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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

COBBLESTONE ARCHITECTURE OF NEW YORK STATE

B. Associated Historic Contexts

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

Historic Context: **COBBLESTONE MASONRY IN NEW YORK STATE**  
Theme: Architecture  
Geographic Area: New York State  
Chronological Period: ca. 1820 - ca. 1860

C. Form Prepared by

name/title Nancy L. Todd, Program Assistant  
organization Division for Historic Preservation date March 1992  
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city or town Albany state New York zip code 12238-0001

Research and drafts provided by: Saralinda Hooker, Ontario County Historical Society

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.)

*Nancy L. Todd*  
Signature of certifying official  
Deputy Commissioner for Historic Preservation

3/26/92  
Date

State or Federal agency and bureau  
Office of Parks, Recreation & Historic Preservation

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.

*Beth L. Savage*  
Signature of the Keeper

5-11-92  
Date of Action

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**E: HISTORIC CONTEXT/HISTORIC OVERVIEW STATEMENT**

Introduction: There is only one historic context identified for inclusion in the Multiple Property Submission, i.e., the history of cobblestone masonry in New York State. Information included in the following Historic Overview is based on four main sources: Cobblestone Architecture (1944) and Cobblestone Masonry (1966) by Carl F. Schmidt, Cobblestone Landmarks of New York State (1978) by Olaf William Shelgren, Jr., et alia, and an unpublished inventory/survey of approximately 660 cobblestone buildings/structures in New York State conducted by Robert Roudabush during the late 1970s (copies of which are on file at the Landmark Society of Western New York in Rochester). Excerpts from the Robert Roudabush Inventory are found at the end of this section in Appendix I.

The cobblestone structures of New York State resulted from the adaptation of prevailing masonry construction technology to a special building material commonly found in Central and Western New York at the time of its settlement and early development. Cobblestones - rounded building stones of roughly 2 1/2" to 10" in length - were shaped and deposited in this part of the state by glaciers at the time of the Last Ice Age, and were readily collected as a building material by settlers who were clearing land and preparing fields for planting. The construction of the Erie Canal between 1817-1825 brought many skilled masons to the area, and the completion of that project left masonry workers available for work in building construction. Cobblestone architecture developed in the late 1820s, reached its peak of popularity in the 1830s and 1840s, and continued at a lesser pace through the 1860s, after which time it became an outdated technique, used only sporadically for repairs or additions to earlier cobblestone structures.

Geological Background: The size range for cobblestones has been established by geologists, who consider a stone of less than 2 1/2" to be a "pebble" and a stone larger than 10" to be a "boulder" (Shelgren et alia, p. 1). The cobblestones of Central and Western New York are largely sedimentary stones of the Paleozoic Era, when the entire area was covered by a shallow sea. The limestone deposits and sediments of this period formed bedrock layers of limestone, dolomite, sandstone and shale over time. After the uplifting of these layers formed the current land mass, the exposed surfaces of these rock layers weathered, cracked and crumbled to

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form loose stones on the surface. The repeated periods of glaciation over the past million years ground away at the upper surfaces of these bedrock layers, and carried massive loads of stones southward before and in the glaciers, depositing them as rocky debris at the southern limit of the glaciers. Some Canadian metamorphic stones, such as gneiss and quartzite, were deposited in New York State through this process and mixed in with the sedimentary stones (Schmidt, Cobblestone Masonry, p. 12, Shelgren et alia, pp. 1-2).

Two types of cobblestones are commonly found in building construction: ice-laid or field cobbles, and water-laid cobbles (Shelgren et alia, p. 2). Ice-laid cobblestones are most often found in areas of drumlins - the north-south hills that characterize areas where glaciers receded, dumping their cargo. Cobblestones can be found on or just below the ground surface, or can be quarried out of a drumlin, mixed with many other sizes of rock. Water-laid cobbles are found in areas where the cobblestones were deposited in what became and may still be a lake or stream. Water-laid cobbles are significantly more smooth and rounded than field cobbles, due to the polishing action of the waves. The shores of Lake Ontario yielded most of the water-laid cobblestones for the Central and Western New York cobblestone structures, both at the present shoreline and in the area of Ridge Road (N.Y.S. Route 104). (Ridge Road runs along an east-west ridge through Central and Western New York; this ridge, several miles south of the present shoreline of Lake Ontario, was once the shoreline of Lake Ontario many centuries ago.)

Settlement period: ca. 1790 - ca. 1820: Central and Western New York were opened up for settlement after the Revolutionary War. The settlement patterns involved development of small town centers with land sales offices, followed by the sale of land parcels, clearing of forest land, construction of farm houses and buildings, and enlargement of the town centers with commercial and institutional buildings. The earliest buildings (1790-1800) were cabins made of logs or crudely shaped timber frames. After 1800 the area was sufficiently prosperous to support stone quarries, lime kilns, and brick yards, evidence of the beginnings of local masonry construction.

