

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
MULTIPLE PROPERTY DOCUMENTATION FORM

This form is for use in documenting multiple property groups relating to one or several historic contexts. See instructions in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

☒ New Submission

☐ Amended Submission

A. Name of Multiple Property Listing

*The Historic and Architectural Resources of Yates County, New York*

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period of each.)

Yates County Exploration and Settlement, ca.1789 - 1810

Yates County Industry, ca. 1789 - 1945

Yates County Transportation, ca.1789 - 1945

Yates County Agricultural Development, ca. 1789 - 1945

C. Form Prepared by

name/title John A. Bonafide, Historic Preservation Program Analyst

organization NYS Office of Parks, Recreation and Historic Preservation date July 1994

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city or town Waterford state New York

zip code 12188-189

☐ See continuation sheet

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. ([ ] See continuation sheet for additional comments.)

Signature of certifying official

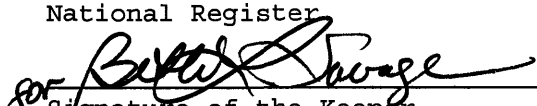
Date

*Director, Field Services Bureau*

New York State Office of Parks, Recreation and Historic Preservation

State or Federal agency and bureau

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register

  
Signature of the Keeper

8/22/94  
Date of Action

**Table of Contents for Written Narrative**

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

**Page Numbers**

- E. Statement of Historic Contexts** **Section E, pages 2 - 27**  
(if more than one historic context is documented, present them in sequential order.)
- F. Associated Property Types** **Section F, pages 2 - 58**  
(Provide description, significance, and registration requirements.)
- G. Geographical Data**  
The geographical area encompassed by the multiple property nomination document entitled "*The Historic and Architectural Resources of Yates County, New York*" includes Yates County in its entirety. Included within the boundary of the county are the towns of Middlesex, Potter, Benton, Italy, Jerusalem, Milo, Torry, Barrington and Starkey as well as the incorporated villages of Penn Yan, Dresden and Dundee.
- H. Summary of Identification and Evaluation Methods** **Section H, pages 2 - 3**  
(Discuss the methods used in developing the multiple property listing.)
- I. Major Bibliographical References** **Section I, page 2**  
(List major written works and primary location of additional documentation: State Historic Preservation Office, other State agency, Federal agency, local government, university, or other, specifying repository.)

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

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

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**E. Statement of Historic Contexts**

Outline of Historic Contexts

1. Yates County Exploration and Early Settlement, ca.1789-1810
2. Yates County Industry, ca.1789-1945
3. Yates County Transportation, ca.1789-1945
4. Yates County Agricultural Development, ca.1789-1945

Introduction

Yates County is located in the geographic center of New York state, the Finger Lakes region. The county covers an area of approximately 400 square miles. The county is rural in character and is made up of lowlands in the north and east, consisting of gently rolling hill and valleys with elevations of 800 to 900 feet. Upland areas are located to the north and west of the county featuring more rugged, wooded terrain.

Much of the surface topography of Yates County is the result of successive glaciation the Pleistocene epoch. The New World was populated from the old sometime during the Ice Age, and not too long after its end tiny bands of hunters, following the herds of big game - such animals as mastodon, elk and bison - using characteristic fluted stone weapons, are known to have passed through the region. At least two artifacts from this period, known as Clovis points, have been found in Yates County, and a third, presumably also of Yates County provenance, is in the collection of the Oliver House Museum in Penn Yan. These early people were nomadic, though sometimes they returned seasonally to especially favored campsites; they flourished about 10,000 years ago in what is known as the Paleo-Indian Period (10,500-8000 BC).

Some 5000 years later, during the Archaic Period (8000-6000 BC) the Laurentian culture was well established in the region. This culture was known as Lamoka (from a dig at Lamoka Lake, just south of the county line) and Brewerton. They were much more sedentary than the Clovis people, depending on fishing particularly in the shallow ends of the glacial lakes, hunting and the gathering for their subsistence.

The long period of the Woodland era began about 3000 years ago. Almost all of the thousands of stone points and other weapons and tools found by later white settlers in the region were associated with Woodland Period cultures. Early Woodland traditions include the Adena culture, related to mound building people further west. Adena artifacts have been found at Vine Valley and in fact one phase of the Adena is called "Middlesex" after this site.

In the historic period, there is evidence that the Senecas had settled some villages in Yates county. One was on Kashong Creek near Seneca Lake in the town of Benton. Another village was apparently sited at the north end of Keuka Lake's west branch, near the marsh. A third camp site may have been in present Barrington, near the Crystal Valley branch of Big Stream. There is also evidence that the Senecas had also established a seasonal hunting and fishing camp at the foot of Keuka Lake near Penn Yan.

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In addition to the known villages and camps a number of earthworks (also known as forts) were found by white settlers in the mid-eighteenth century. Although several of these features have been documented, it is not known which of the early peoples who inhabited the region were responsible for them.

The largest of these earth works may have been the Old Fort at Friend in the town of Jerusalem. This was an ellipse, 545 feet long and 485 feet wide. Samuel Hart Wright, investigating in 1880, said this earthwork had twelve gateways or openings, alternating eight and 14 feet wide. The enclosure surrounded almost five acres, with a deep trench running around the inside of the earthwork itself. A large spring was nearby. Another large earthwork was discovered in Milo, on the Bath Road south of second Milo Road. This place was called "Old Fort Farm" in the nineteenth century.

Smithsonian manuscript No. 1273, a survey of earthworks in the Huron Iroquoian area prepared by Rev. William M. Beauchamp, mentions a square enclosure at Shearman's Hollow, graves at Larzalere's in Guyanoga, and a camping place in Italy Valley, all reported to him by A. L. Benedict; also a circular stone wall on Bare Hill and small villages south of Dresden and at Big Stream.

Yates County Exploration and Settlement, 1789-1810

Throughout most of the eighteenth century the portion of the Genesee Tract that would become Yates county remained an unsettled wilderness. At that time only a handful of white settlers had made their way into the territory. Near the foot of the "Crooked Lake" was a man who, local lore has it, secured and repaired firearms for the Indians; he is supposed to have been of Spanish or French extraction. Another man named Hollenbeck lived nearby, as well as the fugitive Jacob Fredenburgh, a survivor of the abortive Shays' Rebellion in Massachusetts.

After the French and Indian War (ca.1760-63), the British wanted to discourage westward emigration from the seaboard colonies, and at the same time to limit contact between the white settlers and the Indians. They drew a boundary line from Oneida Lake south and then southwest along the Alleghenies beyond which settlement was not to proceed; this was one of the grievances which led to the Revolution.

After the Revolution these barriers were eliminated, and Congress and the states started looking seriously at encouraging westward migration and settlement. The western boundary of New York State was redrawn along what is now the eastern boundary of Broome and Chenango counties to a point seven miles west of Rome. The Treaty of Fort Stanwix in 1784 confirmed Indian ownership of the lands west of this boundary. Several conferences followed, leading to further treaties. The Military Tract was set up west of the line to accommodate bounty land claims of Revolutionary veterans. In addition, the central government under the Articles of Confederation was negotiating with the states to cede their western land claims; these cessions led to the survey of the Old Northwest and the subsequent passage of the Northwest Ordinance. A great deal of land speculation was taking place, with companies being started up and going bankrupt almost as fast.

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The Treaty of Fort Stanwix and subsequent treaties had acknowledged the claim of the Seneca Nation to much of the land west of the Military Tract. The Sullivan Expedition of 1779 had essentially depopulated this country, and the New Englanders and New Jerseyites who fought with Sullivan had seen for themselves what good farmland it was. However, one problem that initially slowed settlement of this region was that both New York and Massachusetts claimed sovereignty over the territory. Until this ownership dispute was settled no one could legally negotiate with the Indians for the land.

The misunderstanding regarding the sovereignty of the land arose initially out of conflicting land grants issued by the English kings. In 1628 a charter was granted for the government of Massachusetts Bay by Charles I. It encompassed several degrees of latitude north and south in a strip 154 miles wide, west to the Pacific. On the other hand, in 1664 Charles II granted a royal patent to his brother the Duke of York, extending from a line 20 miles east of the Hudson west to the Pacific, and north to Canada. Obviously, a great amount of this land was granted twice; the colonies of New York and Massachusetts began negotiations after the war with France, but the troubles that led up to the Revolution distracted them from making a final settlement. Negotiations were resumed at Hartford, Connecticut in 1789.

As a result of these negotiations, the commissioners signed the document setting out the results of their deliberations in December of that year in what is known as the Treaty of Hartford. This "treaty" ceded to New York sovereignty over the disputed territory, which amounted about six-million acres. Massachusetts received for its portion the soil and pre-emption rights. This meant that the land would be purchased from Massachusetts subject to quieting the Indians' title, but once that was done, the settlers would actually be living in New York. A line would be drawn beginning on the Pennsylvania line 82 miles west of that state's northeast corner, and then running due north to Lake Ontario. The land west of this line, which was called the Pre-emption Line because it was the boundary of the "Massachusetts Pre-emption" lands, was thus to be purchased from the Indians after the right to do so was purchased from the state of Massachusetts. No other person or corporation was allowed, by provisions of state law, to buy land from the Senecas or any other Indian tribe for that matter.

Soon after the dispute was settled, Massachusetts began looking for a buyer for the tract. However, in 1787, another scheme for settling the Seneca lands was taking shape. A group of wealthy New Yorkers, most from Columbia County, were involved with former Tories to form a sperate state from the land in question. Because of the prohibition on private sales of Indian lands, this group talked some of the Seneca chiefs into signing a 999-year lease, also known as a Long Lease, for all their lands in New York. The speculators formed a joint venture between the New York Genesee Land Company and the Niagara Genesee Land Company; they are more commonly called the Lessees. The Senecas had been allies of the British during the Revolution, and the Tory contingent at Niagara had not unnaturally a great deal of influence among the Indians. The state legislature declared the Long Lease to be invalid, but the speculators were in a position to cause a great deal of trouble for anyone else attempting to deal with the Senecas for their lands.

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During 1787, a syndicate was put together by several people interested in purchasing of the pre-emption lands from Massachusetts; among them were Oliver Phelps and Nathaniel Gorham. They negotiated with the state of Massachusetts for a payment of 300,000 pounds in Massachusetts money to be paid in three annual installments, and received in return authorization to negotiate treaties with the Senecas. Oliver Phelps arranged a meeting at Geneva, and arrived there only to find that the Lessees were holding the chiefs at Buffalo. He went there, and was essentially forced to promise several townships to the Lessees in return for their allowing him to talk to the Senecas. On July 8, 1788 Phelps concluded a treaty that secured all the land the Indians were willing to sell, some 2,600,000 acres, for a payment of \$5000 up front and a perpetual annuity of \$500. The eastern boundary of this tract was to be a line drawn from the eighty-second milestone on the Pennsylvania line, running from there due north.

A crew was hired that summer to survey the Pre-emption line. The system to be used was the same rectangular grid employed in the Old Northwest and subsequent territories, that is to say, the land would be divided into townships six miles square; they would be numbered from south to north, in ranges running from east to west. The base line to the south was the boundary with Pennsylvania; the base line on the east was the Pre-emption Line. The tract, when surveyed would be seven ranges wide, with two or three short ranges at the northwest corner, with fourteen townships between the south base line and Lake Ontario. (see fig. 1)

On July 25th 1788 Colonel Hugh Maxwell and two surveyors began work on the Pennsylvania line, and proceeded north, blazing trees and leaving stone markers at every sixth mile. They kept notes on the terrain, the kind of timber they found, the location and size of creeks and whether they would make good millseats. On August 7, when they reached the Outlet of Keuka Lake, Maxwell went to Geneva for supplies and was detained there for four days; when he rejoined the surveyors they completed running the line to Lake Ontario, which took several more weeks.

The only problem with the Pre-emption Line is that it was not in the right place. At the point when Maxwell went to Geneva, the team had run 45 miles, and were nearly 2 miles west of where they should have been. By the time he returned, the line had taken a marked bend even farther west. The reason for all this was probably an error in line instrument readings, combined with the difficult and trackless terrain, but a great many people alleged fraud. The Lessees claimed everything between the old western boundary of New York and the Pre-emption Line; at least one of the surveyors seems to have been in their pay; and the site of Geneva was hotly contested both by the Lessees and the Massachusetts syndicate for their headquarters.

In 1787, while the land dispute raged in Geneva, a committee of three men visited the Genesee Tract to find a suitable place to establish a new religious settlement. The three men, Thomas Hathaway, Richard Smith and Abraham Dayton, were New Englanders and followers of Jemima Wilkinson, the Public Universal Friend. She was the first American born woman to found a religious group, a former Rhode Island Quaker who had decided to seek refuge in the wilderness for her people, away from worldly temptation. For more

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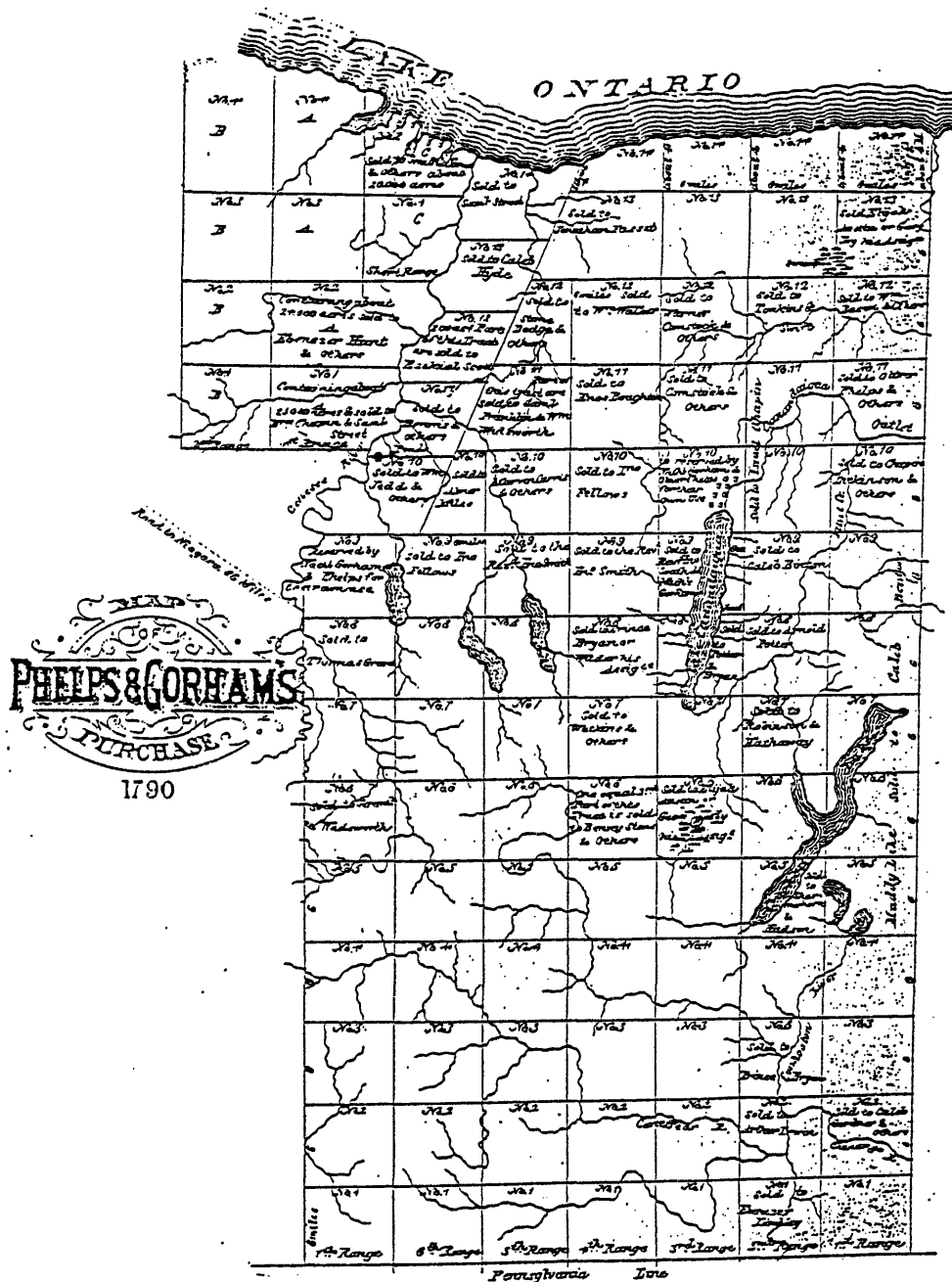


Fig. 1, Map of the Phelps and Gorham Purchase, 1790

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than a year her attention had been drawn to the new country opening up in the west, and her emissaries had been looking it over for a possible settlement site. The 1787 trip was supposed to result in an actual location being found for the colony.

Hathaway, Smith and Dayton travelled first to Philadelphia. From there they explored on horseback the mountains and valleys of western Pennsylvania. They visited the Wyoming Valley and there heard good reports of the country around Seneca Lake. They followed the old track of Sullivan's army, up the east side of the Lake to Kanadasaga (Geneva) and down the west side to Kashong. The traders evidently convinced them that the country was a good one.

The first permanent settlement in what is now Yates County was established in the summer of 1788. Under the leadership of James Parker, a party of 25 followers of the Public Universal Friend migrated from Rhode Island to the newly opened territory. Their exploring parties had decided on the general area, in part because of advertising by the traders at Kashong, who had close links to the Lessees; at least two of their leaders (James Parker and William Potter) had signed the Long Lease. Their choice of a site was evidently based on easy access to a landing on Seneca Lake and to a millsite on Keuka Outlet. It was on the old Indian path that ran north through the country, which everyone expected would become a through highway, but possibly not coincidentally, it also straddled the Pre-emption line. James Parker chose the site of the Friend's settlement, and he had collected the money from Society members for communal land purchase.

Their first winter was spent in a single communal log structure, probably just to the east of the site of the house later built for the Friend in what is now the town of Torrey. In 1789 several other buildings were built, as the colonists established farms. The Friends called their settlement Jerusalem.

