Madison County. Together, the architecturally and/or historically significant components of the nomination reflect the historical development of the community from its earliest prosperity as a regionally prominent center of agriculture and industry through its late nineteenth/early twentieth century prominence as a resort community for affluent vacationers to its continued popularity as a center of recreation and as a bedroom community for commuters to Syracuse. The large number of distinguished residences and the well-preserved nineteenth-century character of both its village streetscapes and countryside have earned Cazenovia its reputation as one of the finest historic communities in the region. It is further enhanced by its idyllic lake-side vistas, rural landscape and scenic natural resources. The significant resources of Cazenovia's built environment, dating from ca. 1795 to ca. 1935, embody the distinctive characteristics of a broad range of popular American styles, including Federal, Greek Revival, Gothic Revival, Italianate, Romanesque Revival, Queen Anne/Eastlake, Colonial Revival and Neoclassical. Transitional, eclectic and vernacular interpretations of the major styles survive as well. As a whole, the collection of resources chronicle the historic development of the town and village of Cazenovia and reflect its continued prosperity and regional popularity as a center of commerce, culture, education and recreation.

The history of the town of Cazenovia, founded in 1793, began in 1790 when a young Dutch naval officer named John Lincklaen (b.1768, d.1822) obtained a two-year leave of absence to visit the United States. Under the patronage of Pieter Stadnitski, a Dutch banker, Lincklaen was sent to Philadelphia to work for Theophilus de Cazenove, a native Swiss who was serving as the principal agent for a group of bankers in the Netherlands speculating in American investments. Acting as field representative, Lincklaen explored and evaluated tracts of land in the New York and Pennsylvania wilderness that the consortium - later known as the Holland Land Company - was considering for purchase.1

In 1792 de Cazenove purchased some 55,000 acres of land containing the present towns of Cazenovia and Nelson. Lincklaen was sent to explore the "Road Township" and "Township No. 1," as two of the "Twenty Township" tracts of land were known, and was

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greatly impressed with the richness of the soil, the well-timbered slopes and the abundance of potential water power and mill sites. He was instructed to make additional purchases to form a compact "establishment" of about 100,000 acres and succeeded in buying the two neighboring tracts. The combined lands, totaling approximately 120,000, acres became known as the "Cazenovia Establishment" in honor of de Cazenove. The tract comprised part of the former tribal territory of the Oneida nation which had been purchased by Governor George Clinton in 1788.

Lincklaen, reporting back to Philadelphia in late 1792, subsequently was appointed resident agent of the Cazenovia Establishment and was given a share of the property. In the spring of 1793 Lincklaen set out again, this time to begin settlement and sale of the land. On May 8th he arrived at the foot of Cazenovia Lake (previously known as "Owahgena," an Indian word meaning "home of the yellow perch") from Old Fort Schuyler, now Utica, accompanied by Samuel Forman of New Jersey, who had been hired to serve as his assistant and storekeeper, and Michael Day, an axeman. Land was cleared and temporary log cabins were erected. The village was formally planned in 1794; its core was a principal thoroughfare (later named Albany Street) which ran east-west across an area bounded on the west by the lake and on the south and east by Chittenango Creek. The broad boulevard featured a public square (the Village Green) at the center of the village around which the initial residential and commercial development occurred. Village lots were surveyed and a company store, permanent dwellings and a school house were erected, primarily on the village green. Lincklaen, controlling most of the lakeside property, erected his first residence on the west end of Albany Street in the mid-1790s on the site of what is now "Willowbank," a large nineteenth-century mansion at 21 Forman Street. (According to local tradition, Willowbank was erected on the original foundation of Lincklaen's first mansion which was destroyed by fire in 1807 and replaced by Lorenzo.) The northern edge of the original village coincided with the northern boundary of the "Road Township" near the present Seminary Street. In 1795 Lincklaen acquired the Fourth Allotment of the New Petersburg track and laid out the northern streets of the present-day village. The focal point of this section of the village was a second public square, later known as the Green, which for many years served as the militia training and parade grounds (photo 22).

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Concurrent with the late eighteenth century development of the village was the settlement of the surrounding town. Farms of 100 and 150 acres were surveyed and offered for sale. Favorable terms of settlement and particularly fertile soil immediately attracted numerous settlers and Cazenovia's reputation as a prosperous farming community was quickly established. The earliest industrial ventures in Cazenovia included the erection of a saw and grist mill in 1794 by John Lincklaen on the fringes of the village along the Chittenango Creek. Although ultimately unsuccessful, Lincklaen's mills flourished in the 1790s and provided the stimulus for much of Cazenovia's nineteenth-century industrial activity.

Although Lincklaen's lakeside hamlet was the primary concentration of settlers, there were other scattered settlements as well. However, the only other significant hamlet was New Woodstock, several miles south of the lake. Also settled in 1793, New Woodstock continued to flourish throughout the nineteenth century, though not on the same scale as the village of Cazenovia. (The hamlet, still a vital community today, has lost much of its integrity through modernization of the building stock. Although several individual properties were identified during the initial survey as potentially eligible, additional information is needed before they can be evaluated. They will be nominated if and when sufficient information becomes available to substantiate their significance.)

In addition to the survival of the original eighteenth century village plan, several extant buildings dating from the 1790s reflect Cazenovia's earliest history. Located on the village green are the Samuel Forman house and general store at 24 and 26 Albany Street, respectively, and the Michael Day Tavern at 30 Albany Street, components of the Cazenovia Village Historic District. The vernacular, settlement period dwelling survives substantially intact, but both the store and inn have lost some of their original integrity. However, the survival of such early buildings is rare and they contribute to the significance of the district and to an understanding of the development of the town. Also dating from the late eighteenth century is the original section of Rose Hill (9 Chenango Street, Cazenovia Village Historic District, photo #16), built in 1796 by Jeremiah Whipple, a locally prominent carpenter. However, little exterior evidence of the original section survives and Rose Hill's primary significance dates from the Greek Revival period. (See page). There are no

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known material remains of the town's late eighteenth century agricultural or industrial activity.