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Erie Canal Era: With the support of Governor DeWitt Clinton, New York State began the construction of the Erie Canal in 1817. Designed to open Central and Western New York to the markets of the Hudson Valley and the eastern seaboard, the Canal was completed and open for traffic in 1825. The canal construction, particularly its locks, required skilled masons to quarry and lay massive limestone blocks. Limestone was quarried for these blocks and also for mortar lime, at numerous locations along the canal's route.

With the opening of the canal, financial prosperity came to the area. The population grew rapidly, and subsistence farmers now had cash crops to sell for the first time. This prosperity was reflected very rapidly in the physical character of local buildings; houses and institutional buildings took on more architectural distinction. There is no consensus on when the earliest cobblestone building in the area was built, or who first tried out the local fieldstones and lake stones as a building material, but the concentration of cobblestone structures in the counties served by the western Erie Canal suggest that some of the masons who came to the area to work on the Erie Canal settled here and began to experiment with the abundant local materials (Shelgren *et alia*, pp. 3-4, Schmidt, Cobblestone Masonry, p. 3).

Cobblestone Technology: The practice of constructing masonry walls with small stones laid in horizontal rows has precedents in England, France and Italy going back at least as far as the Romanesque Period (Schmidt, Cobblestone Masonry, p. 1, Shelgren *et alia*, pp.7-13). While there is no direct historical thread to trace New York State's cobblestone architecture back to a specific European precedent, there are several groups of buildings in southeastern England built in the last decade of the eighteenth century and the early part of the nineteenth century which very closely resemble their American counterparts. This type of building is known as "flint" construction in England, with the term "flints" referring to water-rounded stones. Cobblestone Landmarks of Western New York by Shelgren *et alia* documents a number of British examples of this building technique, some employing horizontal mortar joints tooled in a way that is similar to the New York State structures. As a general rule, the European precedents feature very simply struck horizontal and vertical mortar joints; the marked attention to careful tooling and the great variation of joint treatments appears to be unique to New York State cobblestone architecture.

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As it developed in New York State, cobblestone masonry falls into three separate periods, each with its own distinct character. These periods were first identified by the scholar and architect Carl Schmidt in his Cobblestone Architecture (1944) and in Cobblestone Masonry (1966) and have been generally accepted in subsequent scholarly treatments of the subject. Schmidt divides the movement into an Early (1825-35), a Middle (1835-45) and a Late Period (1845-60), while emphasizing that the period divisions are somewhat arbitrary and that some early treatments persisted into later periods (Schmidt, Cobblestone Masonry, p. 3). As a general rule, the development over the three periods was in the direction of progressively smaller cobblestones, narrower joints, greater projection of cobblestones and joints, greater use of water-rounded cobbles, and more intricate patterns of laying the stones.

Early Period cobblestone buildings feature field-gathered stones of a variety of shapes and colors, laid in rows with the stone faces 2 1/2" to 3 1/2" high and horizontal joints 1" to 1 1/2" high. A few of the earliest structures have untooled horizontal joints, but the practice of shaping the horizontal (and, later, the vertical) joints into a continuous V shape became widespread even in the Early Period. While some Early Period buildings feature smaller and less regular stone quoins, a standard was quickly established of cut limestone quoins 12" high, 18" long, and 4-6" thick. Since the cobblestone rows were designed with a joint flush with each quoin joint, most Early Period buildings had 3 or 4 rows per quoin (Schmidt, Cobblestone Masonry, p. 4; see illustration 1). (By the Late Period - see below - the number of rows per 12" quoin increased to as many as eight in a few cases; compare the masonry treatments in illustrations 1 and 2.)

Middle Period buildings feature stones of 1 1/2" to 2 1/2" in height, with joints of 3/4" to 1". During this period, ice-laid cobbles gave way to water-laid cobbles as the material of choice at least for the principal facade or facades, with side and rear elevations often using larger and rougher stones. Sorting of cobblestones by size, shape and color became a common practice, and masons experimented with different patterns for laying up the stones. Oval shaped stones, some elongated, were laid vertically, leaning one way, or leaning both ways in alternating rows to create a herringbone effect (see illustrations 3 and 4). Four to five rows per quoin was the general standard during this time. Some buildings

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feature patterns only in selected areas, such as a row of diagonal stones at selected intervals or a herringbone pattern only in the gable end masonry. The practice of using V shaped horizontal joints continued in use, and was accompanied by a new beaded joint type, formed by a trowel with a 1" concave half-round groove. Both the V and the bead were used for vertical joints as well, although the horizontal joint was generally allowed to run without interruption (Schmidt, Cobblestone Masonry, pp. 4-5; see illustrations 5 and 6).