The Friend herself (Jemima Wilkinson) came to the tract in 1790 and a frame house was erected for her use. She had a sizeable household; and some of her close followers also undoubtedly built homes nearby. Because of the confusion in title arising from the mistaken survey of the original Pre-emption Line, most of the original deeds are extremely difficult to locate, but working from a tax assessment list drawn up in 1792 (the Settlement wasn't counted in 1790, joining Geneva and Watkins Glen in the limbo caused by the eccentric placing of the Line), some approximate locations can be defined.

The Friends settled at first almost exclusively in what is now Milo and Torrey. There was a group of dwellings at what became known to the Friends as City Hill near the Friend's house, another hamlet formed at what today is known as Milo Center, and a third around the Friends' Mill on the Outlet. These settlements, along with Charles Williamson's commercial venture at Hopeton were the "villages" in Yates county as the eighteenth century waned. Thus Milo Center, the only one of these to survive, is among the very oldest communities in western New York.

Within two years this settlement had grown to include about 60 families, and was by far the largest in the Genesee Tract. A satellite group colonized the area around a millseat on the inlet creek to the Crooked Lake's west branch. A few scattered families



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lived elsewhere in the tract, drawn not by the dream of religious separatism, but by the fertile and empty land.

The Universal Friend and her followers undoubtedly hoped their settlement would be augmented. They really did think of themselves as the New Jerusalem the "City on a Hill." However, there's no evidence the group gained many new members (if any at all) after 1790.

Although the Pre-emption Line was known to have been erroneously surveyed almost immediately, the new corrected line was not drawn until 1792. By that time Phelps and Gorham were in financial trouble; the costs of developing their vast tract were enormous, including the surveyors' pay, payments to the Indians and to many people who claimed to hold influence with the Indians, and the compensation paid to the Lessees' agents. The unsold land was purchased by Robert Morris in 1790, who ordered a resurvey of the Line; the land between the first and second Pre-emption Lines amounts to nearly 86,000 acres and is commonly known as the Gore (see fig. 2) from its triangular shape. Morris's purchase thus included more than 2,200,000 acres; before the resurvey was accomplished, the tract had already been sold to the Pulteney syndicate in England. Their agent was Charles Williamson.

Meanwhile, the state of New York had made many sales and grants of land in the Gore, since it had been assumed that these lands were not in the Massachusetts Pre-emption. Many of the people who purchased land from the state were now in possession, and had made improvements. After the resurvey, the real owners had to be satisfied. In some cases, Williamson confirmed the title of people in possession, in others the state granted land elsewhere in exchange. In all cases, there was a great deal of uncertainty and confusion. The hapless Friends were caught up in this, as well as being victimized by their own leaders, who took a grant from the state which was confirmed by Williamson, but insisted that the grant was to them personally instead of in trust for the group. Quite a few families gave up the struggle, some only after years of litigation, and followed the Universal Friend to Jerusalem beginning in 1794.

Phelps and Gorham, in order to make their agreement with the Senecas, had to pay off the Lessees first and did so by ceding to them several townships in the purchase. These land tracts included all of the town of Barrington, and most of Milo and Benton. Thus Benton was settled by people brought in by the Lessees, many from Columbia County; and Milo, first settled by the Universal Friends, was anonymously split by the Pre-emption Line. The part of Milo in the Gore was largely in the Friends' Patent mentioned above [often called Potter's Location because William Potter was the only person who made any money off this underhanded deal], while the part west of the Pre-emption Line was part of the settlement with the Lessees.

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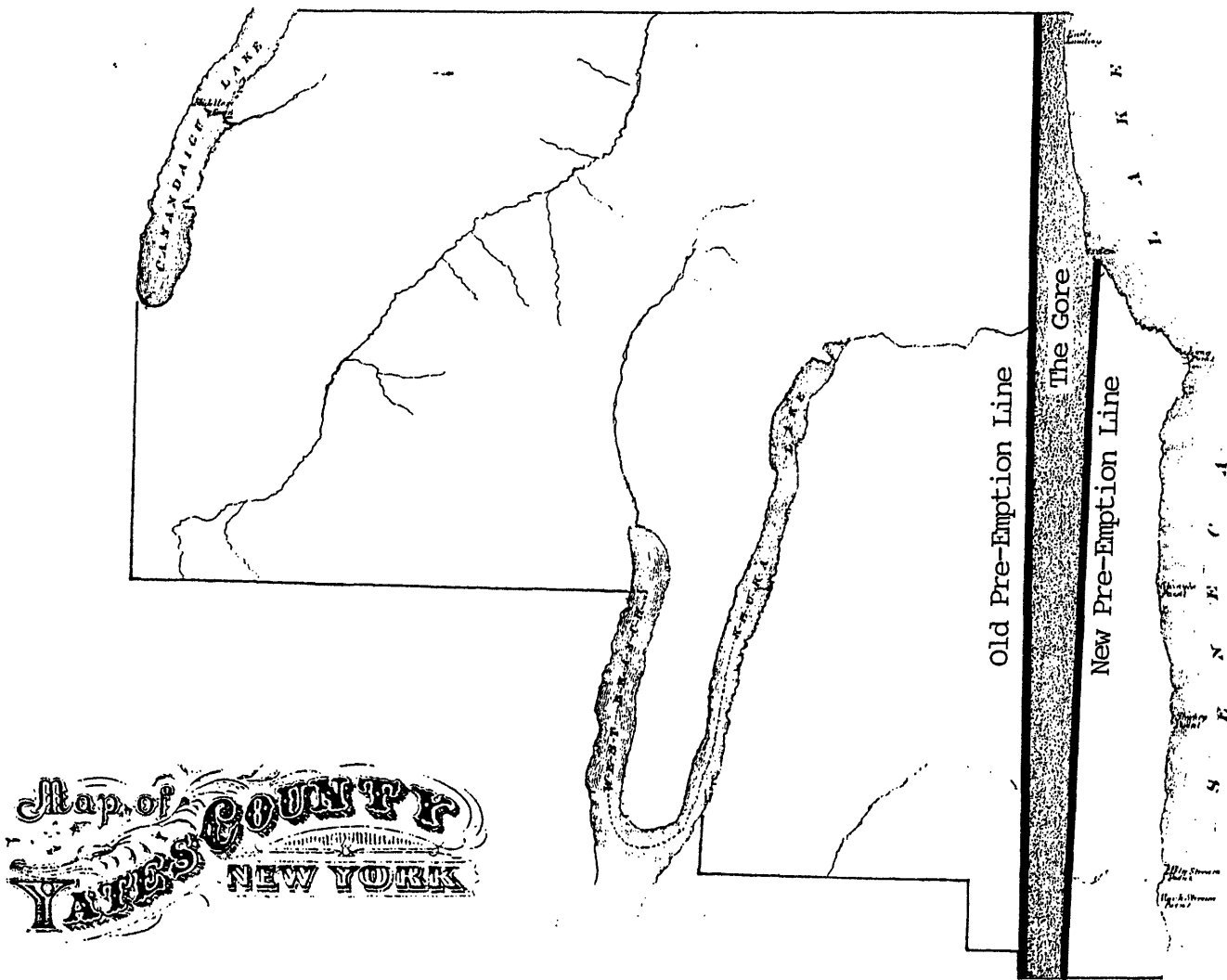
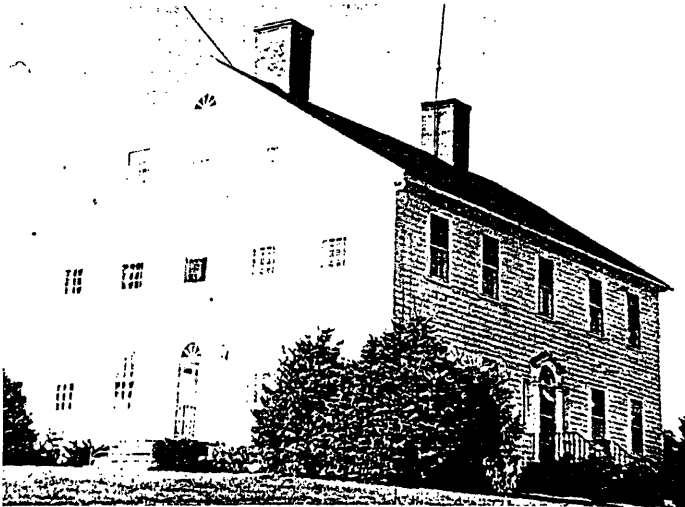


fig. 2

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**Friends House (1809-1915)**

In 1794 the Universal Friend and some of her followers removed from the original settlement and built a second home on land a few miles further west, on a tract whose ownership was unquestioned, in the modern township of Jerusalem. Most of the people who actually started farms in the original Milo and Torrey settlements stayed there though some did follow her, particularly the less prosperous ones. The Friend's household, her sisterhood and the other faithful families had all the backbreaking work of clearing farms in the wilderness to do over again.

The 1800 census identified 13 households headed by women, all of them members of the "Faithful Sisterhood" and all but three of them in modern Jerusalem. The exceptions were Anna Wagener who still lived in the Friend's old home in Torrey, Mary Gardner who lived nearby; and Martha Reynolds in her own home at Milo Center. Also during this period, four dams were built on the Mill River, commonly known later as the Crooked Lake Outlet, now as the Outlet of Keuka Lake. At least two mills were operating on the west branch's inlet (Sugar Creek). The as yet unnamed crossroads near the foot of the Crooked Lake (now Penn Yan) was beginning to grow into a settlement.

During the latter part of the eighteenth century Williamson's promotion was beginning to bring in settlers from the south. In 1796 Ontario County (then comprising all of New York west of Seneca Lake) was split, with a large portion going to form Steuben County (which was subsequently split into a number of smaller counties). Williamson established his headquarters at Bath and within a short time people began coming in from New Jersey and Pennsylvania to populate the new country.

The rugged terrain, of the western part of the county particularly, channeled settlement up the stream valleys. Since the earliest roads generally followed old Indian paths (which for the most part followed the line of least resistance), this also tended to direct the flow of settlers into the country.

Schools were established early in the history of the region's settlement. Schools at City Hill (1791), Pine Corners (1796) and other places predated the formation of any of the county's municipalities.

During the early phases of the development of the county, the population was very diverse. A very few free black families, the best known are the Mingoos in Torrey, manumitted by John Nicholas, and the Smiths in Potter, possibly brought in by the Potter family from Rhode Island, and a few black slaves, mostly but not exclusively the

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property of the Potter family, lived in the area. The first few members of the Dutch settlement in northeast Potter had arrived from Germany by way of Pennsylvania, and other German immigrants were in Torrey. A few Irish natives were here as well.

In 1790 the largest concentration of population in what is now Yates County, was within three miles of City Hill. Some of the original settlers there moved west to the high ridges above what they called Brook Kedron (Sugar Creek) in modern Jerusalem; others settled northward into Arnold Potter's purchase. In large part, however, the followers of the Universal Friend remained on the good farms west of Seneca Lake.

Yates County Manufacturing, ca.1789-1945

Since its first settlement, the residents of Yates County have used its resources to produce manufactured articles. The first white settlers and their successors used the perennial streams as water sources. The six-mile long Keuka Lake Outlet was the



**Bellona Mill (ca.1821)**

location of the county's earliest industrial sites and continued to be extensively used during the nineteenth and early twentieth centuries. A total of 12 dams, erected between 1790 and 1827, spanned the creek to harness its industrial power for a number of mills and industries. Big Stream in Barrington and Starkey provided power for several mills as well, but the sites are less accessible. Bellona Mill (USN 123020001), built of local stone in the early 1820s, is standing though no longer a working mill. The Kashong Creek in Benton was also the site of several early mills.

Before 1800 there were mills along the Keuka Outlet, Charles Williamson's mill at Hopeton the Friend's Mill in Milo where both a saw mill and gristmill stood; Lawrence's Mill in Milo; in Penn Yan a sawmill (1794) and a gristmill (1796) and in 1801 Abraham Wagener built another gristmill on the site of the present Birkett Mills. Caleb Benton built a sawmill at Bellona in Benton about 1790 along the Kashong Creek and a milling complex was begun in Potter's Hollow (now Yatesville) in 1793 on the Sugar Creek.

By 1820 there were 7 gristmills, 14 sawmills, an oil mill, 4 carding machines, 2 triphammers, and several distilleries along the length of the Crooked Lake Outlet. During this phase of industrial development the mills in the county processed locally abundant raw materials including wheat, timber, flaxseed, wool and corn.

In 1827 the twelfth and last dam to be erected on the Outlet was built by Meredith Mallory. Each of the dams serviced several individual mills that crowded the banks of the outlet. By 1830 there were an estimated 40 mills on the Outlet, all in operation at the same time. They included: grist and feed mills, sawmills, carding and fulling mills, linseed oil mills, tanneries, asheries and woolen mills.

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Each of the towns within the county had established early industries to take advantage of local hydropower. In 1813 Spafford's Gazetteer reports that 10 distilleries in the Benton were producing 20,000 gallons of grain whiskey a year. By 1824 the Gazetteer reports that 9 distilleries in the town were producing 54,000 gallons of grain whiskey.

By 1825 the towns in Yates County supported a number of local industries. Potter had 2 distilleries, 2 asheries, 2 sawmills and a carding and fulling works along the Flint Valley Creek. Italy was centered around the grist and sawmills at Italy Hollow. Like the mills at Potter, the mills at Italy Hollow were sited along the Flint Valley Creek. By 1825 the village of Penn Yan had become the county seat and included a number of mills and industries. One of these was the Birkett Mill, built by Abraham Wagener in 1824 on the site of his earlier mill on the Outlet. In Dresden the Bogert brothers owned a gristmill, sawmill, distillery, an ashery, a fulling mill and 2 carding machines; all made use of water power from the Outlet. Rushville during this period had 2 sawmills. Dundee, located along Big Stream, was the site of a hat factory, tannery, a gristmill, and sawmill and a blacksmith shop. In 1825, Middlesex had 2 sawmills and several asheries. By 1835 it had 15 sawmills, a gristmill, a distillery, a tannery and a single ashery all powered by the West River. Barrington had 5 sawmills, a woolen manufacturing plant on Big Stream near Dundee, a gristmill and a distillery. Starkey had mills on Big Stream and Rock Stream, also at Shannon's Corners, Dundee and Eddytown. These included shoemakers, blacksmiths, gristmills, sawmills and carding works. Jerusalem had gristmill, 2 sawmills and a distillery at Guyananoga. The town of Benton by 1825 had a gristmill at Bellona, along with a tavern and sawmill; there was another sawmill south of Bellona, but most of the manufacturing effort was devoted to distilleries.

By 1875 there were clothing and carriage works in the villages, carriage and machine works, a malthouse etc. in Penn Yan, paper mills, distilleries, wheel and spoke factories, cider mills, plaster and planing mills along the Outlet. Cooperages existed in Dresden and more in the town of Potter.

Local industry during the late nineteenth century followed the same general course as agriculture: small concerns coalesced into fewer and larger ones with a much wider-based market. A good example is afforded by the mills on the Keuka Outlet. Before the Civil War approximately 12 dams provided power for as many as forty mills. By the end of the century nine dams remained. Of these, three powered village grist and planing mills, a fourth the grist and sawmills at May's Mill; the other five were paper factories, buying straw (the raw material for pulp) both from local farmers and by the boxcar-load from the western plains. Obviously, practically all the paper produced went back out of the county into cities and even abroad.

In the late nineteenth century the production of paper and paper products dominated the Outlet. The building of the Fall River Railroad in 1884 provided the impetus for the rapid development of this industry in the county. A few mills had begun producing paper in the 1860s but the railroad's capacity to move large quantities of raw materials to the factories and finished product to the market cheaply and efficiently created a

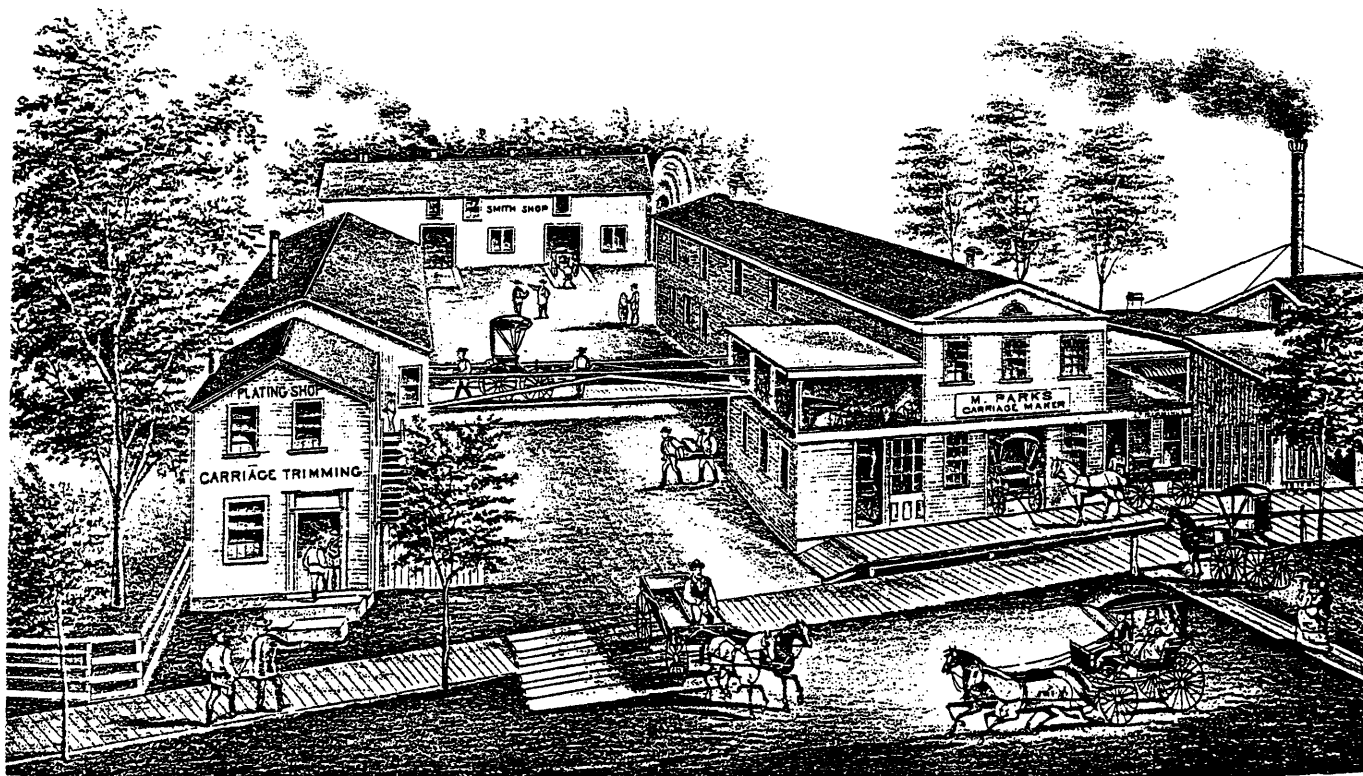
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real boom. By 1894 an estimated 60 tons of paper were shipped from the Outlet mills daily; about 300 tons of straw, coal and lime were imported daily for the production. By 1930 the papermills were all but abandoned. In 1972 the remaining tracks of the railroad were removed.