Cazenovia prospered greatly during the first quarter of the nineteenth century. Industry and agriculture flourished throughout the town and the village began to emerge as a thriving commercial center. From the earliest days of the settlement, Lincklaen had envisioned the village becoming a commercial metropolis that would dominate the region and, as the benefactor and founding father of the community, spared no efforts to achieve that goal. One of his primary concerns was the establishment of an easy and economical system of transportation between Cazenovia and the Albany area markets. Lincklaen was instrumental in the establishment in this section of the state of the Cherry Valley Turnpike (Route 20), begun in 1803 and completed in 1811. Cazenovia's location on this primary east-west thoroughfare greatly stimulated its development during the early decades of the nineteenth century. Madison County was formed in 1806 and, in 1810, the village of Cazenovia was incorporated. Lincklaen succeeded in having Cazenovia named the county seat and proceeded to erect an elegant, Federal style county courthouse. However, after six years of political rivalry, the county seat was removed to Morrisville. (The Cazenovia courthouse building was destroyed by fire in 1959 after many years of use by the Cazenovia Seminary.)

A variety of significant village buildings dating from the first two decades of the nineteenth century survive substantially intact. These relatively sophisticated structures reflect the prosperity of the village at a time when other communities in the region were struggling for economic survival. The most distinguished early nineteenth century property is Lorenzo, the expansive estate of John Lincklaen and his descendants. (Lorenzo was listed on the National Register on February 18, 1971.) Although within the corporate limits of the village, the 84-acre estate is a typical country seat of a wealthy gentleman. The main house, completed in 1807, is architecturally significant as a distinguished example of Federal style residential architecture. The elegant, highly sophisticated mansion embodies a variety of distinctive characteristics of the period and style, including a traditional two-story, five-bay, center-hall facade and delicate, attenuated detailing. Particularly notable features include the handsomely arcaded facade and the finely crafted entrance details. Lorenzo is additionally significant as a rare surviving example of

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an early nineteenth century estate that retains an intact collection of outbuildings and its original setting, including formal gardens and an unobstructed view of the lake to the north. Almost as imposing as Lorenzo was "Lakeland," the 1813 estate of Samuel Forman, co-founder of Cazenovia. Although no longer extant, it, too, illustrated Cazenovia's early nineteenth century prosperity. Forman erected his mansion at the west end of Albany Street on his expansive estate on the southeast shore of the lake. It was a replica of Lorenzo, although slightly larger and of wood construction. The estate was controlled by several prominent families throughout the nineteenth and twentieth centuries, including the Ten Eycks and the Carpenters, before it was acquired by the village and razed in the 1930s. Today, Lakeland Park, a 5.16-acre portion of the former estate used as a village park, is a visual reminder of the Forman estate, particularly because the 1839 wrought-iron fence and entrance gate surrounding the park survive intact.

Also dating from the first decade of the nineteenth century are the First Presbyterian Church and Old Manse, erected in 1806. The church, built on the north side of the Green at the head of Hurd Street, was moved in 1828 to the northwest corner of the village green on Albany Street. The church, attributed to the prominent Albany architect Phillip Hooker, retains its Federal period form and massing, although its primary architectural significance dates from the late nineteenth century when it was remodelled with picturesque, Victorian-era embellishment. The manse, at its original location at 24 Forman Street, retains its original integrity. It is a significant example of early Federal style residential architecture. Its two-story, five-bay, center-hall facade, like that of Lorenzo, is the typical form which was to characterize architecture in Cazenovia for many decades. Other regionally typical attributes of the period and style embodied in the Old Manse include the gable roof with the ridge parallel to the street and the light, restrained detailing and structural elements, including slight cornice returns, a narrow frieze, slender corner boards and attenuated entrance details.

The original portion of Willowbank, 21 Forman Street, also dates from the early nineteenth century, as evidenced by its form, massing and elegant Federal style entrance detailing. Willowbank, the estate of the locally prominent Perry C. Childs (photo #25), was built in 1811 on the foundation of John Lincklaen's first

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mansion. (Willowbank's architectural significance is not confined to the Federal period, as a series of significant additions and alterations throughout the nineteenth and early twentieth centuries reflect the continued evolution of the structure.) Further away from the core of the village are two rare surviving examples of vernacular Federal style dwellings. At 30 Lincklaen Street is the Starr House (ca. 1809), a traditional two-story, five-bay, center-hall frame dwelling. Distinctive characteristics of the period and style embodied in the Starr House include the narrow frieze, slight cornice returns and slender corner boards. (The entrance detail dates from the Greek Revival period, several decades later.) The house is historically associated with Elisha Starr, one of Cazenovia's most prominent manufacturers. A more modest example of the period and style is located at 104 Lincklaen Street (ca. 1810), a one and one-half story, four-bay frame dwelling with particularly finely crafted entrance details.

Industrial activity in the village and town played an important role in the early nineteenth century. Numerous mills were established along the Chittenango Creek, particularly in the village near the Albany Street bridge (modern) over the creek, an area which would become the hub of industrial activity in Cazenovia throughout the nineteenth and twentieth centuries. A second important center of manufacturing was located several miles north along the creek in the area of what is now the hamlet of Bingley Mills (near Chittenango Falls) which today straddles the Cazenovia and Fenner town lines. By 1806 the community contained a tannery, a grist mill, a saw mill, a linseed oil mill, brickworks, a nail factory and two asheries. An 1810 census listed an additional paper mill and two carding mills. In 1813 Lincklaen built a woolen mill just northwest of the Albany Street bridge over the creek. Operated by Elisha Starr, it was the first mill in the county capable of processing raw wool into finished textiles. By 1813, Spafford's Gazetteer indicates that in addition to the village industries, the town contained four grist mills and nine saw mills. There are no known material remains of Cazenovia's early nineteenth century industrial activity, although many of the sites have been identified. Their significance, however, has not been evaluated, as archeological resources were not considered in the original survey.