The Robert Roudabush Inventory of cobblestone structures contains much study of the joint treatments in the 660 structures surveyed, and shows the widespread use of what Roudabush calls "Vertical Pyramids", in which the bottom section of each vertical joint is given a pyramidal shape. (See illustration 6.)

Another mortar treatment introduced during the Middle Period was the "hexagonal" or "honeycomb" pattern. The rows of cobblestones are laid horizontally, but the mortar around each individual stone is molded to form a hexagon. (See illustration 7.) Orleans County contains a significant concentration of this particular mortar treatment.

Late Period cobblestone buildings continue the trends developed in the Middle Period toward smaller stones and joints, greater projections, and more complex patterning. Stones are in the 1" to 1 1/2" height range, and horizontal joints are about 3/4". The Late Period held the seeds of the decline of this construction technology in several ways. The smaller stones and more intricate work made this type of masonry increasingly expensive, losing its initial appeal as an economical method of building. In addition, in many Late Period buildings the cobblestones were added as a veneer after a rubble stone wall was constructed, perhaps by less experienced masons. In this veneer treatment the walls lacked the structural integrity of the earlier masonry, where long stones with cobblestone-shaped and sized ends were incorporated into the wall to bond the exterior surface to the remainder of the wall (Shelgren et alia, p. 15). Because of the delicacy of the stones and joints and because of the inferior bonding characteristics, Late Period structures have been more vulnerable to weathering and damage (Shelgren et alia, p. 17) than those of the earlier periods. Variations in mortar color, the result of repairs, are often

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apparent on these structures (Schmidt, Cobblestone Masonry, pp. 6-9).

Cobblestone walls (of all periods), like other types of masonry walls, varied in thickness from bottom to top. Basement walls were generally from 18" to 24" thick; first floor walls were from 16" to 20" thick and second floor walls from 14" to 16" thick. Gable end walls were sometimes reduced to as little as 12", although many of the 12" walls have required bracing or replacement. Some cobblestone walls contain an air space, but the practice of furring the interior surface prior to the application of lath and plaster was a more common treatment and a more satisfactory method of controlling moisture penetration.

The process of constructing a cobblestone building included collecting the materials and laying them up. The basic materials were the mortar (Shelgren et alia, pp. 21-23) and the stones. Contemporary accounts discuss collecting of cobblestones in the fields around a building site, or hauling them from the Lake Ontario shoreline on return trips after delivery of farm products. Quarries of limestone products (quoin and lintel materials) as well as cobblestones could be found throughout the area. Preparation of the mortar was done by digging a large pit near the building site, filling it with burned limestone and water, and allowing it to slake for up to a year. The resulting "quick lime" was mixed with sand and ready for use (Schmidt, Cobblestone Masonry, p. 11). In Early Period construction, the entire thickness of the wall was laid up at one time, about three stones thick, with the inner stones the same size as the facing stones (Shelgren et alia, p. 15). In the later periods the larger stones were concentrated toward the back of the wall as carefully selected small stones were placed on the exterior surface. Early Period facing stones generally ranged from 3" to 7" in length, with some stones of up to 10" long scattered through the wall. Middle and Late Period facing stones ranged from 2" to 4" long, with fewer long stones set in for bonding. To maintain a uniform projection and level rows, masons laid their facing stones touching horizontal planks which were set like scaffolds in front of the wall and raised row by row.

Contemporary accounts of cobblestone technology: Several letters published in Western New York newsletters of the early 1840's describe in detail the process of collecting the materials and

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building a cobblestone structure (Shelgren et alia, pp. 17-20). They argue for the cost-effectiveness of this method of construction, and address the time such a building would take to build. These are reproduced in their entirety in Schmidt's Cobblestone Masonry (pp. 11-14).

Ornamentation in cobblestone buildings: Ornamental features on cobblestone structures are generally limited to corner treatments (usually quoins), sills, lintels and thresholds, and eave treatments. The Roudabush study, in addition to sorting 660 cobblestone structures by location, original use, building dates, stone size and color, and joint treatment, sorts the buildings by corner treatment and lintel types, and lists all the buildings with ornamental features unique among the examples identified.

Cut limestone quoins constitute the corner treatment in the vast majority of cobblestone structures (Schmidt, Cobblestone Masonry, pp. 9-11). Roudabush surveyed six structures with rounded corners and no quoins, sixteen buildings with wood, cement plaster or stone pilasters, and eighteen buildings with brick quoins; the remainder exhibit standard cut limestone quoins. While some Early Period quoins are smaller and less regular, the standard size of 12" high, 18" wide, and 4" to 6" thick applies to the brick as well as the stone quoins. Gray limestone is the most frequent stone type, but other types, in descending order of frequency, were red sandstone, brown sandstone, and bluestone. Common ornamental variations in quoins included tooling (on 58 structures, mainly in Wayne and Ontario Counties), size variations, horizontal elongation, and chamfering. Thirteen structures feature quoins at the sides of doors or windows.