During the early twentieth century the development of the fruit industry gave rise to the establishment of several basket factories and fruit drying facilities at Dresden, Dundee and Benton. In 1918, the three large basket factories in Penn Yan took in beech, maple and elm stock from Pennsylvania and the depleted local hills and turned out enough baskets to fill 500 railroad cars. Three hundred of these were filled with bushel baskets made by Barden & Robison, who also produced diamond market baskets, celery baskets and apple and potato crates. Yates Lumber Co. produced 6,500,000 baskets of all kinds and Guile & Windnagle more than 7,000,000.

Other factories in Penn Yan and elsewhere during the last decades of the nineteenth century and into the early twentieth century produced bus bodies, clothing, canned goods, fruit juice, vinegar and wine, boats, brass door hardware, electrical conduit, shoes, agricultural machinery, men's clothing, carriages and boats (Yates County



M. Parks Carriage Works, Penn Yan (ca.1876)

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The first boat on its waters that wasn't a canoe was probably John Beddoe's flatboat, a craft of three tons' burden which the Welsh immigrant Beddoe had built in New York in 1798 and used to transport his belongings to a new home on the lake's West Branch; it was apparently portaged between stretches of navigable water along the route.

The Crooked Lake Canal's completion in 1833 was probably the first real step toward an import/export economy for the county. Before that, products (typically agricultural), had to be laboriously sent via a treacherous water route with several portages either to Bath or north to Schenectady; there were also the frozen winter roads for those who didn't want to chance "wheel-drop" mud.

In 1828 the Crooked Lake canal was surveyed and completed by 1833. The completion of this east-west connection between Keuka and Seneca Lakes promised to open up greater markets for the locally produced goods. The canal would give access to the inland water route to Oswego, Albany and on to New York City. The prism of the eight mile canal measured 42 feet wide at the water line, and 26 feet at the canal bed with a depth of four feet. In order to navigate the 270 foot drop in elevation between the two lakes the canal required 27 lift locks and one guard lock with a dimension of 15 feet by 90 feet.

The construction of the canal, although not a commercial success, did open up the otherwise isolated agricultural regions of the county to development. The improvement in the market connections facilitated by the canal boosted the agricultural-economy of the the developing county. Fourteen warehouses were erected along the canal to handle locally produced goods. The village of Dresden flourished with the construction of the canal; sawmills, a woolen factory, and other ventures sprang up in the settlement. A boatyard and drydock added to the prosperity of the community.

Additional industries developed as support for the canal system. These industries included canal-boat manufacturing and repair facilities at Dresden, Dundee and Penn Yan. Of these facilities only two of the factories, where Penn Yan Boats were manufactured, are extant.

The scale of canal traffic may be understood by looking at the year-end reports that were printed in the local papers. In 1860, for example, tolls of more than \$10,000 were collected in Penn Yan on almost 15,000 tons of shipping: lumber, timber, stoves, firewood, wood shingles, butter, wool, flour, wheat, rye, corn, barley, oats, peas, beans, potatoes, shipstuffs, domestic spirits (19,080 gallons), oilmeal and cake, barley malt, dried fruit and manufactured items included furniture and castings.

Typically, as in canal days, the export product in the post Civil War era was agricultural: grain and grain products like flour, whiskey and malt in the early years, then, increasingly, fresh and dried fruit and fruit products like wine, cider, vinegar and juice.

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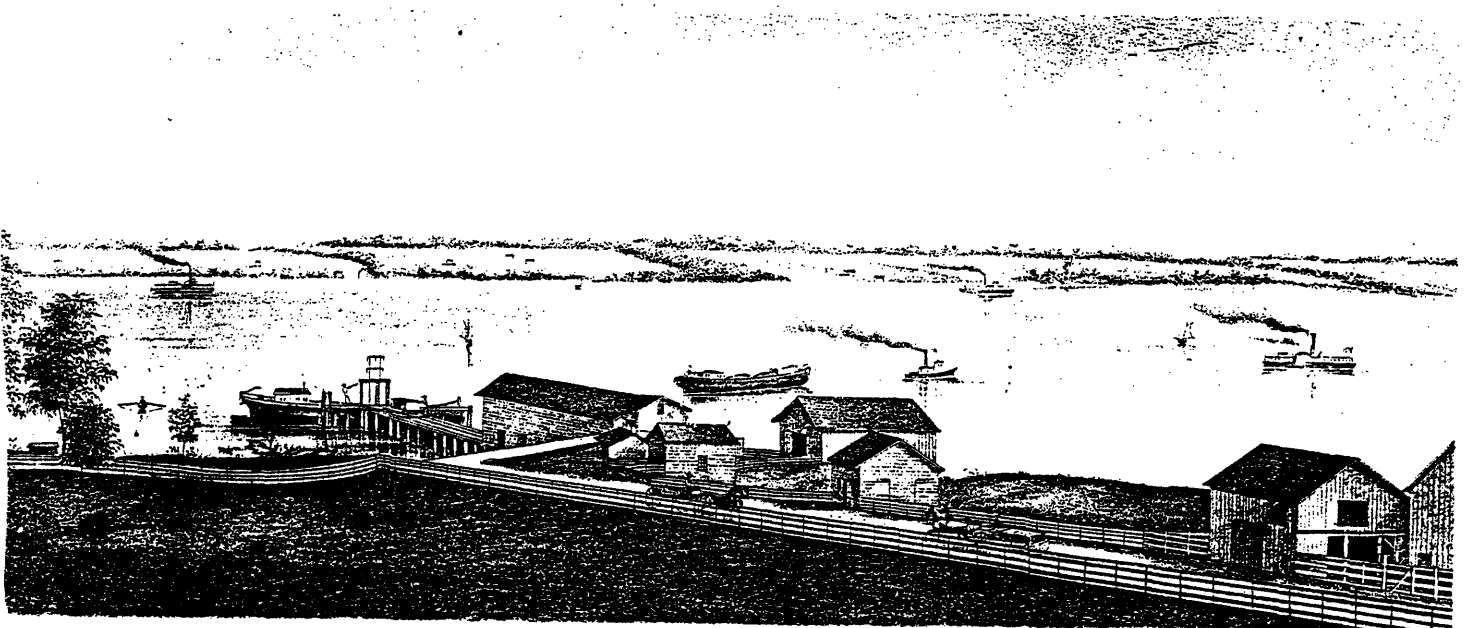
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More or less concurrently, other export products were developed: timber and its derivatives (including shingles, wheel parts, tool handles and hoops, barrel staves and heading), straw-pulp paper, baskets and trays for picking and shipping fruit.

Despite the local importance of the canal, it never achieved commercial success. In 1875 the canal generated only \$126 in revenues and was slated by the state for abandonment. It was officially abandoned in 1877.

Today some elements of the canal survive. The prism and towpath of the canal between Seneca Street in Dresden and Cherry Street in Penn Yan belongs to Yates County and is maintained as the Outlet Trail. The standing downstream gateway of one of the waterways' 28 locks was preserved, and the sites of several others. A blacksmith shop used for shoeing the tow-mules and a single large warehouse in Penn Yan are the only two canal-related structures remaining.

Another important aspect of transportation in the county is the extensive lake system. The first steamboat to be used on Keuka Lake was the *Keuka*, built in 1837. She was beached and stranded in 1845 near the foot of the lake, her cabins found a reincarnation first as Calvin Carpenter's home and then as the summer resort known as the "Ark."



Earl's Landing on Seneca Lake, ca.1876



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The golden age of Keuka steamboats probably began in the 1860s and lasted at least through the end of the century. Two rival navigation companies brought the fares down until in the 1880s a passenger could travel anywhere on the lake for five cents.

Perhaps more important than passenger traffic on the lake, at least as far as the local economy went, was the tons and tons of freight also carried by the steamboats. Much of it was fresh fruit, particularly grapes; either carried on the boat itself or towed behind in long barge trains. Before efficient express rail service operated from Penn Yan, vintners loaded their produce onto boats and shipped them to Hammondsport where they were put on trains bound for New York.

Navigation on Seneca Lake began even earlier than on Keuka, with Charles Williamson's sloop **Alexander**, later rechristened **Seneca**. This boat ran between Geneva and the head of the lake at Catharine's Town. A schooner named **Robert Troup** was commissioned in 1813; the same year also saw the birth of the Seneca Lake Navigation Co., which interested itself in promoting locks to improve access and use of the Seneca River. The lake's first steamboat was **Seneca Chief**, built in 1828. The biggest boat on Seneca Lake was **Ben Loader**, 250 feet long, with four boilers, built in 1849. Her capacity was 2000 passengers; a two-hour round trip took 40 cords of wood. The Erie Railroad branch from Elmira terminated at Watkins Glen, so the boat was built to handle the railroad's passenger traffic up the lake. When the railroad was extended to Canandaigua in 1853 it drew passengers away from the lake and **Ben Loader** was reduced to duty as a tow boat. She burned to the water in 1861, the result of hot ashes being drawn out of her firebox.

As on Keuka, many of the Seneca Lake steamers made their profit transporting freight, particularly wood, grain and wool. The last of the big steamers was the sidewheeler **Otetiana**, built in 1883; she was renamed **Seneca** in 1906 and operated on the lake until 1908.

On the county's third and smallest lake, Canandaigua, the first steamboat - **Lady of the Lake** - was evidently launched in the 1820's. However, in the 1850s no lines served the lake's landings. **Canandaigua** was launched in 1865 and a new era began. The huge **Onnalinda**, 140 feet long with a 40-foot beam and capable of carrying 1000 passengers, was finished in 1883 and her sister ship **Ogarita** in 1889. Boat traffic peaked in the '90s and the first few years of the twentieth century, with freight - grapes and peaches primarily - providing the bulk business and resort passenger excursions the rest.

The steamboat era lasted nearly a century, but left little evidence of its existence. The sites of several landings can be detected from old pilings; some storage buildings (especially for grapes) are near the lake front; and a building at one of Penn Yan's former landings.

Development of the Railroad, ca.1860-1900

The building of the county's five railroads beginning at the middle of the nineteenth century and continuing until its end, marked the true opening of world

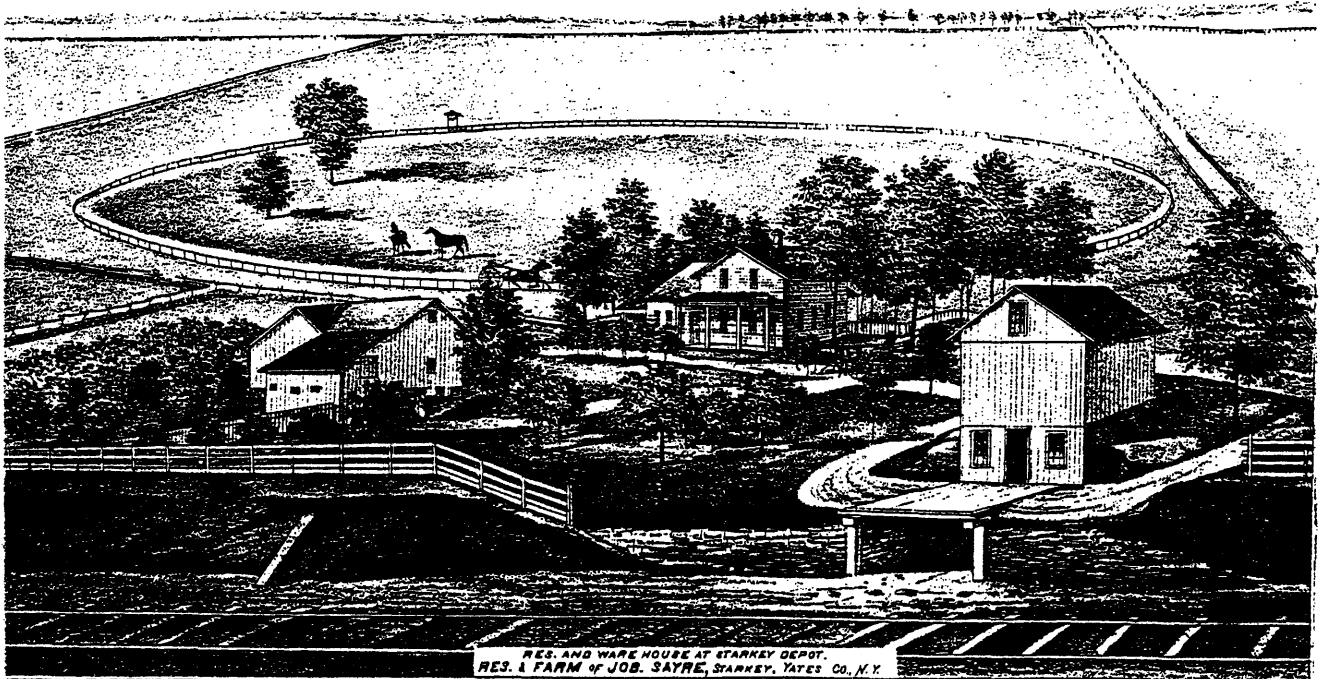
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markets for the county's agricultural and industrial products. All but one are no longer functioning and the lone survivor is now in danger of abandonment.

The first railroad built through Yates County was the Northern Central (originally the Corning and Canandaigua and eventually part of the Pennsylvania system). The line ran through Starkey, cut across a short corner of Torrey, angled diagonally across Milo into Penn Yan and went north through Benton. This road reorganized the hamlets in Starkey and Benton, helped Penn Yan achieve its relatively large share of the county's population, and caused what appeared to be an irredeemable rift between the county seat and Dundee, whose citizens were convinced there was some kind of conspiracy afoot to prevent their village from obtaining a place on the route.

The county's second railroad, the Fall Brook Line, was put through in the late 1870s, mollifying Dundee and running north through Milo and Torrey. The two roads crossed at Himrod's Corners (usually called merely Himrod during the latter part of the



Residence and Ware House at Starkey Depot  
Residence and Farm of Job. Sayre, Starkey, Yates County, ca. 1876

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century). Dundee's industrial and commercial business refocussed on the depot area, but the line had a devastating effect on the other village it passed through. Most Dresden residents felt fast rail transportation would destroy the canal traffic they depended on so heavily, and of course they were right. Even though a depot was built and some jobs provided, Dresden never regained its former prosperity.

The Crooked Lake Canal was abandoned by the state in 1879; by 1884 the right of way had been purchased by a group of Penn Yan businessmen and the new spur erected on the old towpath. This was initially the Penn Yan & New York Railway; later a branch of the Fall Brook, the line terminated at the foot of the lake, where ice cut in the winter and stored in a number of ice houses was used to refrigerate fruit cars.

The Middlesex Valley Railroad, shown on 1876 maps in the Atlas as "proposed" was finally built in 1892. This line passed through Italy's oldest transportation corridor, the West River Valley, and passed right up through Middlesex Center and the village of Rushville just inside Potter, opening up the market particularly for Middlesex vineyards that hitherto had to use boats on Canandaigua Lake, and for the new cash crop farms in the northern part of the county as well. The arrival of the first train was cause for celebration all along the line. Some 600 people accepted an invitation to take a free ride; to their chagrin, they were charged three cents a mile to return. "Dissatisfaction over this 'graft' did not soon wear off," reported the local paper. Two round trips were made daily between Naples and Stanley (where the road connected with the Northern Central); there were stops at West River in Italy, Middlesex Center, Vine Valley, Rushville and Gorham, and sometimes at unscheduled crossroads in between, where passengers could alight near their homes.

In 1897 the Penn Yan, Keuka Park & Branchport Railway was constructed. This was an electric-powered trolley line, eight miles long with a power plant about halfway between, at Brandy Bay near Keuka Park, and a car barn that housed 15 cars. The line was heavily used by passengers and serviced the summer homes rapidly occupying the lakeshore. Although the tracks are no longer extant the powerhouse at Brandy Bay, one waiting station near Indian Pines and a group of storage buildings at Branchport survive.

Yates County Agriculture, ca.1789-1945

Because the county has remained strongly rural and retains an economic base rooted in agriculture, most areas not actually within a village or hamlet have been farmed for generations. Some farms have been in continuous operation for more than a century and a half.

Over the course of the county's history the focus of agriculture has shifted from small mixed-grain and subsistence farms surrounded by woods, through fruit-raising to processing-vegetable, cash crop and dairy operations.

Agriculture has always been of primary importance in Yates County. Grain production and dairying were among the first agricultural activities practiced because new settlers

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were immigrating from areas where similar activities were practiced and their natural reaction was to engage in enterprises with which they were most familiar. Also instrumental in the emphasis on grain was the availability of abundant water power for milling ventures.

For the first decades of settlement in the area that would become Yates County, agriculture was a subsistence enterprise. Farms were of course very small during this period, and almost everyone was a farmer. Potash was the first major cash export, made from the ashes of the thousands of hardwood trees that had to be disposed of before the land could be worked. The trees were usually girdled first to kill them, then burned. The stumps evidently remained for a long time, particularly in roadways, which didn't have to be plowed. In 1801 "field ashes" sold for up to nine cents a bushel. It took 600 bushels to make a ton of potash, which marketed for about \$150.