Agriculture was also a vital factor in the local economy during the early nineteenth century. Subsistence farming expanded

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into the production of cash crops, with grain and hops among the most profitable early nineteenth century agricultural products. Corn, flax and wheat were also profitable, as was sheep-raising and, for a short time, silkworm-raising for the production of silk in the local textile mills. A variety of pre-Federal and Federal period farmhouses dating from the first four decades of the century reflects this period and aspect of the town's development. Nine substantially intact examples are included as individual components of the multiple resource area nomination. They are scattered throughout the town, although most are concentrated relatively near the village. They are:

- #1. (ca. 1810) Beckwith Farmhouse
- #2. (ca. 1807) Niles Farmhouse
- #3. (ca. 1825) Sweetland Farmhouse
- #4. (ca. 1835) Tall Pines
- #5. (ca. 1820) Middle Farm
- #6. (ca. 1830) Zephnia Comstock Farmhouse
- #7. (ca. 1835) Chappell Farmhouse
- #8. (ca. 1814) Evergreen Acres
- #9. (ca. 1832) Annas Farmhouse
- #17. (ca. 1820) Parker Farmhouse

Several variations of traditional Federal period forms are represented, but the standard, two-story, five-bay center hall and three-bay side- or center-hall forms typical of the region predominate. Other typical Federal style attributes exhibited by the farmhouses include delicate structural elements and detailing, with entrances generally displaying the most finely crafted embellishment. Typical examples of the five-bay form include the Niles Farmhouse, the Zephnia Comstock Farmhouse and Evergreen Acres. Examples of the three-bay form include Tall Pines and the Chappell Farmhouse, both with their gable ends oriented towards the street. Less common in Cazenovia, but not unusual in the region, is the "two-thirds" house, a three-bay side-hall building on which the ridge of the gable roof is parallel to the street. The Middle Farm is a representative example of this form. The Parker Farmhouse, a modest, vernacular building, is an example of a salt-box form farmhouse, distinguished by the characteristic rear lean-to. Although unique in Cazenovia, the form is typical of the region and the eastern parts of the state. Not as traditional or standard in the formal sense are the Beckwith Farmhouse and the Annas Farmhouse, early vernacular farmhouses with asymmetrical

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four-bay facades, similar to the simple dwelling located at 104 Lincklaen Street in the Cazenovia Village Historic District. The Sweetland Farmhouse is an anomalous building, with its broad, one and one-half story, center-hall facade surmounted by a low-pitched gable roof oriented towards the street. (A wide variety of outbuildings associated with these farmhouses survive as well. However, few are known to date from the early nineteenth century; most extant outbuildings are late-nineteenth century replacements of earlier outbuildings. Nonetheless, most of them do contribute to an understanding of the continuing nineteenth century history of agriculture in Cazenovia.)

The second quarter of the nineteenth century was not a particularly prosperous one for Cazenovia. The Erie Canal, begun in Rome in 1817 and completed in 1825, bypassed Cazenovia well to the north and rendered the Cherry Valley Turnpike obsolete, destroying Lincklaen's dream of a major commercial metropolis. The village could not compete with canal-side centers of commerce such as Utica and Syracuse. John Lincklaen had died in 1822, succeeded by his brother-in-law/adopted son Jonathan Denise Ledyard, who continued in the role of benefactor of the town for many years. Despite the decreased level of commerce and the loss of Lincklaen, Cazenovia did survive. Agriculture and industry continued to be vital factors in the local economy, and, with the financial support of the Lincklaen/Ledyard family, Cazenovia averted financial disaster. An additional impetus to Cazenovia's development during the second quarter of the nineteenth century was the establishment of the Cazenovia Seminary in 1824, which, although never a source of great revenue to the community, did enhance Cazenovia's reputation as a regionally prominent center of education and culture. The seminary initially occupied the old courthouse (no longer extant). The school's continued growth and physical expansion throughout the nineteenth and twentieth centuries reflects its success; today, the main campus of Cazenovia College occupies the entire block bounded by Lincklaen, Seminary, Sullivan and Nickerson Streets. The campus is excluded from the district, as many of the buildings are modern and the historic buildings do not retain sufficient integrity to meet the National Register criteria.

Reflecting the community's development during the second quarter of the century is a wide variety of significant buildings, including numerous dwellings and several commercial buildings in

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the village, and, in the town, a few rural farmhouses and one industrial-related resource. The most significant resource of the period is The Meadows, the expansive estate of the Ledyard family (Rippleton Road, Cazenovia Village Historic District, photo #49). Erected in 1826 by Jonathan Denise Ledyard, the main house is a distinguished example of the Federal style. It is characterized by graceful proportions, symmetry and handsome details. With its intact collection of five contributing outbuildings, including barns, carriage house and caretaker's house, the Meadows is also significant as an outstanding example of early nineteenth century estate architecture, particularly because the original setting survives intact.

In the core of the village, Federal style dwellings of the 1820s and 1830s embody a variety of regionally typical and/or distinctive characteristics. Many of these stylistic attributes were introduced in Cazenovia during the first two decades of the century. Two-story, five-bay center-hall dwellings remained popular, but one and one-half to two-story, three-bay side- or center-hall dwellings emerged as the most prevalent form, a form which would persist well into the Victorian era later in the century. Distinguished Federal style village dwellings are characterized by a variety of restrained and delicate detailing, including semi-elliptical fanlights in front gable ends and finely crafted entrance details, such as fanlights and sidelights (often with tracery), fluted pilasters with slightly flared capitals and narrow cornices. Dozens of significant Federal style dwellings are located on Lincklaen Street. The Coolidge House at 66 Lincklaen Street is a typical example of the period and style. Other examples are scattered throughout the entire village, including the dwellings at 34 Albany Street, 7 Sullivan Street (the DeClerg House), 57 Sullivan Street, 8 Chenango Street (the Chapne House) and 10, 21 and 29 Chenango Street. The structure at 51 Albany Street (ca. 1832, photos #5, 6 and 7) is an outstanding example of Federal style commercial architecture, distinguished by its elegant, arcaded facade and finely crafted entrance details. (All aforementioned examples are included in the Cazenovia Village Historic District.)