Plain gray limestone is also the most common material for door and window lintels. Solid stone blocks spanning the entire wall thickness were most common, but cut stone facing blocks with another backing lintel were used on almost 80 structures. Wood lintels were used on 101 structures, with a concentration in Wayne and Monroe Counties. Red sandstone was substituted for grey in 79 buildings, while brown sandstone and bluestone were occasionally used. In nine buildings, there is no discernable lintel, and the cobblestone surface spans the window; many of these are Gothic Revival structures with arched or peaked windows. Grey cut limestone is

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also featured in thresholds, sills and water tables, and in name stones or date stones, often set above the entrance.

Exterior ornamental woodwork on cobblestone structures is generally limited to cornices and eave treatment, and follows the range of architectural styles in vogue during the cobblestone era, with the Greek Revival style most common. Many cobblestone houses of this style feature a wide front facade frieze incorporating attic windows with cast-iron grilles.

Geographical Distribution: The Roudabush survey, conducted over a period of several years during the late 1970's, identified 660 cobblestone structures in 21 counties. His listing of buildings within each county was completed after coordination with local and county historians. A local survey done at roughly the same time in Ontario County indicates that Roudabush missed four out of the total 105 structures; it is fair to assume that a few in other counties are not included in the Roudabush work, but on the whole it appears that his survey is generally complete. Roudabush's distribution of cobblestone structures by County and Town is included in this section, Appendix 1. The largest concentrations are in Wayne (170), Monroe (106), Ontario (101), Orleans (90), and Niagara (47) Counties, with Seneca, Genesee, Livingston and Cayuga Counties all having between 20 and 23 structures, and the remaining 11 counties each having 11 or fewer.

Chronological Distribution: Roudabush lists all of the cobblestone structures with known or commonly accepted building dates, 213 out of the 660 properties surveyed. One property in Farmington, Ontario County, is listed as built in 1810, a questionable construction date. The other structures listed are grouped as follows:

Early Period (1826-35) .....	57 properties
Middle Period (1836-45) .....	97 properties
Late Period (1846-65) .....	55 properties
After 1865 .....	3 properties

This distribution confirms the general notion that the 1830s and 40s were the heyday of the cobblestone era, and the corresponding observation that the majority of extant cobblestone structures were built in the Greek Revival style of architecture.

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Architectural styles in cobblestone buildings: Cobblestone buildings are very similar in their architectural features to the other types of masonry buildings (brick, cut stone and fieldstone) constructed during the same period. The Cobblestone Era covers the period of time from when the Federal stylistic influence in architecture was giving way to the Greek Revival, and extends to the mid-nineteenth century to include a limited number of examples in the Romantic Gothic Revival and Italianate styles.

Federal style architecture was popular in Western New York from the time that the area attained enough prosperity to produce stylish buildings (ca. 1800) through the 1830s, which saw a transition to Greek Revival architecture. The Federal style was characterized by rectangular, gable-roofed symmetrical forms, with center entrances and halls. Decorative elements of the Federal style included narrow cornices with slight returns, slender corner boards, flush board sheathing of the principal facade, reeded or fluted woodwork at openings, and elaborate entrance detailing such as leaded glass sidelights and/or transoms. Elliptical arches were not uncommon for transoms, entrances, windows and gable-end lunettes. The Federal style was easily adapted to wood frame construction and to masonry, and to a variety of building forms. Although houses were the most prevalent building type at this time, public and institutional buildings were constructed using many of the same decorative features and design characteristics as high style houses. The two-story, five-bay facade was perhaps the most characteristic form of Federal style building, with the one and one-half to two-story, three-bay wide form being a common variant for modest buildings. A common variant for Federal buildings of particular prominence was to place the gable end toward the street and add a classical pediment or portico, occasionally with tower and steeple, to the three-bay-wide, center or side-entrance facade.

Cobblestone buildings of the Federal style feature all of the same decorative elements of brick and fieldstone Federal buildings of Central and Western New York. The use of stone quoins at the corners of cobblestone buildings is not common in brick Federal style buildings; it is a practice that was adapted from fieldstone and cut stone masonry technology to solve the technical problem of how to give structural integrity to the masonry at the vulnerable corner areas. In the earliest cobblestone structures, the stone quoins are irregular in shape and size, but cut limestone quoins and

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lintel stones quickly became a standard in Federal style cobblestone buildings which continued through the Greek Revival period.

The Greek Revival style coexisted very comfortably with the Federal style, and many buildings of the 1830s and 40s, including a substantial number of cobblestone buildings, include features of both styles. As a general rule, the detailing on Greek Revival buildings is heavier than on Federal buildings, and orientation with the gable end to the street and the entrance off center is more common. Many Greek Revival buildings, whether built at one time or in stages, have side wings one-half or one full story lower than the main block. As in the Federal style, the detailing on cobblestone buildings closely resembled that on brick structures; quoins, flat-arched stone lintels, wide wood pilasters, deep cornice returns, and wide brick friezes, often with attic windows incorporated, are characteristic of this period. Where porticos or pilasters are present, the Doric order was used.