Each farm family raised enough food for their own needs (if they could), plus a little for barter. Cash was very scarce. Wheat, rye and corn were the main grain crops. Some cheese and butter was made, apple trees were planted and gradually the scattered clearings coalesced.

Besides potash, and superseding it once the trees were gone, the major cash export was whiskey. Grain was bulky and expensive, almost impossible, to ship any great distance. Distilling was an easy and cheap way to reduce the bulk and increase the value of the grain crop. It was apparently a very widely practiced industry in the area, as it was in other regions with a grain surplus a long way from cash markets.

The county's northeastern towns - Benton, Milo and Torrey - share relative levelness and good fertile soil. Horatio Gates Spafford, assembling his Gazetteer in 1823, described Benton (from which Milo had been split in 1818 - together they would parent Torrey in 1854) as follows:

The surface of this Town has a gently waving variety, without hills, and beautiful level plains... and some easy swells of a warm gravelly soil, a first rate medium for grain, fruit and grass. The timber, a variety of oak, chestnut, and groves of maple and beech along the streams... Grain, whiskey and livestock form the chief surplus of the inhabitants, chiefly farmers, and quite as large a proportion of them sober men, and industrious, as could be expected in a population of 3000 people with 9 whiskey mills.

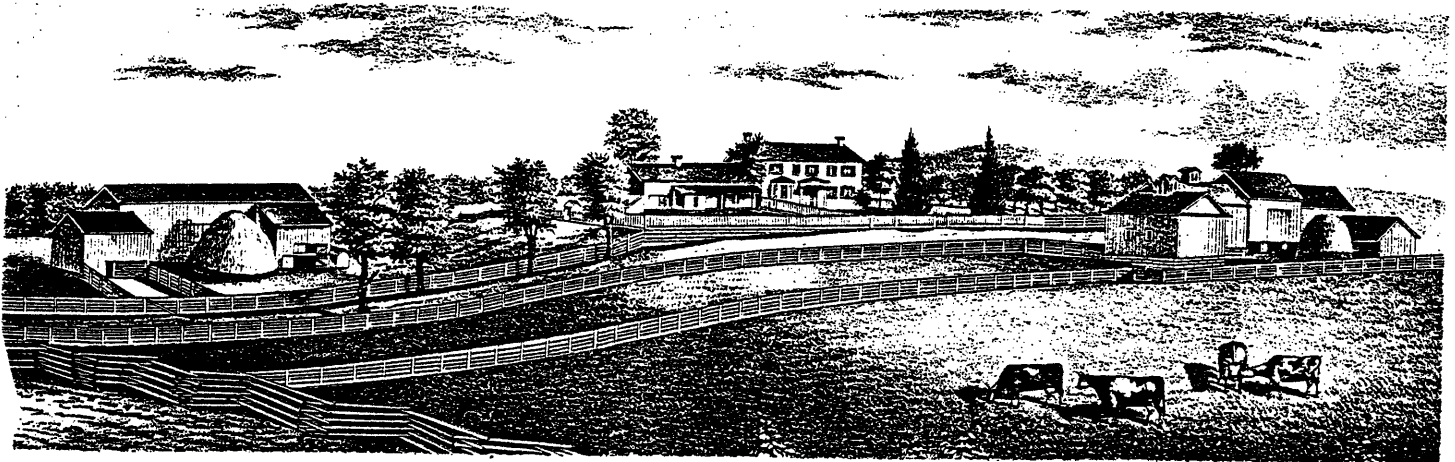
During the period between 1820 and 1860, Milo became the most populous town in the county. Much of its growth was occasioned by its having the largest part of the village of Penn Yan within its boundaries. When in 1823 the village was chosen as the new county's seat, a long and uninterrupted growth began, from 70 houses and perhaps 400 inhabitants to hundreds of homes and a population of more than 3000 in 1855.

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The John Adams Farm, Middlesex, ca. 1876

The great prosperity of the county was directly derived from the farming of wheat. In 1852 Yates County grew more for its size than any other county in the state; and this in an era when western New York provided the staple grain for the whole country. Climatic changes and an accidentally - imported insect pest changed all this, but for the moment wheat was supreme.

Milo and Torrey were also the home of a large fruit-growing industry. Apples were grown by nearly every farmer in the county, but here were added peaches, plums, pears, cherries and even apricots, which were shipped fresh or dried in special buildings called evaporators.

Completion of the Erie canal after 1825 substantially lowered the transportation costs and made it profitable to produce grain in large enough quantities for export. With these advantages Yates County was able to supply grain and flour to eastern cities on a competitive scale with other grain producing areas nearer to markets. By the middle of the nineteenth century the railroad replaced the canal as the primary means of export. In the 1870's the wine industry was beginning to develop. With many old farms converting to the growing and harvesting of grapes. Yates is the only county that borders three of the Finger Lakes, (Keuka, Seneca, Canandaigua) and steep hills and mild climate along the lakes are especially conducive to vineyards.

The mid-nineteenth century was a period marked by farm prosperity throughout the county. The flood of European immigrants coupled with improved machinery and greater access to markets provided the means and opportunity for greater productivity than ever. Wheat, barley and wool were the dominant crops. The mechanical reaper was introduced in the 1840s, shortly followed by the grain drill, mowing machine and revolver rake, all coming into common use in the 1850s. The first agricultural societies were formed and county fairs held. Even with the coming of the 1860s and the great war induced labor shortage, production continued to increase. In 1855 Yates County farmers grew 168,969 bushels of wheat; in 1864 the yield was 197,819 bushels.

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The Jephthah Earl Farm, Benton, ca. 1876

With the opening of the Crooked Lake Canal and the advent of rail transportation, fruit production began to develop at a steady rate in the county. Fruit products, subject to rapid spoilage, were also impossible to ship from the West; thus fruit farming, ideally suited to the fertile sheltered slopes of the county, became its predominant agricultural activity in the late nineteenth and early twentieth centuries. A major corollary to fruit-farming was wine-making, which was one means of using excess fruit before it spoiled.

The raising of fruit (particularly apples) has always been a strong component of the county's agriculture. During the 1890s the planting of vineyards also reached a peak. Apples and other fruit were dried or shipped fresh. Grapes were grown for table use or made into wine. Ciders, juices and vinegars were produced from the fruit crop as well. An attendant industry was the production of millions of baskets and other containers for picking and shipping the fruit.

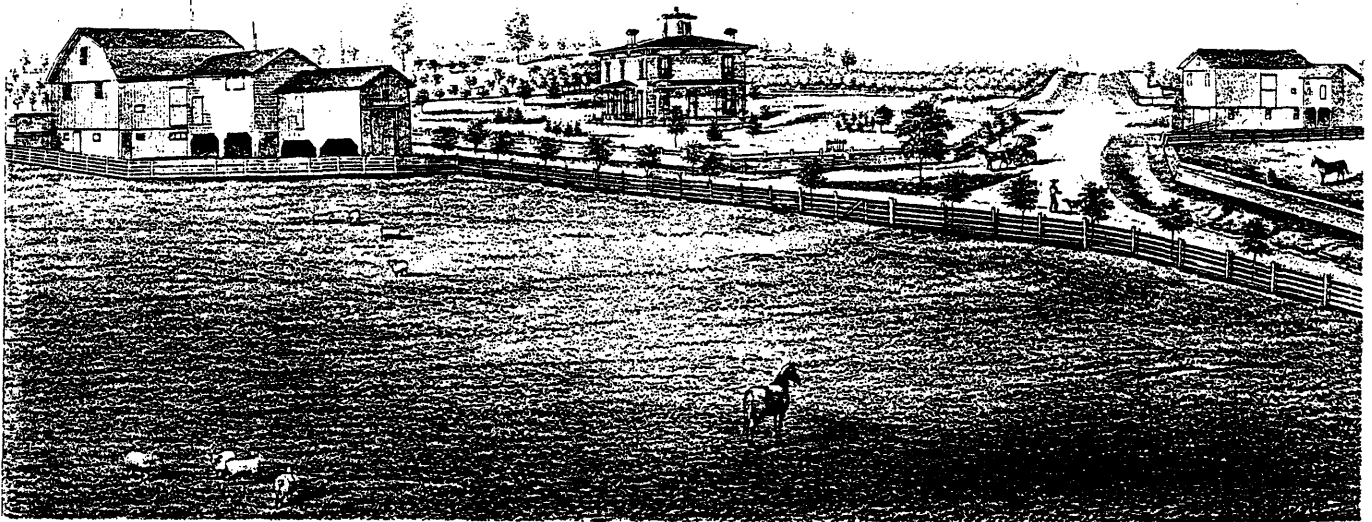
The 1860s saw a decrease in domestic industry, particularly the manufacture of cloth. On the other hand, every farm kitchen produced dried apples, which were a favorite medium of trade in stores. The growing of apples was expanding rapidly. The late 1860s produced very high farm prices and an increasing export market for farm products.

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"Maple Grove," The William Evens Farm, ca. 1876

Continued improvements in agricultural machinery and the introduction of commercial fertilizers helped the trend toward fewer, larger, more productive farms. The steady and increasing loss of farm labor, lured by easier work, shorter hours and better pay in local villages and cities further afield, began about this time. The state's first compulsory education law was passed in 1874, requiring all children aged eight to fourteen to attend school fourteen weeks a year. Agricultural and commercial interests united in bemoaning this loss of cheap labor; the law was correctly seen as the opening salvo in a protracted struggle. By the end of the 1890s, some schools were experimenting with the innovation of graded classes.

The 1880s saw the first large-scale evaporation of fruit. Before the end of the century, the county's farmers were starting to produce cabbage and red kidney beans. Dairy cattle, raised for production of milk rather than butter, made their appearance. The enormous fresh-fruit industry continued to grow at an enormous rate. The growth of this industry spawned the harvesting of ice to cool the warehouses and railroad cars, and the manufacture of literally millions of picking and shipping containers.

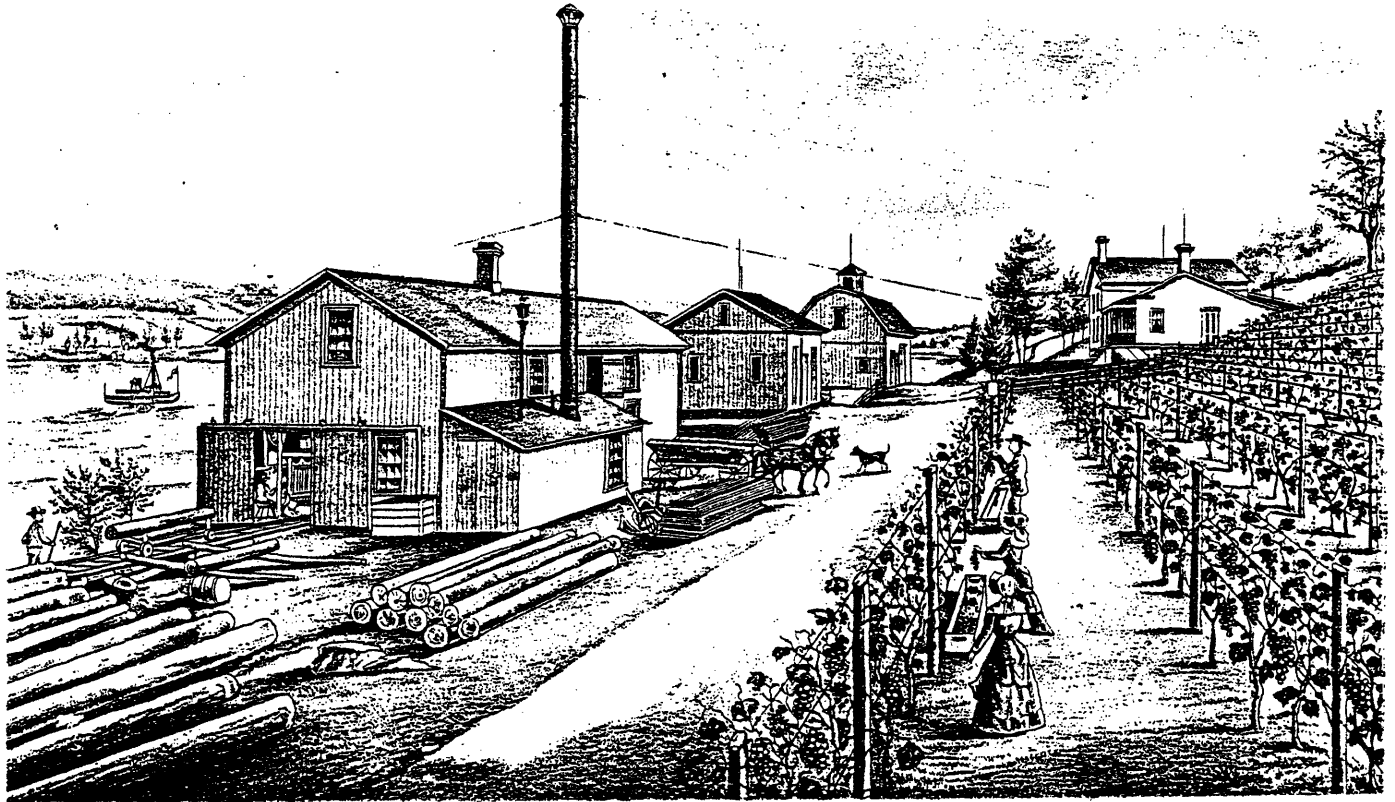
The prosperous fruit industry was first established in the early nineteenth century with the establishment of small commercial vineyards. Apparently the first commercial vineyard in the Finger Lakes region was planted by J. W. Prentiss in 1836 about four miles south of the Yates County line in the town of Pulteney. The grapes were Isabellas, grown for table use, shipped to Bath and in 1854 to New York City.

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George W. Finton's Vineyard, Saw Mill and Grape Box Complex, Barrington, ca. 1876

Other vineyards were planted in the decades following Prentiss' first effort. In 1855, a six acre vineyard of Isabellas was planted by W. W. Shirland at the southwest corner of modern Rte. 54 and the Benton/Torrey Town Line Road, near where those towns and Milo all come together. As far as is known this was the county's first commercial vineyard. The earliest vineyards were all of Isabellas, because it wasn't known what other varieties would grow; eventually most of these were replaced by the Concord, still familiar today. Evidently the first Concords were planted in 1861 in Benton near the Torrey line by John Mead.

Barrington's lakeside slopes began to be planted in 1866, Joseph F. Crosby being the pioneer there. In general, the first vineyards in the towns that eventually grew them were planted in the 1860s.

The first winery was the Seneca Lake Wine Company's stone building erected in 1870 at Shingle Point. Their vineyard of 125 acres was then the largest in the state; varieties grown were Ionas, Catawbias, Champions, Hartfords, Prolifics, Concords and Delawares.



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Vineyards were planted rapidly between 1865 and 1870, when a glutted market and a financial recession caused a slowdown; planting resumed after about 1876. By 1890 about 8500 acres were yielding 11,000 tons annually.

All this fresh fruit needed a fast means of transport to market. Attempts were made in 1868 (by Charles Hunter & Co.) and in 1877 (by the Northern Central Railroad) to establish express lines for fruit. In the early 1880s, J. P. Barnes started the Barnes Fruit Line, opening up a rail market to New York; Yates County vintners could ship their fruit by boat to Hammondsport, where it was loaded onto Barnes' trains and shipped out via the Erie Railroad. The railroad owned and maintained steamboat landings at Branchport and Penn Yan in order to keep this trade.

By the 1890s express shipping of fruit was carried out by Barnes over the Erie Railroad, by the Northern Central Railroad and by the Penn Yan firm Hollowell & Wise on the Fall Brook Railroad. In addition, a local market was created by the growth of nearby wineries. The largest local wineries were in Hammondsport, with the Empire State Winery opening in Penn Yan in 1896.

One of the partners in Hollowell & Wise was William N. Wise, who from 1887 or so until the 1920s was universally known as the "Grape King," for his successful work in building and maintaining the local table grape market. Grapes from local vineyards were unloaded from the steamers at his dock in Penn Yan, where men with hand carts transferred them to refrigerator cars cooled with Keuka Lake ice. Wise died in 1932 and most of his buildings at the dock were destroyed by a huge fire in 1938. The building that in period photographs bears the big painted sign "Fruit House" survives, however, having been used since the 1930s by a building supply firm.

In other agricultural areas throughout the county, the twentieth century was ushered in by high farm prices and the introduction of new farm industries: the raising of beans for drying and field crops like cabbages and peas for processing; and large scale fruit drying. All over the county but particularly at markets and railheads new elevators, storehouses and other agricultural/industrial structures were being built; not to mention the processing facilities themselves, canneries, evaporators, sauerkraut factories and so on.

The shift to true dairy farming took place during the 1920s. An ad run by the Seneca Milk Products Co. relegates the traditional methods to the limbo of "old customs and out of date practices." The ad tells farmers they can't afford to continue separating cream or making butter "when the Milk Shipping station pays you more for your milk.... We offer you a fixed market every day of the year, a bigger price than you can get by selling your cream alone, and we save you the drudgery of separating and butter making. ASK YOUR WIFE ABOUT IT."

The best market ever for dried apples stoked evaporator fires all over the region. The apples were dried, barrelled and shipped to Germany and to German immigrants in the United States, a market that was destroyed by our entry into World War I.

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The 1920s were not good times for farmers nationwide. The artificially high wartime price structures collapsed, taxes increased with higher demand for services, and the Grange Movement, reborn after the turn of the century, yielded to the new Farm Bureaus.

As farm production increased, ironically enough, farm population dropped sharply. New opportunities in towns and easier transportation brought a labor crisis on the nation's farms that was answered by more expensive and efficient machinery. As hill farms like those in Italy and Middlesex, unsuitable for mechanized farming, were abandoned, the population of villages with manufacturing jobs (like Penn Yan) increased and that of the county as a whole dropped to lows unmatched since the early settlement days. From a high in 1880 of 21,087 the number of people in Yates County fell in 1900 to 20,318, and in 1920 bottomed out at 16,641. Population levels would not break 20,000 again until the 1970s.