Village structures of the 1830s and 1840s reflect the influence of the Greek Revival style, most notably the shift in taste from light and delicate detailing to heavy and bold structural elements and ornamentation. Cornice returns, friezes,

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corner boards and entrance surrounds become wider and greatly exaggerated. The traditional forms, however, continue to persist: the one and one-half to two-story, three-bay variation predominates, with scattered examples of five-bay center-halls. Lincklaen Street contains the greatest concentration of significant Greek Revival style buildings with dozens of middle-class dwellings characterized by three-bay facades and finely crafted embellishment. White Lilacs, an elegant brick dwelling at 9 Albany Street, is a distinctive and sophisticated example of the five-bay center-hall form (photo 3). Equally significant is the dwelling at 40 Lincklaen Street, a typical, vernacular interpretation of the five-bay center-hall form (photo 42). The temple-front variation, a highly sophisticated Greek Revival style form, is widely represented throughout the village. Distinctive examples included in the Cazenovia Village Historic District are the John Williams House (100 Albany Street, currently the Public Library, photo #13), Rose Hill (9 Chenango Street, photo #16), Joy Hall (22 Sullivan Street) and the dwelling at 11 Mill Street (photo #44). All are three bays wide. The only example of a five-bay-wide temple-front residence is Sage Hall at 107 Lincklaen Street (photo #38). The Lincklaen House (79 Albany Street, photo #8) is a distinguished example of Greek Revival style commercial architecture. The elegant hotel, the construction of which was sponsored by J. D. Ledyard in 1835, is a large and elegant brick building with finely crafted details, particularly around the entrance. Other significant commercial buildings of the period and style include the attached rows at 47-49 and 54-62 Albany Street, distinguished by their gable roofs, smooth stone facades and restrained detailing, including broad stone lintels above upper-story windows (photos 5, 7 and 11).

Rural dwellings of the 1830s and 1840s, like the inner-village dwellings, also begin to reflect the influence of the Greek Revival style. Stylistically, however, many rural farmhouses of the 1830s are in the Federal tradition, reflecting the persistence of vernacular building practices in the more conservative, rural sections of Cazenovia. (See Individual Components #4, 6, 7 and 9.) There are only three extant, substantially intact Greek Revival style farmhouses dating from this period. They are:

- #10. (ca. 1835) The Maples
- #11. (ca. 1837) Rolling Ridge Farm
- #12. (ca. 1840) Cobblestone House

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The Maples, a relatively "pure" and progressive interpretation of the style, is architecturally significant as a representative example of the Greek Revival style and of the sophisticated, temple-front variation of the period. Rolling Ridge Farm, a traditional two-story, three-bay, side-hall farmhouse, is a rare surviving example of brick construction in Cazenovia, a building material not commonly found in the town. Rolling Ridge Farm, not quite as "pure" stylistically, is a rather late example of a transitional building which continues to reflect the influence of the Federal style, as evidenced in the simple, delicate detailing, including the rounded-arch fan above the entrance. On the other hand, it is a relatively sophisticated structure in that it is constructed of brick, a rare and costly building material in the area in the 1830s. The Cobblestone House, also a traditional two-story, three-bay farmhouse, is particularly distinguished for its use of cobblestone as a building material, unique in the town and rare in the area. It is one of the finer and more sophisticated buildings of the period in Cazenovia, not only as a cobblestone building but also because of its elegant Greek Revival style detailing, including smooth-faced stone quoins, lintels and sills and sophisticated entrance details.

Industry continued to flourish during the second quarter of the nineteenth century with woolen and grist mills generating the most prosperity. The hubs of industrial activity along the Chittenango Creek included the areas near Albany Street and near Chenango Street in the village, and the Bingley Mills area well to the north. No mills of this period survive intact and the archeological remains at several known sites have not been investigated. However, the New York State dam, on the north side of the creek near the intersection of Chenango Street and Riverside Drive, is a visual reminder of industrial/technological development in Cazenovia during the second quarter of the century (Cazenovia Village Historic District). Constructed in the 1830s/1840s on the site of an earlier mill dam, the current dam was originally a part of the feeder canal system. Today it controls the level of Cazenovia Lake. Although repaired and partially rebuilt at various times throughout the late nineteenth and twentieth centuries, it retains much of its original integrity and is a significant reminder of Cazenovia's early- to mid-nineteenth century manufacturing history.

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Cazenovia's industrial heyday occurred at mid-century and, for a short time, Cazenovia was a regionally prominent manufacturing center, particularly during the Civil War era. The feeder canal system, which had been established during the second quarter of the century, had facilitated the transportation of Cazenovia's products to the Erie Canal. Another stimulus to Cazenovia's industrial development was the completion, in 1848, of the Chittenango plank road (Route 13) north to Chittenango, further easing Cazenovia's transportation difficulties. Reflecting this period of industrial prosperity in Cazenovia is the Chapne Cabinet Shop and Cooperage, the only extant, substantially intact industrial building in Cazenovia (Riverside Drive, Cazenovia Village Historic District, photo #50). The mid-century frame factory is significant as a representative example of a plain, utilitarian industrial building, typical in the region in the nineteenth century. The Chapne Cabinet Shop and Cooperage is the only visual reminder of this former hub of industrial activity in the village. (No longer extant industrial buildings in the immediate vicinity include the Chapne Saw Mill, which stood on the opposite side of the creek where the modern medical center stands today. Next to the Cabinet Shop and Cooperage, presently the site of the Niagara Mohawk garage, stood Parsons' Grist Mill.)