Unlike the transition between the Federal and Greek Revival styles, the transition to the Romantic taste which took place in the late 1840s and 50s was much sharper and more self-conscious, although there are still a substantial number of buildings exhibiting both Classical and Romantic features. While most of the cobblestone buildings built during the 1850s still used at least some elements of the Greek Revival style, those owners and builders who wanted a distinctly modern and fashionable look embraced the new Gothic Revival or Italianate styles, both of which broke from the classical tradition in very distinct ways. Wood construction, and particularly board-and batten siding, was a hallmark of Gothic Revival architecture, but several other features of this style could be readily adapted to cobblestone construction - notably the cruciform plan, steeply pitched roofs, Gothic-arched windows, paired windows, and decorative wooden vergeboards. The Italianate style featured cubic buildings with wide bracketed overhangs, hipped roofs, thin columns using fanciful orders, and round-arched openings. As the Romantic styles persisted through the middle decades of the nineteenth century, it was not unusual to have wings or porches in these later styles added to an earlier building.

Cobblestone masons: Apart from the published contemporary accounts of cobblestone technology noted above and the structures themselves, not a great deal is known about the masons who built cobblestone

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buildings. Schmidt in his 1944 and 1966 publications listed the names of all known builders of cobblestone structures (Schmidt, Cobblestone Masonry, pp. 14-15), and Roudabush includes a similar list in his survey, but these lists cover only about 41 structures. Roudabush also took pains to categorize buildings according to similarities in the stone and mortar treatment, to see if he could detect groups of buildings by a single mason or by masons with similar training. He finds striking similarities in building techniques within eleven counties. However, within those groups which display discernible similarities, there are only six or fewer representative examples of the distinguishing traits, making it difficult to draw any meaningful conclusions about particular masons or their "signatures."

Various Uses of Cobblestone Buildings/Structures: Although the Property Type Statement (Section F of the present Multiple Property Documentation Form) contains a detailed discussion of cobblestone buildings according to specific use, the following general summary provides additional insight in terms of the historic development of the type.

The Roudabush survey documents the following numbers of buildings in each use group:

Residences .....	520/30
Religious buildings .....	21
Churches .....	18
Quaker Meeting Houses	3
Commercial buildings .....	20
Stores .....	6
Taverns .....	6
Blacksmith Shops ....	4
Carriage Shops .....	2
Office Buildings ....	1
Warehouses	1
Educational buildings .....	45
Agricultural buildings.....	48
Barns .....	23
Smokehouses .....	25
Pig barns .....	2
Dairy cooler .....	1
Stable .....	1

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	Hop Dryer .....	1
Other .....		8
	Outhouses .....	3
	Railroad Pump House..	1
	Monument .....	1
	Cemetery vaults .....	3

Note: these figures may not be exact and are subject to revision pending further study and field inspections.

Section F (following Section E: Appendix 1 and Section E: Illustrations 1 - 7) contains further information about cobblestone buildings/structures according to the specific use and/or function of the property. Sub-type statements are provided for the four major groups of cobblestone buildings according to use (residential, religious, commercial, educational and agricultural).

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Appendix 1: Excerpt from Robert Roudabush Inventory (1976-1980)

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APPENDIX 1: EXCERPT FROM ROBERT ROUDABUSH INVENTORY

(The following is taken directly from Roudabush's Inventory. The excerpt is from his general overview of cobblestone buildings, in the section entitled "Identification System," pp. 1-2.)

In order to identify cobblestone structures and their locations with a minimum of effort and chance for error, a system of abbreviations was adopted. These identifications have been used in write-ups, photographs and maps. The structures in each town are identified by the first three letters of the name of the town, followed by a number. The numbers have no meaning, since they are in no special order. The instances where there is more than one structure at the same address, a letter is added after the number in the write-ups and photographs.

In counties having only a few cobblestone structures, the first three letters of the county name are used. Thus, in Madison, Onondaga, Seneca, Wyoming and Yates Counties, the identification does not include the town name.

The town names allow repetition of abbreviations in the counties. The following is the list of towns containing cobblestone structures in each county, along with the number of structures.