Agriculture-Related Industry

The earliest agriculture-related industries to be established in the county were grist mills for the grinding of the course grains first sown in this county and distilleries. In the early Nineteenth century transportation routes in and out of Yates County were poor. As a result the bulky grain was most easily transported in the form of distilled spirits. Most of the early mill seats were situated along the Keuka Outlet which supplied abundant hydro power. During the late nineteenth and early twentieth centuries a large number of grist, plaster, saw and paper mills were operating throughout the county. Of these, two more-or-less intact nineteenth century grist mill buildings remain in the county; the Birkett Mill in Penn Yan and the Bellona Mill in Benton which is no longer in operation.

A significant number of the non-extant mills have been identified and mapped by a reconnaissance level archeological survey of the Keuka Outlet. Distilleries, which relied on wood fired boilers, were scattered throughout the county along the earliest routes. Today no traces of these early structures remain.

When the Erie and Crooked Lake Canals opened up a cheap trade route the grains and flour could then be shipped in bulk. In addition to the early mills several feed mills of later vintage remain. Cooperages, grain and bean elevators and malhouses were erected throughout the county. The existing elevators are all associated with other railroad buildings. One malhouse exists, empty and missing its tower.

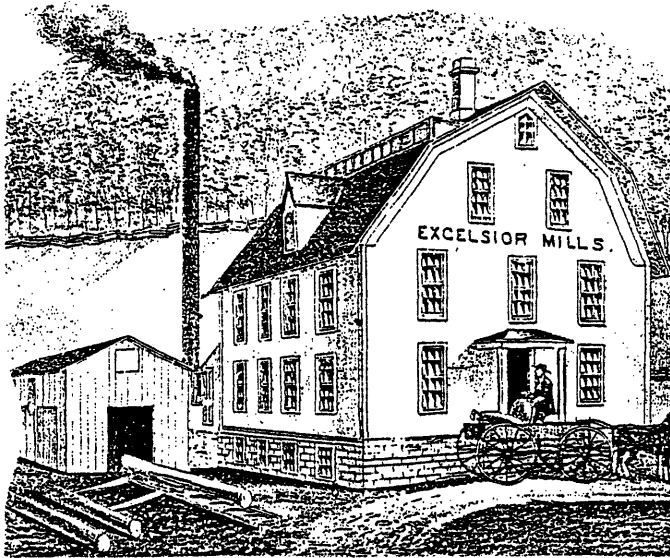
As the agricultural economy changed in the mid-nineteenth century from grain to fruit new types of related industries emerged. An attendant industry was the production of millions of baskets and other containers for picking and shipping the fruit. Initially, wood boxes or crates were used to pack and ship the fruit this form of packing was replaced by the use of baskets.

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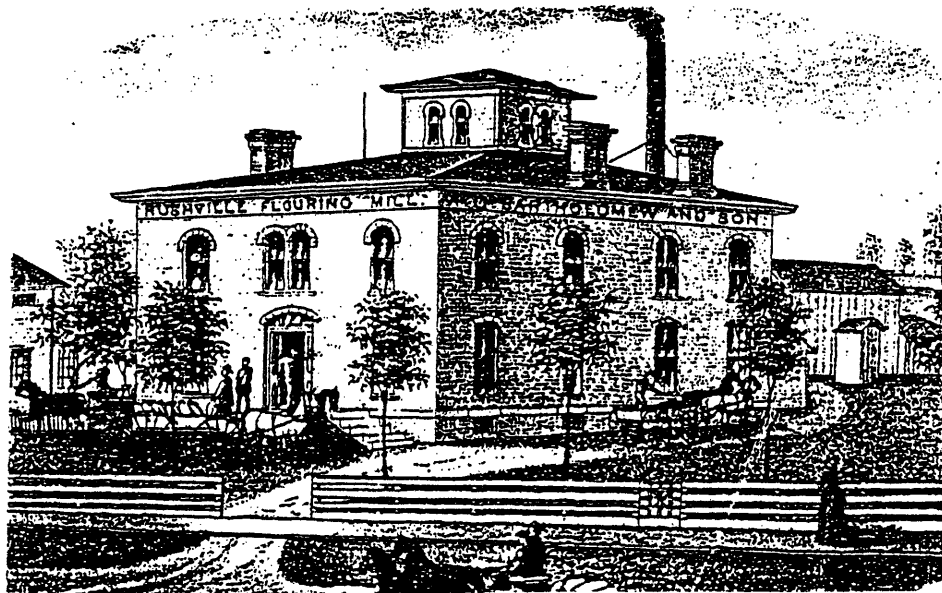


Clark & Mahon Saw and Grist Mill, ca. 1876

The county's first box factory was at Penn Yan, started in 1866 by the Hopkins brothers (whose plant was located behind where the Library stands today), followed shortly by James W. Stever in Branchport and George W. Finton in Barrington.

About 1877 the use of boxes was superseded by baskets. At first, grapes were shipped in baskets holding 10 pounds; afterward 5 pound "pony" baskets were the most popular. In 1892, eight factories in Yates County turned out about 3 million baskets a year.

John McMath, who went into the grape business in 1870 and retired in 1932, wrote a very detailed personal memoir of the industry. The standard 40 pound tray with sloping sides was developed to make it easier for women (who did most of the picking) to handle them. The grapes were then hauled to the packing houses, where they were stored until packed into baskets, then hauled again to the dock or depot. McMath said the invention of machinery to manufacture baskets using staples and a production line put the smaller companies out of business. One of the bigger companies that installed the new equipment was Yates Lumber Co., the largest manufacturer of Climax baskets in the country.



Rushville Flouring and Custom Mill, ca. 1876

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OUTLINE OF PROPERTY TYPES

1. Residential and Civic Architecture
2. Domestic and Agricultural Outbuildings
3. Industrial Buildings
4. Religious Properties

I. Name of Property Type

RESIDENTIAL ARCHITECTURE

II. Description

Yates County's residential architecture reflects the influences of nationally popular architectural styles and trends, from its earliest settlement era and continuing into the mid-twentieth century. The earliest construction methods are represented by a few settlement era cabins, now incorporated into larger homes or used as outbuildings. These early buildings are built using log construction or with heavy timber framing systems. This type of construction method persisted until the mid-nineteenth century and the introduction of balloon framing technology. In addition to wood frame construction, a number of dwellings featured masonry construction. These resources include examples of cobblestone, fieldstone and brick construction.

GEORGIAN STYLE

The earliest elements of nationally popular architectural styles and trends in the county are those associated with the Georgian style. The Potter house (USN 123070001) built ca.1790 by one of the county's first settlers Arnold Potter, reflects the influences of Potter's native Rhode Island. Erected in the Georgian style, the

The Arnold Potter House,  
ca. 1790



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residence is a massive five by five-bay, two story frame residence which features several of the hallmarks of the style, including rigid symmetry, axial entrances, geometrical proportions, hipped roof and double-hung sash windows.

**FEDERAL STYLE**

The Federal style is characterized by rectangular massing with low pitched gable roofs with the ridge parallel to the principal facade. Federal details are inspired by Greek, and Roman or Classical, precedents, applied with lightness and delicacy; roof lines and cornices are generally quite thin. Windows are most often double-hung sash with multiple lights with thin muntins and either flat arched or radiating stone or brick lintels. Several fine examples of the style remain extant in the county. The Friend's (Jemima Wilkinson's) home (USN 123040002) is a fine example of the style. Erected in ca.1809-15, the massive five by five-bay, two and one-half story residence is characterized by its symmetrical massing and fenestration pattern, simple exterior ornamentation and ornate pedimented entrances. The Spicer-Millard house (USN 123010002) in Barrington is an excellent example of high style Federal era architecture in the county. The five by two-bay, two and one-half story brick residence, erected ca. 1819, features parapet end walls with chimneys, elliptical fan lights in the gables and an elaborate door surround with a finely crafted elliptical fan light. The Bailey house in Milo and the (probable) stagecoach inn next door are in a more typically lighthanded version of the Federal style. The Van Pelt house (USN 123400207), ca.1804 in Penn Yan and the Pre-Emption Road tavern (USN 123020011), ca.1800 in Benton are additional examples.



The Jemima Wilkinson House (The Friend House), ca.1809

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Spicer-Millard House, ca.1810

**GREEK REVIVAL STYLE**

The Greek Revival style was popular in the county between 1820 and 1850. A formal, dignified style, the Greek Revival form was based upon the ancient Greek temple form. The more high style examples in Yates County, such as "Esperanza" (c.1838, USN 123040001) in Branchport, "Hempstead" (c.1840, USN 123400003) in Jerusalem, The Abraham Wagener Mansion (c.1833 USN 123040004) in Jerusalem, the William Oliver house (c.1825 USN 123400003) in Penn Yan, the Wells-Struble house (c.1831 USN 123400130) in Penn Yan and the Miles Raplee house (c.1807; remodeled 1845 USN 123060021), Sawyer-Bower house (c.1836 USN 123420067) include monumental proportioned temple porticos with full pediments and wide entablatures supported by massive two-story columns. Like the Federal era houses, the Greek Revival residences also feature a low pitched gable roof, but the ridge is perpendicular to the facade. The roof line is usually set off by the use of heavy cornice molding. Entrances often feature trabeated surrounds with the entrance door flanked by side lights and a rectangular transom or wood entablature. Windows are generally double-hung sash with multiple lights. The first floor windows are often elongated reaching the floor. Massing varies, but it always consists of rectangular blocks. Symmetry is an important element of the style; many of the above referenced examples feature a two and one-half story central block flanked by single story wings. The Daniel Bostwick Home (c.1847 USN 123050006) in Middlesex and the Chester Loomis house (1843, USN 123430003) in Rushville are unusual examples of this same type, but on a smaller scale. They feature one and one-half story, two by three bay main blocks with single story, single bay wings. Other examples of this style include many vernacular adaptations,

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The Henry Rose House "Hempstead," 1840



The Miles Raplee House, 1845

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that incorporate only certain features. The gabled-ell is one such form. It is best represented by the Swarthout house (c.1840 USN 123060022) in Milo, the Asahel Green house (c. 1850, USN 123500007) and the Robinson house (c.1840, USN 123430006) in Potter. They feature the characteristic two bay by two bay, one and one half story principal block and single story wing with porch and entrance. Other vernacular interpretations of the style are illustrated by the Pirece house (c.1840 USN 1230800011) in Starkey and the Jonathan Bailey home (c.1825 USN 123060019) in Milo. Both feature rectangular massing and gable roof lines with partial cornice returns and trabeated entrances. The Smith McCloud house in Italy (c.1825, USN 123030002) is an unusual stone example of the style. It features a five bay by two bay rectangular rubble stone main block with molded cornice and wooden corner pilasters, broad frieze and trabeated entrance.



The John Carr (Daniel Bostwick House, 1847)

**GOTHIC REVIVAL STYLE**

Another style represented in the county, albeit in limited numbers, is the Gothic Revival style. While the revival of Gothic forms dates back to the mid-18th century in England, its earliest application to domestic buildings of modest scale in this country is seen in the designs of Alexander Jackson Davis in the 1830's. The ideals of the Picturesque approach were popularized in the pattern books of Andrew Jackson Downing and others in the period between 1842 and the Civil War. They are characterized by an eclectic impulse that embraces the use of architectural elements from various periods, such as the Gothic, Romanesque and Renaissance, and from a variety of countries, including England, France, Italy, and Switzerland. In this idiom, the dwelling was to



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provide not only physical beauty but comfort and spiritual serenity as well. Influenced by those English architects trained in late eighteenth century English Gothic architecture who popularized the Gothic Revival movement in Europe during the early and mid-nineteenth century, the American Romantic architects adopted the asymmetrical massing, pointed arches, projecting bays and pavilions, steeply pitched roofs, porticos and dormers of the Gothic Revival style, an idiom which they felt best expressed their ideals. The Wightman home (c.1875, USN 123040011) in Branchport is one example of this aesthetic. The two story, rubble stone house features asymmetrical massing, complex roof lines and elaborate gable and porch decorations.

Throughout this period the theories associated with the Picturesque movement gave rise to several distinctive architectural variations, including the Carpenter Gothic style. The Carpenter Gothic style, like other Cottage architecture of the period, was a product of the proliferation of architectural pattern books, the evolution of the balloon-framing system and the abundance of lumber as a building material. The Carpenter Gothic style was characterized by its box-like floor-plan, steeply pitched roofs, balloon-framing, board-and-batten or flat-board siding and Gothic details. The most distinctive feature associated with this style is the prolific use of scroll-sawn wooden ornamentation. One local example is the Wright-McLean house (1851, USN 123420018) in Dundee, which features a one and one-half story cross gable plan with steeply pitched dormers and vergeboards and Gothic arched windows. Another local example is the Hatmaker Hospital (c.1850, USN 123400025) in Penn Yan. The Hatmaker hospital is a two story frame residence which features a complex massing and roof line dominated by multiple, steeply pitched dormers. Although its ornamentation is somewhat restrained, it does feature elaborate vergeboards and finials on each of its numerous gables.

#### ITALIANATE STYLE

The Italianate style is one of the most prevalent and enduring styles in the county. Blending classical motifs with picturesque massing and ornament, the Italianate style was a more romantic style than the Greek Revival style. Italianate style residences, churches, schools, commercial and public buildings were constructed between 1845 and 1880. The style is highly decorative. This is manifest in the use of brackets at the roofline, projecting lintels of wood or cast iron above the windows, applied wooden decoration on the cornice, double-leaf wooden doors and ornate wood work on porches. The massing of the home tends to be cubic and asymmetrical. The Italianate style building emphasizes the verticality of the form with elongated windows, often round arched, and doors. Roofs are generally flat or slightly hipped and are often surmounted by belvederes or cupolas. The largest concentration of these resources are concentrated in the villages and hamlets. However, numerous residential examples exist in the outlying agricultural areas of the county. Many outstanding local examples of the Italianate style as applied to farmhouses in the county remain extant. The Ezekial Perry house (c.1870, USN 123040027) in Jerusalem, the Thomas Bitley house (c.1876, USN 123040031) in Branchport and the James Hobart house (c.1855, USN 123070009) in Potter are all outstanding examples of this aesthetic. The Botsford farmhouse (1868, USN 123040013) and the William Evans house (1859, USN 123040025), both in Jerusalem, are unusual examples of the Italianate style. Both residences are constructed of

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Thomas Bitley House, 1855



The James Hobart House, 1855

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rubblestone with applied wooden ornament. The Evans house is unique in that its rubblestone walls are parged over and scored to resemble smooth ashlar.

In addition to the rural examples of this style numerous village examples exist. The Oliver house (c.1855 USN 123400004) in Penn Yan, the Solmon Weaver house (c.1850, USN 123040029) in Branchport and the John J. Smith house (c.1878, USN 123420030) in Dundee are outstanding, representative examples Italianate style residential architecture as applied to village residences. In addition to Italianate residential architecture, Italianate style commercial architecture is the dominant form in most of the villages. Numerous examples of this form remain extant, although most have received modern store fronts. Several intact examples include, the Hicks building (1866, USN 123400107) in Penn Yan, 4 Main Street (c.1860, USN 123430015) in Rushville and the Dundee First National Bank building (1867, USN 123420059) in Dundee. All three buildings feature two story masonry construction, elongated storefront windows and doors and ornate cornices (at both the roof line and between the first and second floors).



The Willis House, 1869

#### SECOND EMPIRE STYLE

The Second Empire style represents a relatively small group of resources in the county. Named for the French Second Empire period and the reign of Napoleon III, it is based on the grand public architecture of Second Empire Paris. The most important feature of the style is the high mansard roof with prominent dormer windows. The mansard roof may have straight, convex or concave (also called bellcast) sides and is almost always sheathed with multi-colored and patterned slate tiles. Second Empire style buildings are generally symmetric and boldly three-dimensional in both massing and

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details. Windows are generally round or segmentally arched. Cornice brackets, often smaller and more closely spaced than those associated with the Italianate style, are common. Representative examples of the Second Empire style are almost entirely confined to the villages; Penn Yan has several good examples of Second Empire residential and commercial structures. The Arcade building (1869, USN 123400208), 10-12 Main Street (c1870, USN 123400097) and the Knapp Hotel (1877, USN 123400041) are all good representative example of commercial Second Empire architecture in the village of Penn Yan. The Curtis house (1869, USN 123400027) in Penn Yan is a good example of the residential adaptation of this style.

**STICK STYLE**

The Stick style is once again only found in the village areas of the county. The Stick style evolved out of the Carpenter Gothic style and flourished during the last half of the nineteenth century. This style of wood construction was characterized by angularity, verticality and asymmetry. Roofs were composed of steep intersecting gables. Verandas and porches were common and were often decorated with simple diagonal braces. In keeping with the idea of architecture that is "truthful," the principal characteristic of the stick style was the expression of the inner structure of the house through the exterior ornament. Most often found on the gable ends and upper stories, this "stick work" was usually a series of boards intersecting at right angles and applied over the clapboards to symbolize the structural skeleton. Often diagonal boards are incorporated to simulate half timber construction. Several representative examples remain, including the Charles Minor house (1884, USN 123420020), in Dundee.