Development in other sections of the village and town during the third quarter of the century occurred as well, slowly but steadily. The Cazenovia Seminary continued to play an important role in the community's development and the wealth and concern of the Ledyard family continued to sustain Cazenovia throughout much of the third quarter of the century. In 1855 Jonathan D. Ledyard donated to the village the strip of land on which his land office had previously stood at the west end of Albany Street. This corridor of land, bounded on the south by the Lakeland estate and on the north by the Willowbank estate, allowed the public access to the lake, previously not possible because the lakeside properties had always been controlled by private estate owners. He also erected a pier for bathers and boaters which was, and still is, the focal point of recreational activity on the lake. During the 1860s and 1870s, the pier was used extensively by steamboats plying the lake. In 1885, J. D. Ledyard's son, Lamburtus Wolters Ledyard, donated the funds to extend the pier. The size of the park was increased to its present extent in the early 1930s when the early nineteenth-century mansion of Samuel Forman's Lakeland estate was demolished and the village acquired the property. The 1930s

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Lakeland Park, a component of the Cazenovia Village Historic District, recalls the long history of public use of the lake for recreational activity.

A variety of significant buildings throughout the village reflect the development of Cazenovia during the third quarter of the century. Most reflect the influence of the picturesque ideals of the Victorian era proselytized by A. J. Downing and others during the Romantic period. The earliest picturesque buildings appeared in Cazenovia in the late 1840s; they embody distinctive characteristics of the Gothic Revival style. The best, most significant examples include the Gothic Cottage (7 Albany St., photo #2), St. Paul's Episcopal Church (12 Mill St., photo #45) and the dwelling at 16 Mill Street (photo #46), all included in the Cazenovia Village Historic District. The Gothic Cottage is a distinguished example of a board-and-batten style cottage and is notable for its steeply pitched cross-gable roof and ornamental bargeboards. It was built in 1847 by Jacob Ten Eyck, a member of one of Cazenovia's most prominent nineteenth-century families. The small cottage at 16 Mill Street, a more modest example of the period and style, also exhibits the ornate bargeboards so typical of the Gothic Revival style. St. Peter's Church, although slightly altered in the twentieth century, continues to reflect the influence of the Gothic Revival style in its verticality, buttresses and Gothic-arched and lancet windows.

The Italianate style, a more common picturesque style of the Victorian era, is widely represented throughout both the village and town. The district includes a number of significant Italianate style dwellings with a variety of stylistic features. Many retain the traditional two-story, three-bay facade typical of the Federal and Greek Revival periods, but L-shaped, asymmetrical configurations emerge as a common variation. Low-pitched hipped roofs and cross-gable roofs replace the standard gable roof, and elaborate embellishment replaces the restrained detailing typical of the first two quarters of the century. Heavy scroll brackets and ornamental woodwork, generally along the cornice lines and around door and window openings, become popular, as do projecting bay windows and broad verandahs. Ornate cupolas, a characteristic attribute of the period and style, adorn several of Cazenovia's more sophisticated Italianate style buildings, most notably the dwelling at 53 Sullivan Street. Other significant, although less ostentatious, examples of the style are concentrated along Forman

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Street (8, 10 and 12) and Willow Street (3, 5, 7 and 9). Scattered examples are located at 33 and 112 Albany Street, 16 Hurd Street, 57, 59 and 117 Lincklaen Street and 13 and 19 Chenango Street. All are included in the Cazenovia Village Historic District; they generally date from the 1860s.

A number of commercial structures in the central business district also embody distinctive characteristics of the Italianate style. Included in the Cazenovia Village Historic District is an outstanding collection of remarkably intact two- to four-story masonry rows on the north side of Albany Street (#s 57 - 85). They are distinguished by a variety of elaborate ornamentation, including bracketed cornices with dentils and/or modillions and ornamental hoods above windows. Several exhibit corbelled brickwork at the cornice line, reflecting the influence of the Romanesque Revival style. Most were erected in the early 1870s after a series of disastrous fires in 1871 and 1872 destroyed this section of the central business district. Of particular significance is the survival of many of the nineteenth century storefronts, many with elaborate cast-iron embellishment. The buildings, as a group, are unrivalled in the region.

The district also includes scattered examples of a variety of other picturesque residential architecture, more eclectic and less standardized than the more prevalent Gothic Revival and Italianate styles. Reflecting the influence of the Eastlake and Stick styles are two prominent dwellings, the Burr House (ca. 1877, 5 Albany Street, photo 1) and the residence at 4 Forman Street (ca. 1866). Both are characterized by picturesque asymmetry and a variety of ornamental woodwork. A more modest interpretation of the Eastlake style is the dwelling at 6 Forman Street (ca. 1870s), distinguished by the pierced woodwork in the apexes of the gable ends.

In addition to new construction, numerous older dwellings were also updated and "modernized" during the third quarter of the nineteenth century with a variety of picturesque embellishments. Many were enhanced with cornice, window and/or entrance ornamentation, generally at a relatively modest level or small scale. Many residences along Lincklaen Street reflect this tradition; 44 Lincklaen Street is a typical example. The Century House (36 Albany Street, ca. 1841, photo #10) is a distinctive example of an elaborate, full-scale remodelling of an older building. In 1863 ornate porches, balconies, entrance and window

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lintels, a mansard roof and a giant portico with fluted Corinthian columns were added. Willowbank (21 Forman Street, photo #25) and the dwelling at 57 Sullivan Street (photo #56), both elegant, early nineteenth century, Federal style residences, were also modernized in the 1860s. (Both would again be modernized in the early twentieth century.) (The aforementioned examples are all located in the Cazenovia Village Historic District.)