<u>ALBANY COUNTY</u>	3
Guilderland	3
<u>CAYUGA COUNTY</u>	23
Aurelius	1
Brutus	2
Cato	7
Conquest	1
Fleming	1
Ira	1
Ledyard	2
Scipio	2
Sterling	2
Venica	1
Victory	3

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<u>CORTLAND COUNTY</u>	3
Cortlandville	3
<u>GENESEE COUNTY</u>	22
Alabama	1
Alexander	5
Batavia	2
Bethany	1
Darien	2
Elba	3
Leroy	4
Oakfield	2
Stafford	2
<u>HERKIMER COUNTY</u>	4
Winfield	4
<u>LIVINGSTON COUNTY</u>	21
Caledonia	2
Conesus	2
Geneseo	4
Groveland	1
Leicester	1
Lima	5
Nunda	1
Portage	1
York	4
<u>MADISON COUNTY</u>	7
Cazenovia	1
Eaton	1
Madison	5

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Appendix 1: Excerpt from Robert Roudabush Inventory (1976-1980)

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<u>MONROE COUNTY</u>	106
Brighton	1
Chili	8
Clarkson	15
Greece	4
Hamlin	5
Henrietta	14
Irondequoit	2
Mendon	10
Parma	11
Penfield	1
Perinton	3
Pittsford	5
Riga	6
Rochester	1
Rush	6
Sweden	1
Webster	4
Wheatland	9
<u>MONTGOMERY COUNTY</u>	1
Glen	1
<u>NIAGARA COUNTY</u>	47
Cambria	2
Hartland	10
Lockport	5
Newfane	5
Pendleton	2
Porter	3
Royalton	7
Somerset	3
Wilson	10
<u>ONEIDA COUNTY</u>	3
Bridgewater	1
Marcy	1
Trenton	1

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Cobblestone Architecture of New York State  
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Appendix 1: Excerpt from Robert Roudabush Inventory (1976-1980)

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<u>ONONDAGA COUNTY</u>	12
Cicero	2
Dewitt	1
Elbridge	3
Lafayette	1
Manlius	1
Pompey	1
Salina	2
Syracuse	1
<u>ONTARIO COUNTY</u>	101
Bristol	1
Canandaigua	6
Farmington	9
Geneva	5
Gorham	5
Hopewell	3
Manchester	11
Naples	1
Phelps	26
Seneca	9
Victor	16
West Bloomfield	9
<u>ORLEANS COUNTY</u>	90
Albion	4
Barre	8
Carlton	7
Clarendon	1
Gaines	28
Kendall	8
Murray	15
Ridgeway	8
Shelby	6
Yates	5
<u>OSWEGO COUNTY</u>	2
Mexico	1
Oswego	1

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Appendix 1: Excerpt from Robert Roudabush Inventory (1976-1980)

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<u>OTSEGO COUNTY</u>	3
Exeter	2
Oswego	1
<u>SENECA COUNTY</u>	20
Fayette	2
Junius	12
Seneca Falls	1
Tyre	4
Varick	1
<u>STEUBEN COUNTY</u>	2
Bath	2
<u>WAYNE COUNTY</u>	170
Arcadia	10
Butler	2
Galen	8
Huron	2
Lyons	10
Macedon	6
Marion	21
Ontario	12
Palmyra	23
Rose	4
Savannah	2
Sodus	39
Walworth	12
Williamson	23
Wolcott	1
<u>WYOMING COUNTY</u>	8
Attica	1
Castile	1
Covington	3
Middlebury	1
Perry	1
Warsaw	1

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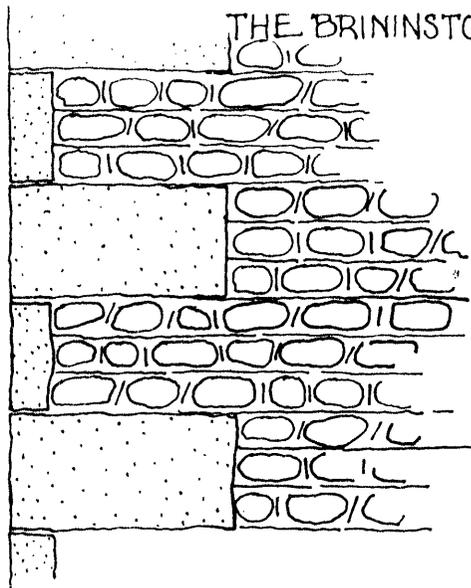
NATIONAL REGISTER OF HISTORIC PLACES  
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Appendix 1: Excerpt from Robert Roudabush Inventory (1976-1980)

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<u>YATES COUNTY</u>	11
Benton	6
Middlesex	1
Starkey	2
Torrey	2