**QUEEN ANNE STYLE**

Queen Anne style architecture is generally confined to the villages and larger hamlet areas of the county. The very name of this style suggests eclecticism to its originators. It was coined in England to describe buildings that supposedly were inspired by the transitional architecture of the pre-Georgian period when classical ornament was grafted onto buildings of basically medieval form. The English architect most closely associated with the development of the style was Richard Norman Shaw (1831-1913), whose sprawling manor houses were well known to American architects. The Queen Anne style played on contrasts of materials. First floors were often of brick or stone; upper stories were stucco, clapboard or decorative shingles, which were used frequently in the United States. Massive medieval paneled and corbled chimneys are common. Roofs are gabled or hipped and are often punctuated by second story projections and corner turrets. Gable ends feature half-timbering or stylized relief decoration. Verandas and balconies opened these houses to the outside. Very elaborate Queen Anne houses were built in Penn Yan and Dundee, examples include the James Bigelow house (1880, USN 123420084) in Dundee and the Theodore Wheeler house (1885, USN 123400185) in Penn Yan and Folsom house (1886 USN 123060023) in Milo. Other outstanding examples of this style remain extant in many of the rural areas of the county as well. Examples include the Dr. Dennis Shepherd house (1895, USN 123500010) and the Lindsey house in Middlesex, the Hunt farmhouse (1876, USN 1223040037) and Ball cottage (1893, USN 123040040) both in Jerusalem,

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The Milton Wilson House, 1906

**TWENTIETH CENTURY REVIVALS**

Twentieth century architecture is represented by a number of popular styles. Georgian Revival, an offshoot of the Colonial Revival movement of the late nineteenth and early twentieth centuries. Georgian Revival architecture, both public and residential, is most often highlighted by rectangular massing, a minimum of projections, a symmetrical fenestration pattern and classically inspired detail. These details may include urns, pilasters, columns and upper story balustrades. Windows are generally large, multi-paned, and either flat or round-arched. Many examples of this style remain extant in the county. Examples include the H. Allen Wagener house located in Jerusalem. Originally built in 1893 as a power plant for a trolley system, the building was renovated in 1939 to reflect elements of Roman Classicism. The Penn Yan Post Office (NR Listed 1988) is also an excellent example of the type. The building features a monumental, pedimented stone entrance, round arched windows and a parapet wall surrounded by a balustrade. Another example is the Lucina at Keuka College (1905, USN 123040044) in Jerusalem. The residence features a monumental, two-story portico supported by Ionic columns.

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Another popular style is the Bungalow style. Popularized in the second decade of the twentieth century, the Bungalow became a dominant house type in the villages along with the Four-square style. The Bungalow style can take many forms. It is most often articulated as a one and one-half story residence with a low-pitched roof line which often incorporates a porch into its slope. Shed dormers, and battered porch supports resting on parapets are often utilized as well. Examples include the Tomion House (202 Clinton Street (c.1920, USN 123400070) and the Isaac Yetter house (c.1920, USN 123400202) both in Penn Yan.



H. Allen Wagener House, 1939

### III. SIGNIFICANCE

Because of Yates County's long history of settlement and general pattern of reuse rather than demolition, there are many structures in the county illustrating national architectural styles and vernacular adaptations of these styles. As built and in some case later altered, these residences are significant as physical manifestations of the county's cultural and economic development. These resources constitute a large number of the contributing resources in the county's historic districts and occur as individually significant properties throughout the county. Generally, the buildings assigned to the property type satisfy criterion C as intact, representative examples of specific architectural styles. In some cases, such as the properties associated with the followers of the Public Universal Friend, these dwellings will also satisfy A in the area of Settlement/Exploration.

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IV. REGISTRATION REQUIREMENTS

Designated properties evaluated in this category must be associated with one or more of the historic contexts. They must have a high enough level of architectural integrity to allow for understanding the original use and function, and to evoke the feeling of the period and context that they represent. Buildings which retain significant historic associations and/or architectural distinction, and which retain integrity of construction, form, materials and detailing of both interior and exterior, satisfy the requirements for individual listing. Where structures are rare surviving examples of an historic period or method of construction, somewhat less architectural integrity will be accepted.

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## I. Name of Property Type

INDUSTRIAL PROPERTIES

## II. Description

This property type includes resources associated with the industries active in Yates County between ca.1786 and 1945 (Context 2). It is defined to include buildings, structures and ruins associated with the industrial history of the county. These resources include remnants of settlement era grist and saw mills as well as distillery sites. Although none of the earliest resources survive a large number of nineteenth century mills and milling complexes remain extant or partially extant. These early resources are located throughout the county, but the greatest concentration of the property type is found along the Keuka Outlet, Big Stream and the Kashong Creek. In addition to the grist, saw and fulling mills, asheries and distilleries were developed throughout the county. By the mid nineteenth century many of the early mills had ceased operation and a number of paper mills were established along the Keuka Outlet. Carriage and wagon works, blacksmith shops and other smaller industries were also established. By the twentieth century the industrial aspect of the county had shifted back to agriculture and the production of fruit baskets, canal boats, and fruit related production such as wine and juice.

In addition to the actual production facilities, a number of industrial related resources also developed. These ancillary buildings include warehouses, workers housing and company stores.

## III. Significance

The industries which were so important to the area in the nineteenth and early twentieth century have disappeared, faded, or been drastically altered. In a sense, the historic places associated with these industries are all that remain.

There are no active sawmills in the county and only one grist mill, Birkett Mill in Penn Yan, remains in operation. By the mid twentieth century all of the paper mills had also disappeared. Even tourism, which remains a viable industry today, changed drastically, with boarding houses, hotels and steam ships giving way to seasonal homes on the lake shore and wine tours.

The remnants of these industries are eligible under Criterion A, as important elements in the growth and development of the county. Especially important are those buildings, such as the Bellona Mill complex and the archeological remains of the early mills along the Keuka Outlet.

## IV. Registration Requirements

Properties determined to be eligible within this category must be directly related to one of the industries specified in Context 3. They must be eligible for the National



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Register under Criterion A, and may also be eligible under Criterion C or D. Buildings must retain enough interior and exterior architectural integrity to evoke their original period and function.

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I. Name of Property Type

RELIGIOUS PROPERTIES

II. Description

This category of includes churches and cemeteries. Parsonages and rectories will be evaluated in the category of residential architecture, unless they have extraordinary significance in the area of religious history. At this time ten churches and one cemetery have been evaluated.

The earliest churches in the county were generally Greek Revival in style (Starkey Church, ca.1822). Later styles include the Gothic Revival (Rock Stream Church, ca.1865), Eastlake style and Stick Style as well as a number of vernacular style church buildings. The designated churches generally exhibit a high degree of integrity of design and materials and retain their historic settings.

III. Significance

Yates County's religious properties are significant resources associated with the nineteenth and twentieth century development of the county and its communities. Consequently, they are directly lined to the other forces that shaped the county and the contexts established for this nomination. These resources symbolize the the religious orientation of the residents and represent significant cultural and social networks which characterize the county throughout the historic period. Several of the church buildings are locally significant for their architectural design.

Cemeteries are significant for their association with the county's social and cultural development, and in many cases, for significant local residents who are buried there. As noted earlier, only one cemetery (Lakeview Cemetery) has been evaluated. A full survey and evaluation of the county's remaining burial grounds may be undertaken in the future and will at that time be added to the nomination document.

IV. Registration Requirements

Properties determined to be eligible within this category must be directly related to one of the four defined contexts. They must be eligible for the National Register under Criterion Considerations A or D, and must satisfy the requirements of Criterion ca. These resources may also may also be eligible under Criterion A. Buildings must retain enough interior and exterior architectural integrity to evoke their original period and function.

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I. Name of Property Type

DOMESTIC AND AGRICULTURAL OUTBUILDINGS [1]

II. Description

Many of Yates County's historic residences have domestic and agricultural dependencies. This category type includes a range of structures such as barns, corn cribs, granaries, silos, milkhouses, poultry houses, swine houses, fruit packing and drying sheds, fences, smokehouses, privies, and garages. Many of these outbuildings are utilitarian in design. A few show the influences of national architectural styles such as Gothic Revival or Italianate. Early- to mid-nineteenth-century barns and other outbuildings were generally constructed of post and beam construction. By the post-Civil War era balloon frame construction became common. Balloon framing used light, small dimension lumber and closely spaced studs to provide the same stability as heavy post and beams. A small number of outbuildings are built of masonry construction.

AGRICULTURAL OUTBUILDINGS

ENGLISH BARN

The earliest extant barns in Yates County are three-bay English barns with hand-hewn post and beam construction, sawn sheathing, and gable roofs. These small-scale barns were the standard barn type by the 1820s and continued to predominate up until about 1865. The English barn is side-gabled with a center entrance on the long side. The interior is divided into three bays with the center section used for threshing with a mow on either side. The mows originally served as granaries for the storage of threshed

English barn on  
Route 364 in Benton.



1. The property typologies for agricultural outbuildings were based on information in Connie Cox Bodner, The Development of Nineteenth-Century Agricultural Practices and Their Manifestation in Farmsteads in the Genesee River Valley (Rochester, NY: Rochester Museum and Science center, 1990).

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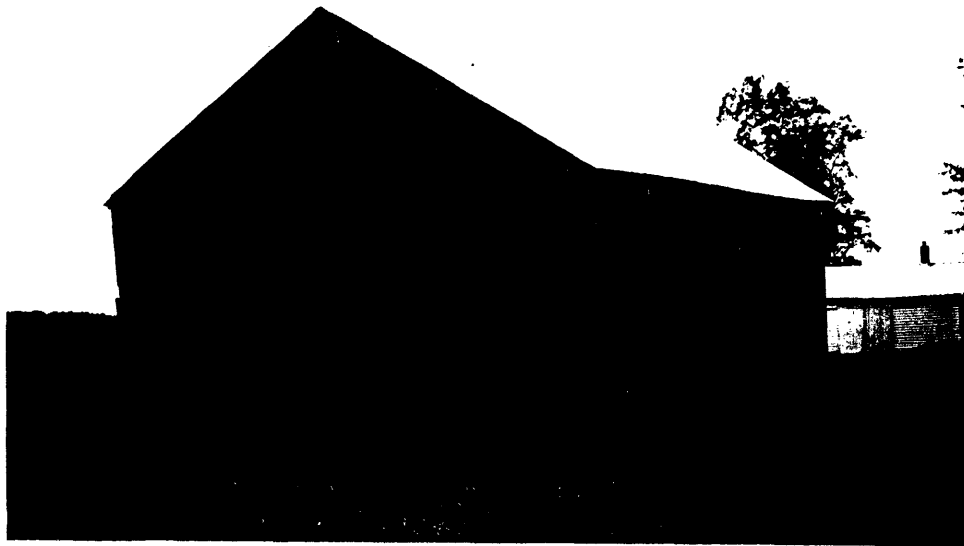
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grain. Each bay is divided by a framing bent. Most English barns were constructed on low stone foundations on level ground and did not have basements. The roofs had little or no overhang in the eaves.

English barns were originally designed for storing and processing grain, with no stalls for animals. Many of these barns were later altered on the interior so that animals could be accommodated in stalls in the mows. English barns were designed for small-scale subsistence farming oriented toward crop production rather than livestock.



English barn on Thistle Street in Benton.

GABLE ROOF BANK BARN

A variation of the English barn design was the gable-roofed bank barn which was popular up until 1865. These side-gabled barns were built against a bank or slight hill resulting in an upper and a lower level. They were more practical for livestock farming by providing stalls in the basement with hay and grain storage above. Farmers could unload straw and hay on the upper floor and then pitch it down to the cows below. The gable-roofed bank barn at the corner of North Flat Street and Alexander Road in Benton is a good example of the type. Of special note here is the stone foundation with quoins at the corners. The gable-roofed bank barn at the McAlpin Farm on Havens Corners Road

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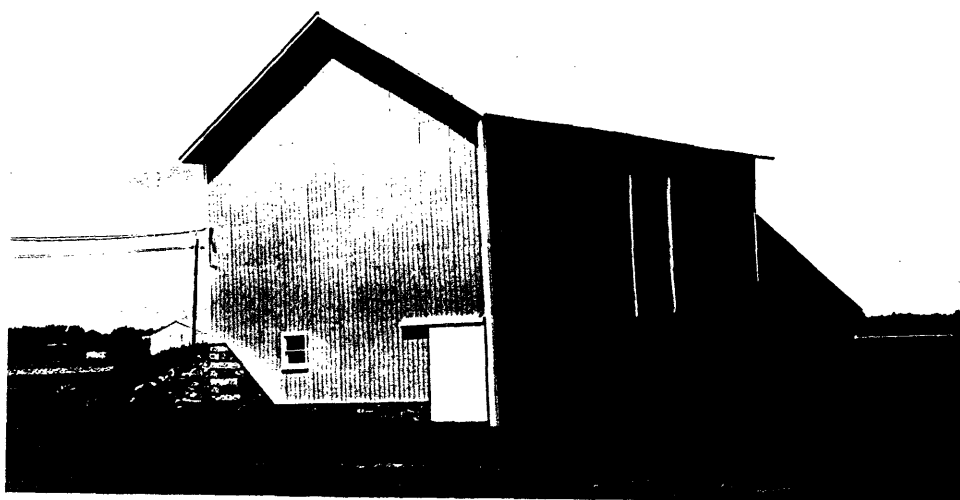
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in Benton features board and batten siding and Italianate style brackets. The Edward R. Parrish Farm on Route 254 and Parrish Hill Road in Italy has an outstanding gable-roofed bank barn with board and batten siding, louvered window openings, and Italianate hood moldings over the windows.



Gable-roofed bank barn at corner of North Flat Street and Alexander Road, Benton.



Detail of quoins on gable-roofed bank barn at North Flat Street and Alexander Road,  
Benton.

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Gable-roofed bank barn at the McAlpin Farm, Havens Corners Road, Benton. Note the board and batten siding and Italianate brackets in eaves.



Gable-roofed bank barn with Italianate detailing at the Edward R. Parrish Farm, corner of Route 254 and Parrish Hill Road, Italy.

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#### MID- TO LATE-NINETEENTH-CENTURY BARN COMPLEXES

The barns at the Kalorama Farm on Route 54 in Torrey are an outstanding complex of late-nineteenth-century, gable-roofed outbuildings. These include a weigh house for grain (which retains its original grain scale on the interior), a storage shed, a more recent chicken coop, and L-shaped, board and batten, gable-roofed barns.

The nineteenth-century, gable-roofed, L-plan Italianate barn complex at the Asahel Green Farm on the corner of Dinehart Cross and South Vine Valley Roads consist of a combination hay barn, carriage barn and equipment shed. The overhanging eaves are ornamented with decorative curved brackets. Even the eaves of the cupola are bracketed. The cupola was a practical feature which helped ventilate the barn as did the louvered window openings at the gable ends. Of special note on this barn is the graceful archway on the east elevation.



Weigh house, storage shed, and chicken coop at Kalorama Farm at 1091 Route 54, Torrey.

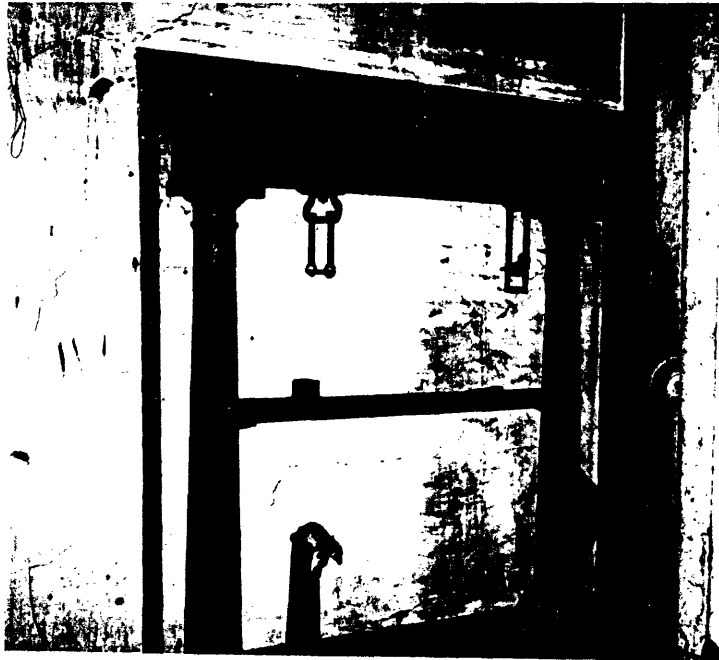
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Detail of original scale in weigh house at Kalorama Farm.



L-plan, gabled-roofed barn complex at Kalorama Farm. Note board and batten siding.



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Gable-roofed barn complex at the Asahel Green Farm at the corner of Dinehart Cross and South Vine Valley Roads, Middlesex.

#### CARRIAGE BARNs

Yates County has some fine examples of carriage barns. One of the earliest of these is a Greek Revival style carriage barn on Seneca Street in Dundee which complements the style of the house. The barn features a front-gabled design with cornice returns and a wide entablature.

The Pulver carriage barn in Branchport shows outstanding Gothic Revival ornamentation in its steeply-pitched, cross-gabled roof with pierced sawn bargeboards, ornamental-shaped windows, and arched entrance.

The Edward R. Parrish Farm at the corner of Route 254 and Parrish Hill Road in Italy has a gable-roofed, board and batten carriage barn with paired, round-arched windows, and Italianate hood moldings.

Other intact examples of carriage barns include a cross-gabled barn behind 46 Main Street in Dundee and a cross-gabled barn with hooded windows and decorative trusswork at 4688 Dundee-Himrod Road in Starkey.

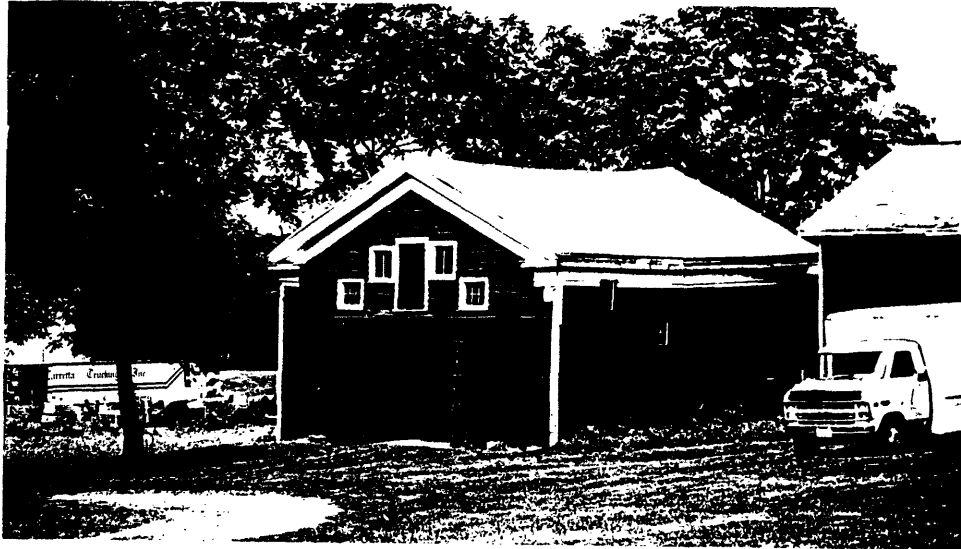
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Greek Revival carriage barn on Seneca Street, Dundee.