Religious architecture in Cazenovia dating from the third quarter of the century also reflects the picturesque ideals of the period as did the St. Paul's Episcopal Church from a slightly earlier date. Included in the Cazenovia Village Historic District are two significant late nineteenth century churches. They are the Methodist Church (ca. 1872, Lincklaen Street, photo #33) and the Cazenovia Village Baptist Church (ca. 1872, 7 Seminary Street, photo #52). The Methodist Church is an architecturally distinctive example of the Romanesque Revival style, distinguished by its prominent clock tower, corbelled brickwork and large, round-arched windows with ornamental moldings. Of additional significance is that it was designed by the regionally renowned Syracuse architect, Archimedes Russell. The Cazenovia Village Baptist Church is an imposing brick and stone structure which embodies distinctive characteristics of the High Victorian Gothic style in a relatively restrained, modest interpretation. A third church, although constructed in 1806, is characterized by late Victorian period, eclectic alterations: the most salient and significant architectural features of the First Presbyterian Church (26 Albany Street, photo #4) date from the 1869 remodelling. Although in form and massing it is reminiscent of the Federal period, the facade displays a variety of highly ornamental, picturesque embellishment.

What little new construction occurred in the rural town during the third quarter of the nineteenth century also reflected the influence of the picturesque styles of the period. Included in the nomination are four properties (all individual components) which embody distinctive characteristics of a variety of Victorian era styles. They are:

13. (ca. 1870) Crandall Farm Complex
14. (ca. 1860s) Brick House
15. (ca. 1860s) Jabez Abell Farmhouse and Barn
18. (ca. 1885) Glenwood Farm

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The Crandall Farmhouse reflects the persistence of traditional forms in its two-story, five-bay center-hall facade, but incorporates the progressive tastes of the period in its elaborate embellishment, including a wide, panelled frieze with paired brackets and pierced wooden molding, pierced, miter-arched lintels above windows, a projecting bay window and an elaborate entrance porch with a bracketed, arcaded frieze. The Brick House, a rare surviving example of masonry construction in Cazenovia, is a rather free and eclectic interpretation of the Italianate style. It features a traditional two-story, three-bay facade surmounted by a hipped roof with broad, bracketed eaves. Additional decorative elements include the corbelled brickwork and ornamental wooden hood above the entrance. A more traditional interpretation of the Italianate style is the Jabez Abell Farmhouse, a two-story, three-bay, cubic-massed structure with a low-pitched hipped roof surmounted by a prominent cupola. A particularly elaborate hood with ornamental woodwork surmounts the entrance. The primary significance of the property, however, is the large frame cruciform dairy barn. The barn is a rare surviving example of its type; large-scale farm-related outbuildings were not often executed with such fashionable sophistication and elegance. Notable attributes of the structure include board-and-batten siding, saw-tooth woodwork at the cornice line, an ornate cupola and ornamental woodwork in the apexes of the gable ends. The Glenwood Farmhouse is architecturally significant as a distinctive example of a picturesque cottage in the Downing tradition. The diminutive, one and one-half story, L-shaped frame cottage is embellished with board-and-batten siding in the gable ends and pierced, saw-tooth woodwork in the eaves and on the porch and front bay window. Early nineteenth century farmhouses were often expanded and updated during the late nineteenth century as were village dwellings. The only substantially intact example of this practice is the Parker Farmhouse, a vernacular, salt-box form farmhouse dating from the Federal period. It was "modernized" in the 1860s with a picturesque front cross-gable and porch.

The advent of rail transportation in Cazenovia occurred at a relatively late date. While other communities in the region were serviced by rail lines as early as the early 1850s, Cazenovia was not a part of the network until the early 1870s, hindering Cazenovia's development throughout much of the third quarter of the nineteenth century. By the late 1870s, however, great changes and much growth began to occur in Cazenovia because of the new

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transportation mode. The advent of the refrigerated rail car enabled a shift from crop production to increased dairying. Previously, dairy farming had been limited to the production of butter and cheese; now fresh milk could be shipped anywhere. This was important to Cazenovia in particular, where the soil proved better suited to supporting herds than to growing crops. Many farmhouses included as individual components of the nomination include significant concentrations of farm-related outbuildings that reflect the importance of dairying in the late nineteenth century. Notable, substantially intact dairy barns are found at farms #6, 7, 8, 10, 11, 13, 15, 17 and 18.

In spite of the availability of rail transportation, industries in Cazenovia during the last quarter of the century did not fare well. The relatively small, specialized factories along the Chittenango Creek were not able to compete with the larger industrial centers of the region, particularly Syracuse and Utica. By the turn of the century, many of Cazenovia's industries had shut down. The only industry to survive well into the twentieth century was Bingley Gristmill, which remained in operation until 1960. Lake Mills, in the village, continued only until the 1930s. There are several extant late nineteenth and early twentieth century industrial buildings along the creek in the village and in the northeast section of the town, but none retains sufficient integrity to be included as a component of the nomination.

The most profound impact created by the advent of rail transportation in Cazenovia was the creation of the tourist industry, an industry that would sustain the community economically for more than half a century. The pleasant scenery, beautiful lake and idyllic, undeveloped countryside of the area attracted residents of Syracuse and other large eastern cities seeking a vacation spot. In the village, boarding houses and hotels were built or enlarged to accommodate the summer visitors. The "Lakeview Hotel" (no longer extant) on the southeast corner of the village green on Albany Street, for example, was built in 1879 and then remodelled in 1882 with a mansard roof and spacious porches to provide additional space. Special excursion trains brought large groups of city dwellers for outings, and several small steamboats carried crowds from the village pier to picnic groves along the shores, especially to O-we-ra Point at the north end of the lake. Affluent families from Boston, New York and other eastern cities purchased tracts of lakeshore land and erected summer "cottages."