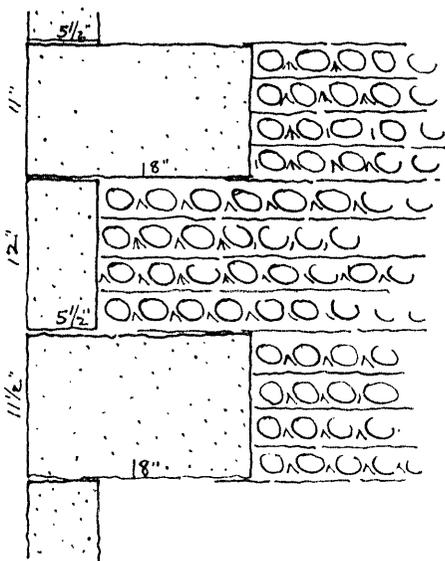
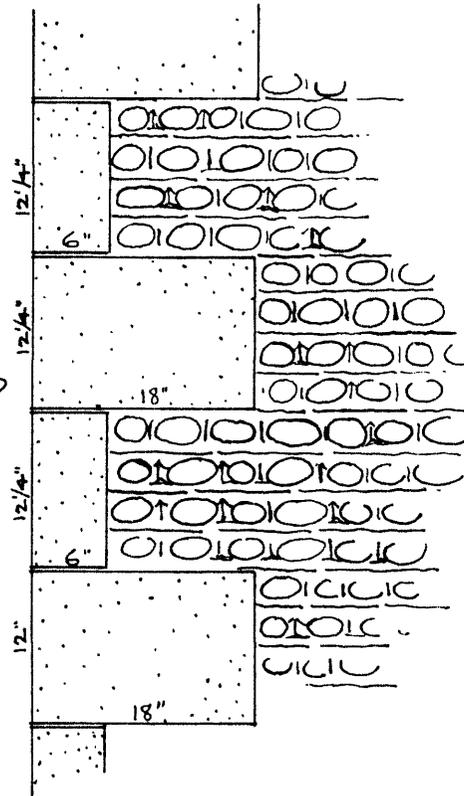


THE BRININSTOOL HOUSE, HENRIETTA, BUILT 1831.

THE QUOINS ARE ROUGHLY CUT AND SPLIT LIMESTONES, FROM 8½" TO 9" HIGH, 17" TO 18" LONG, AND 3¼" TO 3½" THICK. THE COBBLESTONES ARE VERY LARGE, FROM 2¾" TO NEARLY 4" HIGH AND FROM 4" TO 7" LONG. THEY ARE OF THE FIELD STONE VARIETY, AND VARIED FROM LIMESTONES, TO SANDSTONES, AS WELL AS GRANITES IN ALL THEIR VARIOUS COLORINGS. THE HORIZONTAL MORTAR JOINT IS A SHARP CONVEX "V", AND IS RATHER UNEVEN AS ARE THE COBBLESTONES. NOW OWNED BY CLARENCE SMITH

THE REED-VAN CASSELE HOUSE IN MACEDON, N.Y.

THE COBBLESTONES ARE LAKE WASHED SANDSTONES NOT VERY CAREFULLY SELECTED FOR SIZE OR COLOR. THE FRONT CONSISTED OF ABOUT 70 PER CENT RED SANDSTONES, AND THE REST OF GRAYS, BROWNS, AND BLACKISH SANDSTONES. THE STONES ARE FROM 1¾" TO 2¼" HIGH AND FROM 2½" TO 3½" LONG. GENERALLY HORIZONTAL IN CHARACTER BUT HERE AND THERE A ROUND ONE ABOUT 1¾" IN DIAMETER. THE HORIZONTAL JOINTS ARE FROM 1" TO 1½" WIDE, FORMED IN THE SHAPE OF A CONVEX "V" WITH THE TROWEL, ARE RATHER WAVY IN CHARACTER. THE VERTICAL JOINTS ARE 1" TO 1¼" WIDE, ALSO SHAPED TO A CONVEX "V"



HOUSE ON HAAK ROAD, WALWORTH

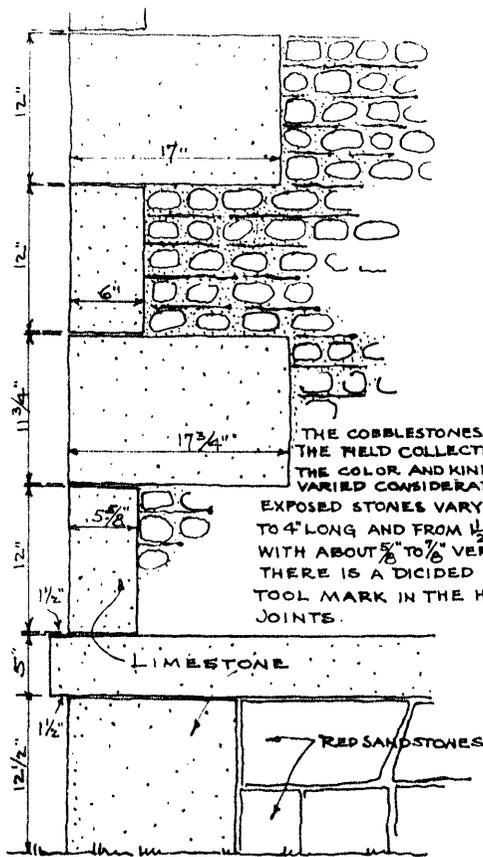
THE QUOINS ARE A LIGHT COLORED GRAY LIMESTONE, NOT VERY EVENLY CUT. THE COBBLESTONES ARE SMOOTH ROUND STONES, FAIRLY WELL SELECTED FOR SIZE AND COLOR. THE FRONT ELEVATION CONSISTS ONLY OF VARIOUS GRAYS AND BLACKS WITH JUST A FEW BROWNS AND YELLOWS. THE SOUTH END REDS AND PINKS, WHILE THE NORTH END CONSISTED ONLY OF VERY LIGHT GRAYS. THE STONES ARE FROM 1½" TO 1¾" HIGH AND FROM 2" TO 3" LONG. MOSTLY LAID WITH A SLANT.