Gothic Revival carriage barn at the former Pulver Farm in Branchport.

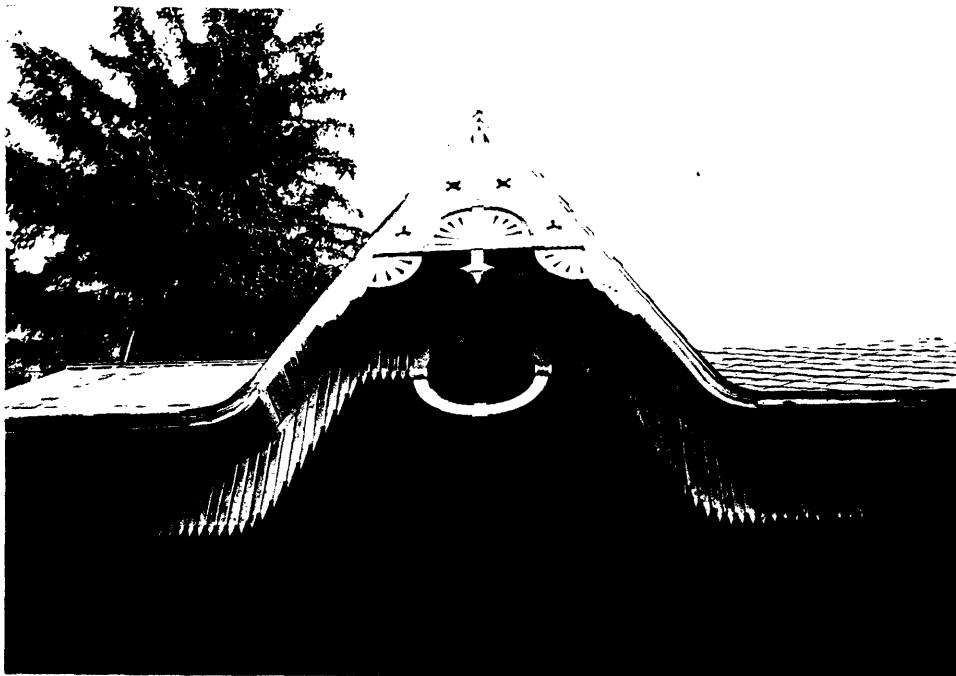
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Detail of decorative gable on the carriage barn at the Pulver Farm.



Italianate carriage barn at the Edward R. Parrish Farm, Route 254 and Parrish Hill Road,  
Italy.

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Carriage barn behind 46 Main Street in Dundee.

#### GAMBREL ROOF BARNs

By the 1880s gambrel-roofed barns became the dominant barn type, replacing the smaller English barn. Increased crop production and the adoption of dairy farming led to the introduction of large gambrel-roofed barns. Most of the gambrel-roofed barns were balloon framed. While most gambrel barns are of frame construction the early twentieth century saw the introduction of barns built of concrete block which offered fire safety and was easily cleaned. The gambrel roof provided greater storage space and accommodated larger hay crops and farm machinery. In some cases farmers replaced the gable roofs of old barns with a new gambrel roof in order to increase storage space. Many of the gambrel-roofed barns were built as side-hill barns. Representative examples can be found throughout the county as shown by the following barns.

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Gambrel-roofed barn at the former Pulver Farm in Branchport.



Gambrel-roofed barn complex on South Vine Valley Road in Middlesex.

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Gambrel-roofed barns at Button's Vine Valley Stock Farm, Middlesex.



Gambrel-roofed bank barn (right, in foreground) with adjacent gable-roofed barn (left, in rear) at Hunt's Winery on Italy Hill Road, Jerusalem.

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Gambrel-roofed barn (left, in foreground) with adjacent gable-roofed barn ((right, in rear) at the Leroy Shirk Farm on Dundee-Himrod Road, Starkey.



Gambrel-roofed cow barn (right) with adjacent gable-roofed barn (left) at Roselawn Farm, Route 54, Benton.

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Gambrel-roofed barn at Jack Sullivan's Farm, Lakemont Road, Starkey.

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Gambrel-roofed bank barn on Route 54, Torrey.



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Gambrel-roofed barns (left and center) on Pulver Road, Italy.



Gambrel-roofed bank barn on Italy Valley Road, Italy.

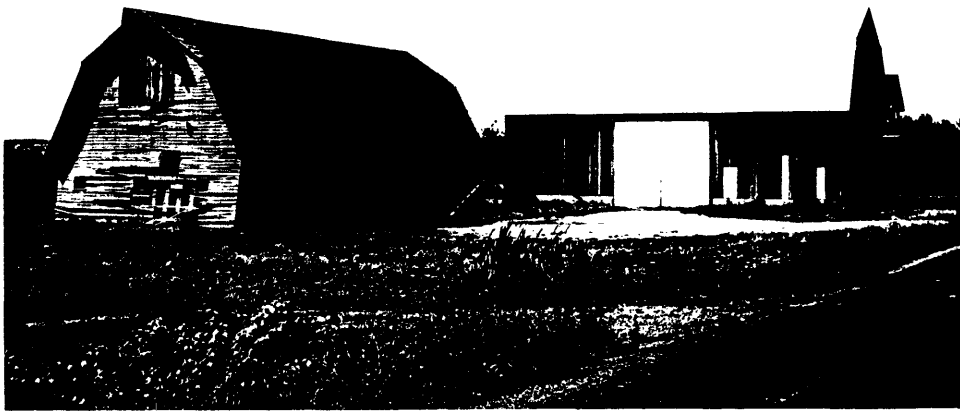
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Gambrel-roofed barns (cow barn to left; hay and storage barn to right) built by Danish settler Jacob Hansen on Hoyt Road, Milo.

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Gambrel-roofed barn with ventilator, Bath Road, Milo.

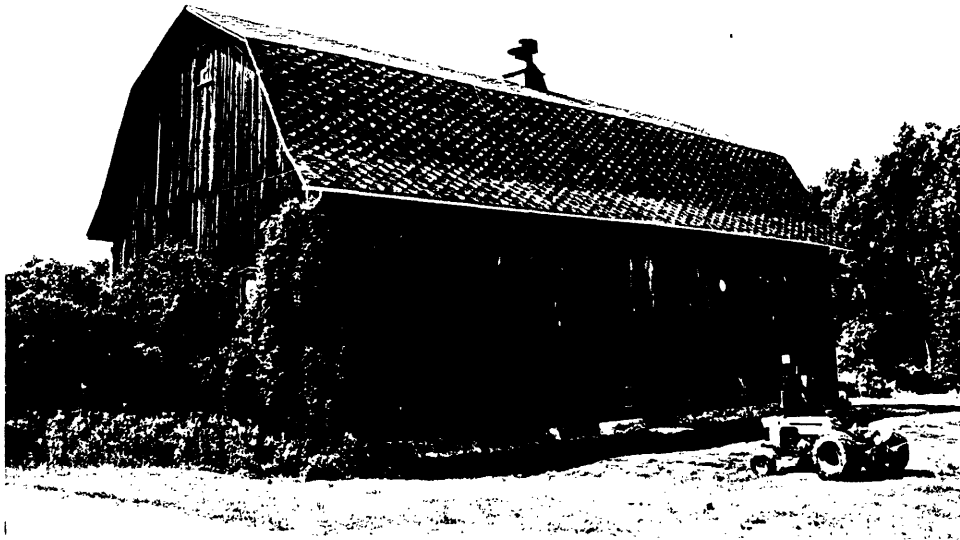
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Gambrel-roofed barn, dated "1896" in gable, on Chubb Hollow Road in Barrington.



Gambrel-roofed barn of concrete block construction, Rodney Jensen Farm, Havens Corners Road, Benton.

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BARNYARDS

Barnyards became an important component of late-nineteenth and early-twentieth-century farms. The barnyard served as an area where the stock were led for exercising especially during the winter months. The barns and other outbuildings are often arranged in a U- or L-shape forming a paddock with fencing and occasionally a windbreak. The arrangement of buildings in close proximity around a barnyard was practical in that it saved the farmer time going from building to building. Representative examples barnyards can be found at complexes on East Swamp Road in Potter; Bellona Station Road in Benton; and Route 364 and South Vine Valley Road in Middlesex.

U-shaped barn complex with  
barnyard at Heys' Farm on  
East Swamp Road, Potter.



L-shaped barn complex with  
barnyard enclosed by board  
fence on Bellona Station  
Road (just west of Bellona  
Station), Benton.

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Barn complex with barnyard on Route 364 and South Vine Valley Road in Middlesex. This complex features a windbreak wall between two of the barns (right hand side of photo).



L-shaped barn complex with barnyard enclosed by picket fence on Bellona Station Road, Benton. Note connecting walk-through between upper stories of the barns.

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CORN CRIBS

Many farms during the second half of the nineteenth century began to raise more livestock and thus devoted more farmland to growing corn for feed. Corn was husked and stored in corn cribs. Some of these structures were designed with sides which sloped outward toward the top. They had walls made of widely spaced boards to allow for air circulation for drying the corn. Representative examples can be found on the following farms Bob Sullivan's farm on the Dundee-Starkey Road in Starkey; the Uriah Hair Farm on Water Street in Dundee; the G.A. Gibbs property on Lawson Road in Starkey; and the Abner Woodworth Farm on Flat Street in Benton. Some corn cribs were incorporated into sections of sheds as shown for example by the combination wagon shed/corn crib at the Asahel Green Farm on Dinehart Cross and South Vine Valley Roads in Middlesex and by Hunt's Winery combination corn crib/hog house on Italy Valley Road in Jerusalem.



Corn crib at Bob Sullivan's farm on the Dundee-Starkey Road, Starkey.

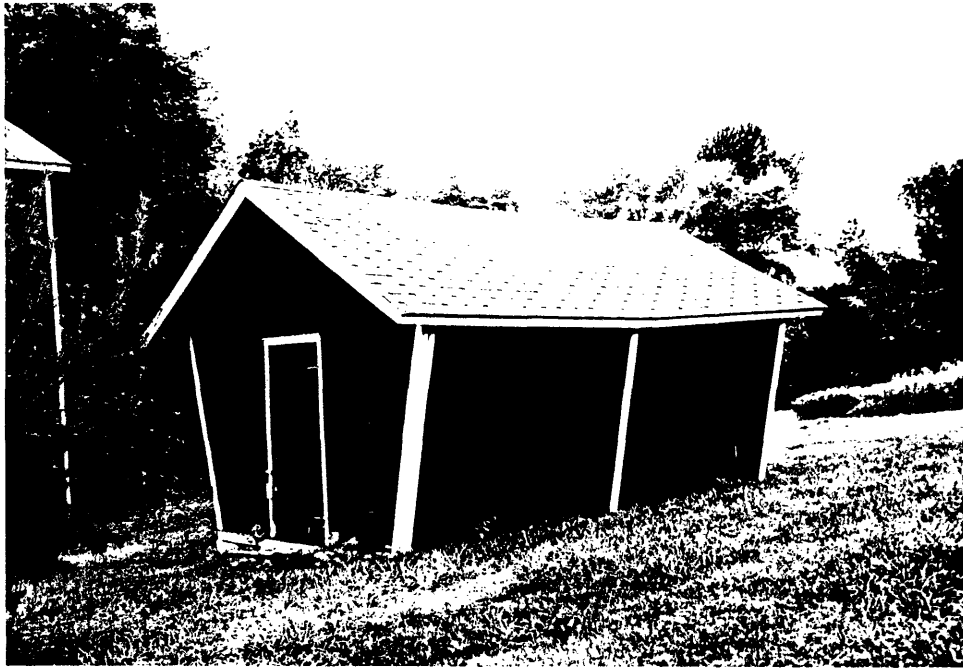
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Corn crib at the former Uriah Hair Farm on Water Street, Dundee.



Corn crib on stone piers at G.A. Gibbs' property on Lawson Road, Starkey.

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Corn crib with access for wagons at gable end, former Abner Woodworth Farm on Flat Street, Benton.



Combination corn crib (upper section) and wagon shed at the former Asahel Green farm, corner of Dinehart Cross and South Vine Valley Roads, Middlesex.



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Combination corn crib and hog house at Hunt's Winery on Italy Hill Road, Jerusalem.

#### GRANARIES

Granaries were structures used for storage of grain. These predominantly gable-roofed frame structures were usually raised above ground level on wood, stone, or concrete piers to keep the grain off the damp ground and to help prevent access by mice and rats. Some were free-standing structures while others were attached to the main barn. Examples can be found at the following farms Harold Tone's farm, 222 Stever Hill Road in Jerusalem, and the farm at 1854 Culhane Road in Benton.

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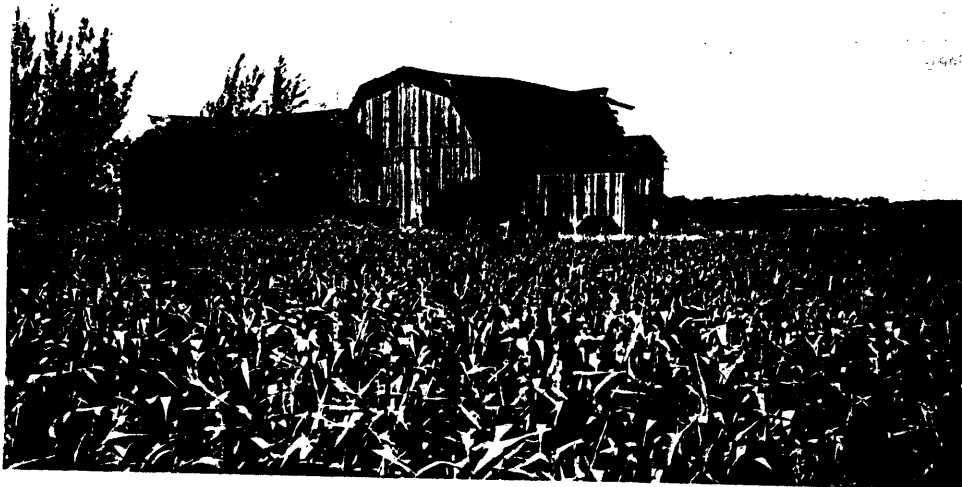
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Granary at Harold Tone's farm, 222 Stever Hill Road, Jerusalem.



Barn complex with attached elevated granary (to right of gambrel roof barn) at farm on  
1854 Culhane Road, Benton.

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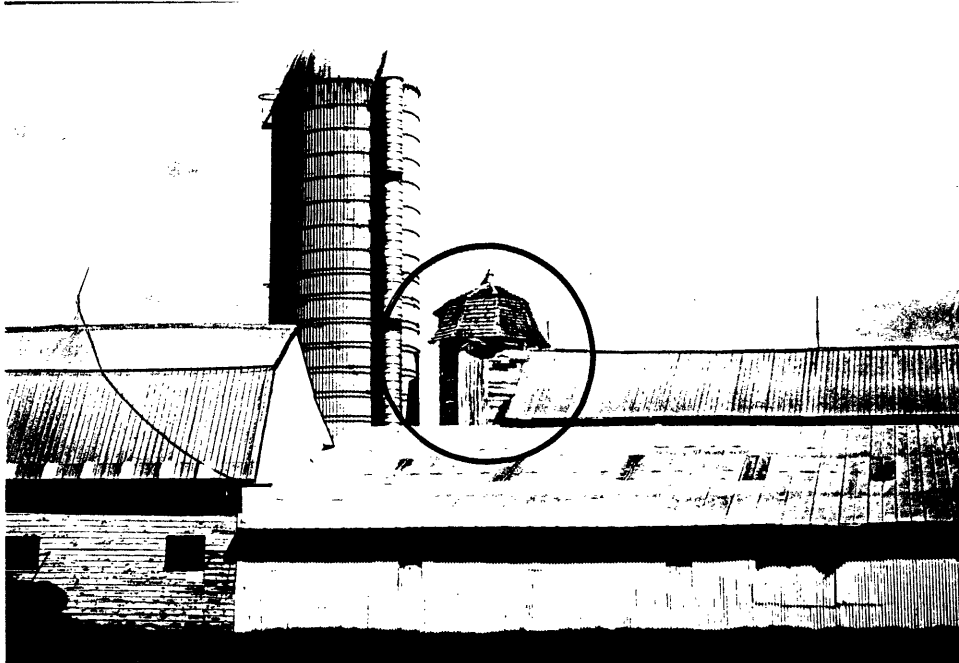
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## SILOS

Silos became common features on farms by the turn of the century. The wooden stave silo, developed in the mid-1890s, was built like a barrel with vertical tongue and groove boards held together by iron bands. Wooden silos are rare in Yates County. Only one extant example was found during the windshield survey at the Job Martin Farm at the intersection of Bath and Welker Roads in Barrington. Clay tile and concrete silos became standard components of farms in the early 1900s as illustrated by silos at Bob Boudinot's farm on Jessup Road in Starkey.



Wooden silo with wood shingled roof and attached chute at the Job Martin farm, corner of Bath and Welker Roads in Barrington.

Most dairy farms in the late nineteenth and early twentieth centuries had a milk house. These small frame and later concrete block buildings usually featured a cooling trough. Milk houses were often cooled by ice from Keuka Lake. Concrete block milk houses are still common on dairy farms today. Examples of milk houses can be found on a farm on North Flat Street (east side of road) in Benton and at a farm at the northeast corner of Buckley Road, Loree Road and North Flat Street in Benton.