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By the early twentieth century the area near the lake was dotted with magnificent mansions. Ten extant summer estates (some were year-round as well) are included as Individual Components of the nomination which reflect the wide variety of late nineteenth century estate architecture in Cazenovia. The properties are:

19. (ca. 1885) Ormonde
20. (ca. 1884) Cedar Cove
21. (ca. 1888) Notleymere
22. (ca. 1898) The Hickories
23. (ca. 1906) York Lodge
24. (ca. 1892) Shore Acres
25. (ca. 1905) Hillcrest
26. (ca. 1910) Upenough
27. (ca. 1917) Old Trees
28. (ca. 1929) Shattuck House

Three village properties, all on the south end of the lake and included in the Cazenovia Village Historic District, are also significant reminders of Cazenovia's late nineteenth century prominence as a resort community for the affluent. Located on Ledyard Avenue, they are:

- (ca. 1897) Weltevreden (photo 29)
- (ca. 1889) Brewster Inn (formerly "Scrooby")
- (ca. 1883) The Oaks

The thirteen properties display a number of similarities. All are relatively large, sophisticated and elegant structures. They embody the distinctive characteristics of a broad range of popular late nineteenth and early twentieth century styles, including the Shingle, Queen Anne, Colonial Revival and Neoclassical. Many retain a significant portion of their original settings, including expansive acreage, broad, landscaped lawns and sweeping views of the lake. Several retain large and sophisticated estate outbuildings, most notably carriage and boat houses. Reflecting the influence of the Shingle style, the popular style in which late nineteenth century resort architecture was often executed, are Ormonde, Cedar Cove, Notleymere, the Hickories, York Lodge, Old Trees, Shattuck House and Weltevreden. They are broad, rambling cottages with shingle siding and a variety of picturesque elements. Several, particularly the Hickories and Weltevreden, also incorporate distinctive characteristics of the Colonial

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Revival style. They exhibit greater symmetry and more restrained, classically inspired detailing. A more traditional and "pure" interpretation of the Colonial Revival style is Shore Acres, with its symmetrical facade, elaborate Palladian window and elegant entrance surround and portico. The Dutch Colonial Revival style is embodied in Upenough with its sweeping gambrel roof and restrained detailing. Distinguished by its picturesque asymmetry and prominent tower, Hillcrest is a representative example of the Queen Anne style. "Scrooby" and The Oaks are stylistically eclectic mansions which, like the other estates, are significant reminders of the wealth and sophistication of Cazenovia's late nineteenth century vacationers.

A number of prominent persons are associated with the nominated properties of this period, including Henry Burden, the summer resident and iron magnate from Troy, New York, who erected Cedar Cove (Individual Component #20). For many years, Burden played the role of benefactor of the community, augmenting the continuing support of the Lincklaen/Ledyard family. Significant contributions made by Burden include the founding of the Cazenovia Electric Company and the Cazenovia Telephone Company, both of which were required to lay their wires underground, a revolutionary practice at the time. Under the auspices of Burden, the Opera House/Town Hall was erected on Lincklaen Street, and the elegant Lincklaen House hotel on Albany Street was renovated. He also provided financial assistance to the Cazenovia Seminary which, although continuing to play an important role in the community culturally, was never, until recently, a financial success. Other late nineteenth century benefactors of the community included members of the Fairchild family (of the Willowbank estate). In 1887, the Fairchilds sponsored the formation of the Chittenango Falls Park Association to preserve the falls from industrial development. A public park was established, further enhancing Cazenovia's reputation as a resort community. (In 1922, the park was acquired by the State of New York.) Catering to the more affluent vacationers, Lamburtus Wolter Ledyard erected the Owahgena, a private social/boating club on the south shore of the lake. The picturesque, 1880s structure with rustic, Shingle style features, survives substantially intact today as the Cazenovia Club (Cazenovia Village Historic District, Ledyard Avenue.)

Relatively little development occurred in other sections of the community during the last quarter of the nineteenth century.

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New construction was limited to the erection of dwellings in the village. Included in the Cazenovia Village Historic District are several examples of Queen Anne style dwellings dating from ca. 1880 - ca. 1900. Hillcrest, cited earlier, is the most traditional, "pure" interpretation of the style; the village dwellings are more eclectic: they embody distinctive characteristics of both the Queen Anne and Colonial Revival styles. They are characterized by picturesque, asymmetrical massing, multi-gabled roofs and a variety of windows, verandahs and balconies, all typical attributes of the Queen Anne style. The influence of the Colonial Revival style is evidenced in the restrained, classically inspired embellishment of windows, entrances and porches. Examples of the period and style are located at 15, 17, 19 and 21 Hurd Street (photo 28), 15 Albany Street and 128 Lincklaen Street. The Carpenter Barn (ca. 1880s) is the only significant example of late nineteenth century, non-residential architecture in the district. Formerly associated with Lakeland, the early nineteenth century estate of Samuel Forman, the massive stone and frame structure embodies distinctive characteristics of the Queen Anne and Romanesque Revival styles. Prominently sited at the intersection of Forman Street with Ledyard Avenue and Rippleton Road, the carriage barn is the only surviving structure of the estate, the mansion of which was razed in the 1930s to create Lakeland Park.

Tourism continued to sustain Cazenovia throughout the early twentieth century, but there was little new construction, growth or development in either the village or the town during the first quarter of the century. The advent of the automobile brought additional vacationers, and out-of-towners continued to erect summer and year-round second homes as represented by the five aforementioned early twentieth century estates (Individual Components #23, 25, 26, 27 and 28). New construction in the core of the village was quite limited, as reflected by the relatively few early twentieth century buildings in the Cazenovia Village Historic District. Located at 5 and 7 Emory Street are two ca. 1900 dwellings which embody distinctive characteristics of the Dutch Colonial Revival style with their sweeping gambrel roofs and classically inspired details. The dwelling at 7 Emory Street features a particularly notable Palladian window with molded swags. The former Opera House/Town Offices on Lincklaen Street (ca. 1895, photo #40) is also a distinctive example of the Dutch Colonial Revival style. The firehouse at 90 Albany Street (ca. 1931, photo #12) is architecturally significant as a representative example of

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the Neoclassical style. The brick and stone building is typical of early twentieth century civic architecture, characterized by symmetry and classically inspired details.