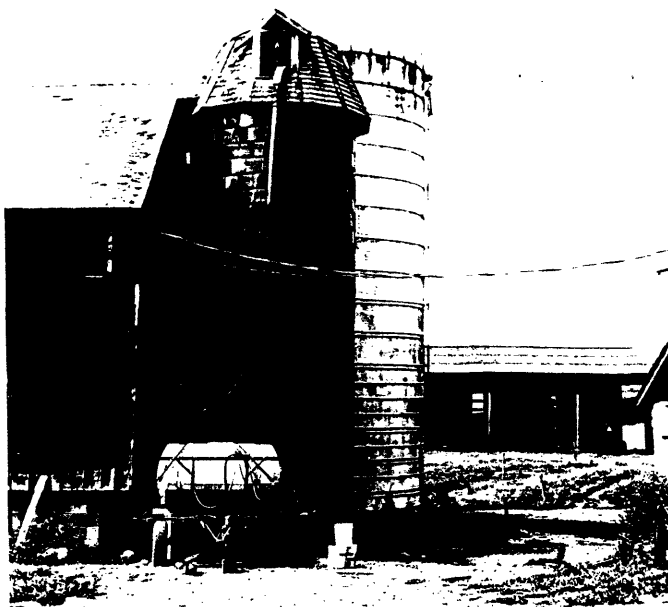
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Tile and concrete silos at the Robert Boudinot farm on Jessup Road in Starkey.

#### MILK HOUSES



Frame milk house on North Flat Street, Benton.

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Concrete block milkhouse in front of gambrel roof barn on the northeast corner of Buckly and Loree Roads and North Flat Street, Benton.

#### POULTRY HOUSES

In the late nineteenth century the impact of agricultural research is illustrated by the proliferation of specialty buildings including structures for small farm animals. The poultry house is an example of this specialized trend in farming. Poultry houses are often two stories high with many small windows offering warmth from the sun and better ventilation. Inside these structures are various roosts and nesting boxes. Examples include Chicken coop on Pre-Emption Road in Benton; a large chicken house and elevated turkey house at the former Hickory Grove Farms on Route 245 in Middlesex.

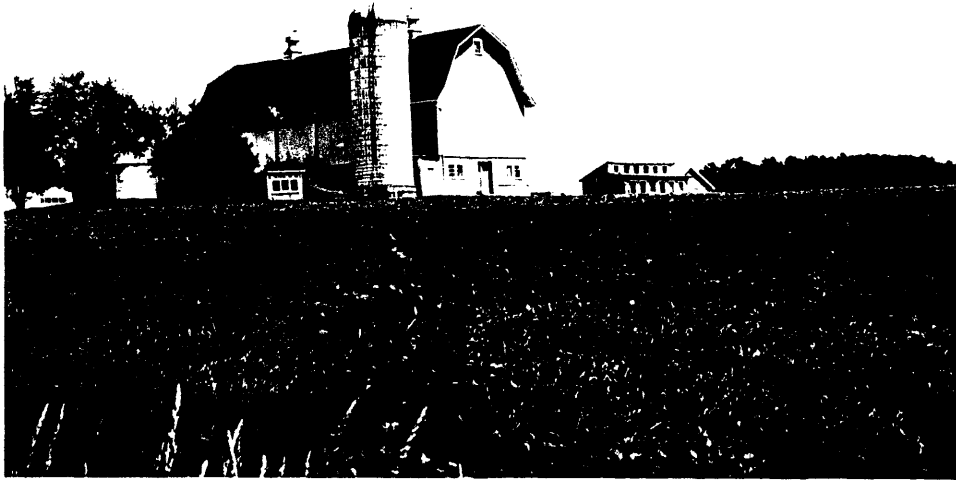
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Farm complex with chicken coops (to left and right of the barn) on Pre-Emption Road,  
Benton.



Chicken house (ca. 1930 with later additions) at former Hickory Grove Farms on Route  
245, Middlesex.

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Elevated turkey house at former Hickory Grove Farms on Route 245, Middlesex.

#### SWINE HOUSES

Swine houses were often one-story, gable-roofed frame structures. An example of a hog house can be found at Hunt's Winery on Italy Hill Road in Jerusalem. This structure is a combined corn crib and hog house. (For photo see CORN CRIBS above).

#### BUTCHERY

Some farms had separate buildings for the butchering of hogs and cattle as illustrated by the butchery at the Lafever Farm on Glenora Road in Starkey. The interior of this ca. 1940s butchery retains its original pulleys and hooks for the carcasses.

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Butchery (ca. 1940s) at Lafever's farm, Glenora Road, Starkey.



Interior of butchery at Lafever's farm.



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FRUIT PACKING, STORAGE AND DRYING SHEDS

Specialty buildings were also required by Yates County's numerous fruit growers including fruit packing, storage and drying buildings.

Fruit packing sheds are generally small, gable-roofed structures with doors on the upper level to allow for the packed fruit to be put onto wagons. These buildings have many windows which illuminate the interior space for the workers. Apples, grapes, and other fruit were packed into boxes for storage and subsequent shipping to the market.

Some of the fruit packing and storage barns were built of masonry construction to keep the fruit cool as shown by the Sherman Williams barn on Route 54A in Jerusalem. This barn has walls that are three feet thick to keep the interior cool.

Apples and peaches were preserved by drying. Some farms built dry houses or evaporators for this purpose. Apple evaporators were usually small, two-story, gable-roofed frame structures. Here apples were processed (i.e. pared, cored, bleached, and sliced) and then dried in a separate room over a coal fire. After drying they were packed for shipment to various markets. The characteristic feature of evaporator buildings from the exterior was the small ventilator and chimney.

In the late nineteenth century, the area around Starkey became the largest supplier of kiln-dried blackberries in the United States. Berry drying took place in simple frame structures with a small ventilator on the roof.

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Fullager's gambrel-roofed grape packing shed on Bath Road, Milo. Note the upper door which was used for loading the packed grapes onto a wagon.



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Grape packing shed on Route 54A, Jerusalem.



Fruit packing shed at the former Uriah Hair Farm on Water Street in Dundee.

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Fruit packing house near 6114 Old Lake Road, Rockstream.



Sherman Williams fruit storage barn on Route 54A, Jerusalem.

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Fruit storage building (stucco over stone) behind 481 East Bluff Drive, Jerusalem.



Stone grape packing shed at 3307 Bath Road, Milo.

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Apple evaporator on Phelps Road in Potter.



Berry dryer on the Dundee-Himrod Road, Starkey.

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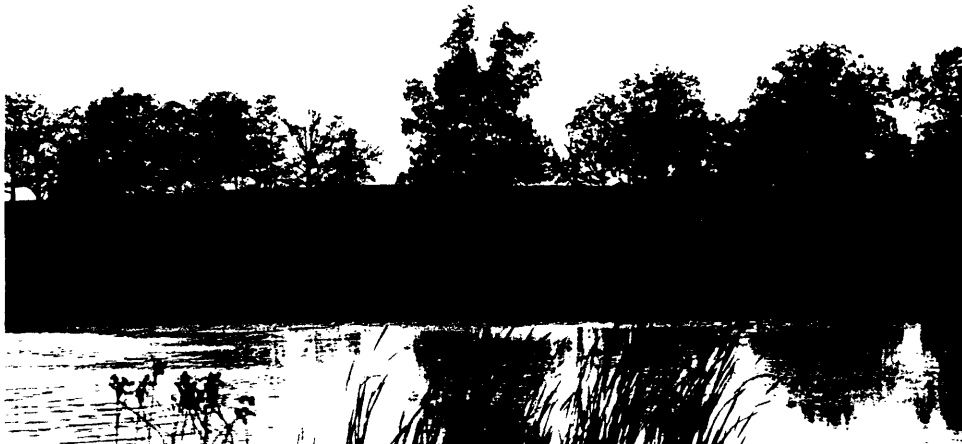
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FENCES

Early fencing was typically made from tree stumps or large stones gathered from fields. Remnants of a stump fence can be found at the Merritt Farm on Chubb Hollow Road in Barrington. An example of a stone fence is at Henry Lafler's Farm on Wilkins Road in Potter. Split rail "snake" fences were also common although no known examples have survived. Later fencing included board fence of dimension lumber. Examples of picket fences also occur in the project area as shown by the barnyard fence at an abandoned farm on Bellona Station Road in Benton (see photo above in BARN YARDS) and at the Pulver Farm in Branchport. Fencing surrounding residences was often more elaborate such as the turned spindle fence at the former Abner Woodworth house on Flat Street in Benton.



Remnants of stone wall at Henry Lafler's farm, Wilkins Road, Potter.

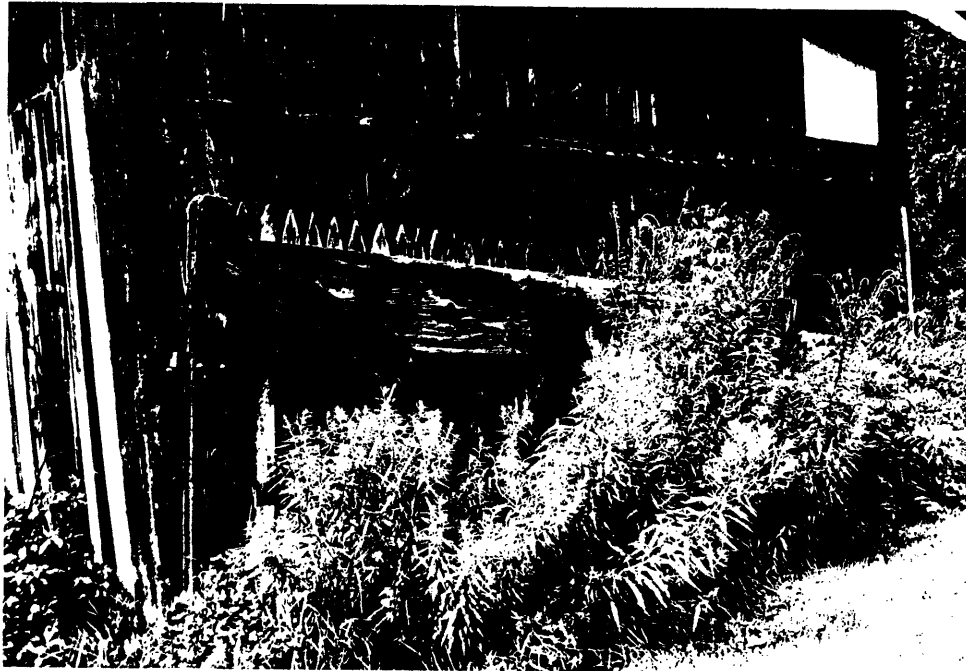
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Swinging picket fence used to close off the farm lane at the former Pulver Farm in Branchport.



Turned spindle fence in front of the Abner Woodworth House on Flat Street, Benton.

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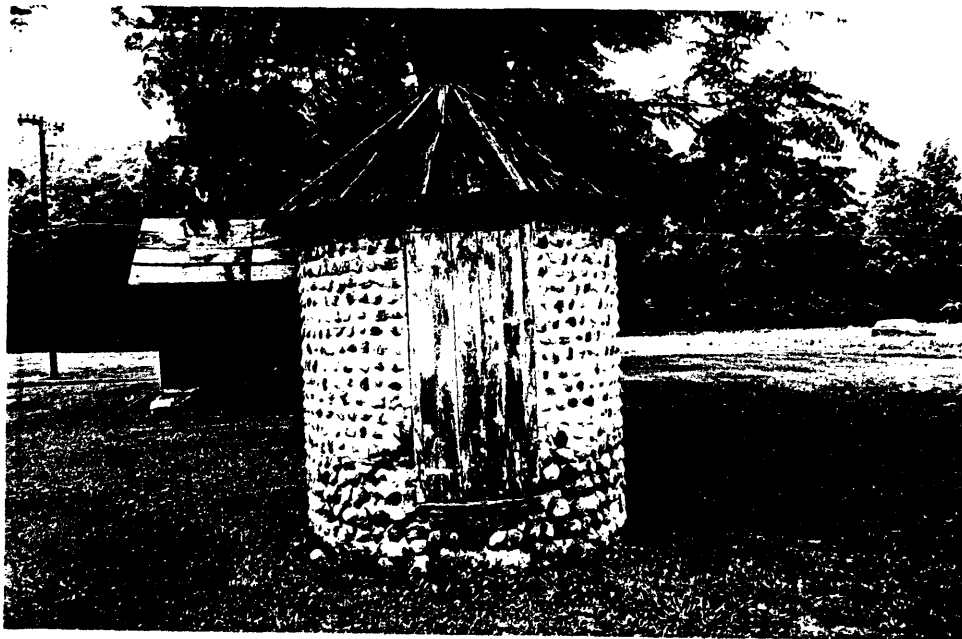
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**DOMESTIC OUTBUILDINGS**

Domestic dependencies represented in Yates County include smokehouses, privies, and garages.

**SMOKEHOUSES**

Most farmhouses originally had smokehouses for the curing of pork. Smokehouses were designed to be relatively airtight so that the fire would give off plenty of smoke. Smokehouses usually had a small door and small flue openings to provide the necessary draft to keep the going. Most were constructed of masonry construction. The stone smokehouse at 1080 Italy Valley Road in Italy is round in shape with a conical roof. A similar smokehouse is located down the road at 715 Italy Valley Road. Both appear to date from the first half of the nineteenth century. The deteriorated smokehouse (ca. 1844) at the William Nichols Cobblestone Farmhouse, 1890 Alexander Road in Benton, is a gable-roofed structure with small fieldstones laid in a herringbone pattern and large stone quoins at the corners.



Round stone smokehouse at 1080 Italy Valley Road, Italy.



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Stone smokehouse (ca. 1844) with herringbone pattern and quoins at the William Nichols Cobblestone Farmhouse, 1890 Alexander Road, Benton.

#### PRIVIES

Privies were usually located a convenient distance from the house. In general, privies were of frame construction with a gable roof. Some featured stylistic features such as decorative bargeboards to match the style of the house.



Privy with decorative bargeboard on Allen Road, Starkey.

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Simple frame privy at 365 Shannon Corners Road, Starkey.

#### GARAGES

By the early twentieth century garages became a common domestic outbuilding. They are built of frame or concrete block construction and often have hipped roofs. In some cases, existing agricultural sheds were used as garages.



Hipped-roof frame garage on Pre-Emption Road, Benton.

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Hipped-roof concrete block garage on South Vine Valley Road, Middlesex.

### III. Significance

Yates County's domestic and agricultural outbuildings are significant resources associated with the nineteenth and twentieth century development of the county. Throughout this period outbuildings evolved in response to changing farming techniques and domestic lifestyles. For example, the early agricultural outbuildings of the county, such as the simple three-bay English barn, reflect the small-scale, subsistence farming of the settlement years. Improvements in transportation systems and technology lead to the transition from subsistence farming to commercial-scale farming. By the second half of the nineteenth century prosperous farmers constructed large, gambrel-roofed barns and more specialized outbuildings.

### IV. Registration Requirements

Individual agricultural structures are rarely eligible in and of themselves. In general, they are significant as contributing structures to the primary building which is usually a house. Historic outbuildings strengthen the historical and architectural significance of the house.

Nevertheless, there may be cases where individual outbuildings or groupings of outbuildings may be significant in their own right. This is especially true where the house has undergone extensive renovations and no longer possesses sufficient period

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integrity to be eligible for the National Register or where the original house has been replaced by a modern house. Properties determined to be eligible within this category must be directly related to one of the four defined contexts (in most cases this will be the Agriculture theme). They must be eligible for the National Register under Criterion A, and may also be eligible under Criterion B or ca. Outbuildings or groupings of outbuildings must retain enough interior and exterior architectural integrity to evoke their original period and function.

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#### H. Summary of Identification and Evaluation Methods

The multiple property listing for Historic and Architectural Resources in Yates County, New York, is based on a historic resources survey of the county completed in 1980. As a result of this initial county-wide survey a Multiple Property National Register nomination project was begun.

The initial survey of the county was begun in 1977 with the completion of a preliminary "windshield survey" of the county. This survey was conducted by Anne Covell (NYSOPRHP), Virginia Gibbs (Yates County Historical Society), Charles Strunk and Bob McNary (Yates County Planning Board). This survey yielded an initial list of 54 individual properties (see attachment 1), which appeared to meet National Register criteria for evaluation. This initial material was then supplemented with additional survey activity, including a 1978 survey of the Village of Dundee conducted by Cornell University. After reviewing the survey material collected by the county during the late 1970s, the NYSOPRHP staff, in conjunction with the Yates County Historian's staff the New York State Review Board, identified five thematic nominations, several potential historic districts and a number of individually eligible properties. In September 1980 a number of these nominations were initially approved by the New York State Review Board, however due to a lack of additional research these nominations never progressed. As an attempt to move this project forward additional research and field inspections were conducted between 1988 and 1992 by the Yates County Historian's office and staff from the New York State Office of Parks, Recreation and Historic Preservation. This additional work was funded in part by a Survey and Planning Grant provided by the NYSOPRHP, through federal funding provided by the National Park Service and by funds provided by the J.M. Kaplan Fund.

The survey considered and evaluated and in some cases re-evaluated all buildings and structures in the county built prior to 1945, resulting in an inventory of 1150 properties. These resources represent the full range of historic resources to be found within the county, including a settlement era log cabin, the Public Universal Friend's home in Jerusalem, mill ruins along the Keuka Lake Outlet and the dwellings of a small free black community. Although archeological resources comprise a significant amount of the county's history, additional research will be needed before these resources can be adequately addressed.

In addition to the filed work covering the study area, researchers interviewed numerous local citizens, consulted historic maps, atlases and written accounts of the development of the county. Each potential, National Register eligible resource identified were recorded on a New York State Inventory/Structure form or on an Historic District form.

Based on information previously gathered, the research of Virginia Gibbs, Yates County Historian and Frances Dumas, Historian, a historic context was developed by John A. Bonafide of the New York State Office of Parks, Recreation and Historic Preservation. The information was distilled into four discreet contexts: Yates County Exploration and

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Settlement, ca.1786-1945; Yates County Industry, ca.1786-1945; Yates County  
Transportation, ca.1786-1945; Yates County Agricultural Development, ca.1786-1945.

As the first step in the nomination process for the Yates County resources, the properties and districts (not previously designated) will be moved forward in the nomination process first. These early proposals have been reassessed and updated to meet the current NPS requirements for National Register documentation. Once all of the previously developed nominations have been completed, additional resources, not previously considered, will be evaluated and moved forward in the National Register process.

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National Park Service

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