Reflecting the continued importance of agriculture in the early twentieth century is the Meadows Farm Complex, the Ledyard family dairy farm south of the village (Individual Component #16). Dating from ca. 1900, the substantially intact farm complex is a representative example of a typical dairy farm of the region. Stylistically, the farmhouse reflects the influence of picturesque, late Victorian era fashions, particularly the Queen Anne style with its elaborate woodwork.

Cazenovia today remains an economically prosperous and visually pleasant community. Sensitive development and citizens' respect for the quality of their environment has resulted in the rare survival of a large and diverse collection of architecturally and historically significant resources. The widespread availability and popularity of the automobile by the late 1920s and the subsequent revival of Route 20 as a primary east-west thoroughfare both enhanced and threatened Cazenovia's survival. The increased ease of transportation sustained the tourist industry, ensuring Cazenovia's continued prominence as a recreational community, and by the mid-twentieth century, allowed the establishment of an affluent bedroom community for out-of-town commuters, particularly to Syracuse. Initially, however, Cazenovia lost some of its important resources: the former industrial core of the village, where Albany Street crosses the creek, was razed; gas stations and parking lots (and today, modern commercial structures) replaced those historic industrial resources. Structures on the north side of the village green were razed and the north half of the village green was paved over to allow for the widening of Albany Street. Later in the century, pockets of suburban residential development emerged as well; mid-twentieth century enclaves developed on the outer fringes of the village, not compromising the integrity of the historic core of the community. Less fortunate was the subdividing of some of Cazenovia's finest lakeside estates to make way for high-density residential development. However, most of Cazenovia's best resources survive substantially intact, reflecting the continued prosperity and popularity of both town and village.

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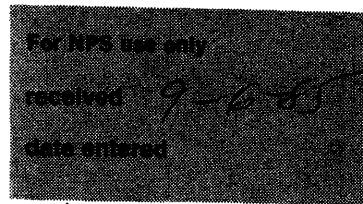
ENDNOTES

1

Russell A. Grills, Cazenovia: The Story of an Upland Community, (Cazenovia Preservation Foundation, 1977), p. 9. Much of the historical information included in the significance statement is derived from this source.

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Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area
Thematic Group

dnr-11

Name Cazenovia Town MRA
State Madison County, NEW YORK

Nomination/Type of Review

1. Cazenovia Village Historic District

Substantive Review

Keeper

Date/Signature

Attest

2. Abell Farmhouse and Barn

~~Entered in the~~
~~National Register~~

Keeper

Attest

3. Annas Farmhouse

Substantive Review

Keeper

Attest

4. Beckwith Farmhouse

~~Entered in the~~
~~National Register~~

Keeper

Attest

5. Brick House

Substantive Review

for Keeper

Attest

6. Chappell Farmhouse

~~Entered in the~~
~~National Register~~

for Keeper

Attest

7. Cobblestone House

~~Entered in the~~
~~National Register~~

Keeper

Attest

8. Comstock, Zephnia, Farmhouse

~~Entered in the~~
~~National Register~~

for Keeper

Attest

9. Crandall Farm Complex

~~Entered in the~~
~~National Register~~

for Keeper

Attest

10. Evergreen Acres

Entered in the
National Register

for Keeper

Attest

Com *10/18/85*

[Signature]
10/19/85

Melvin Byers *11/2/87*

Re Patrick Andrews *2/18/88*

Linda McCall *11/2/87*

Re Patrick Andrews *2/18/88*

Melvin Byers *11/2/87*

Linda McCall *11/2/87*

Melvin Byers *11/2/87*

Melvin Byers *11/2/87*

Melvin Byers *11/2/87*

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National Register of Historic Places
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Multiple Resource Area
Thematic Group

Name Cazenovia Town MRA
State Madison County, NEW YORK

Nomination/Type of Review Date/Signature

- | | | | | |
|-----|----------------------|-------------------------------------|---------------------------------|----------------|
| 11. | Maples, The | Entered in the
National Register | for Keeper <u>Shelene Byers</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 12. | Meadows Farm Complex | Entered in the
National Register | for Keeper <u>Shelene Byers</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 13. | Middle Farmhouse | Submission Review | Keeper <u>Linda McClelland</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 14. | Niles Farmhouse | Entered in the
National Register | for Keeper <u>Shelene Byers</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 15. | Parker Farmhouse | Entered in the
National Register | for Keeper <u>Shelene Byers</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 16. | Rolling Ridge Farm | Entered in the
National Register | for Keeper <u>Shelene Byers</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 17. | Sweetland Farmhouse | Submission Review | Keeper <u>Linda McClelland</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 18. | Tall Pines | Entered in the
National Register | for Keeper <u>Shelene Byers</u> | <u>11/2/87</u> |
| | | | Attest _____ | |
| 19. | | | Keeper _____ | |
| | | | Attest _____ | |
| 20. | | | Keeper _____ | |
| | | | Attest _____ | |

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National Park ServiceNational Register of Historic Places
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Cazenovia MRA

Madison County, NEW YORK

Date Listed

19. Cedar Cove

~~Substantive Review~~7/15/91 Patrick Andrus20. ~~The~~
Hickories~~Entered in the
National Register~~7/15/91

21. Hillcrest

~~Substantive Review~~7/15/91

22. Lehigh Valley Railroad Depot

~~Entered in the
National Register~~7/15/91

23. Notleymere

~~Entered in the
National Register~~7/15/91

24. Old Trees

~~Substantive Review~~7/15/91

25. Ormonds

~~Substantive Review~~7/15/91

26. Shattuck House

~~Substantive Review~~7/15/91

27. Shore Acres

DOE/OWNER OBJECTION

7/15/91~~Remained Eligible~~

28. Upenough

~~Substantive Review~~7/15/91

29. York Lodge

~~Substantive Review~~7/15/91