SCALE 3" = 6" 9" = 12" 15" = 18"

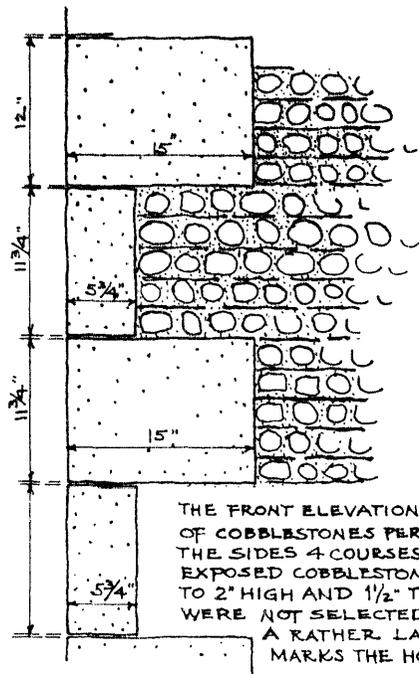
VARIOUS TYPES OF COBBLESTONE WALLS

Cobblestone Architecture in New York State  
Multiple Counties, New York

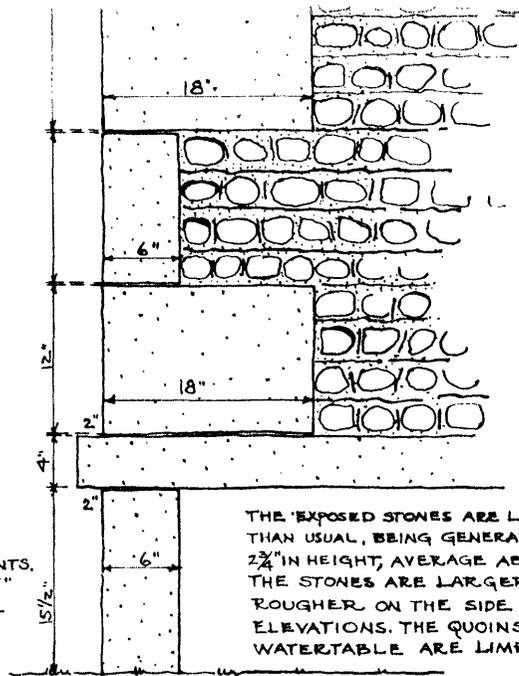
CPS



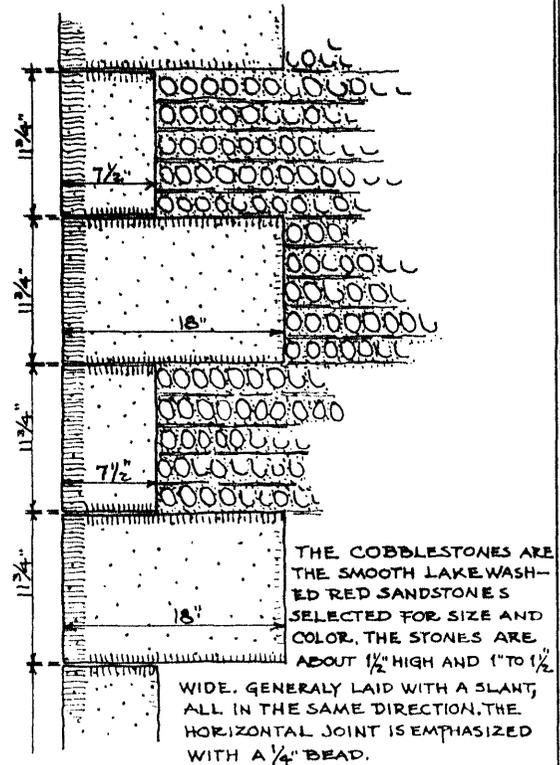
LOCKWOOD HOUSE  
ROCHESTER, BUILT ABOUT 1835



CHASE HOUSE, MANITOU  
ROAD, BUILT ABOUT 1850



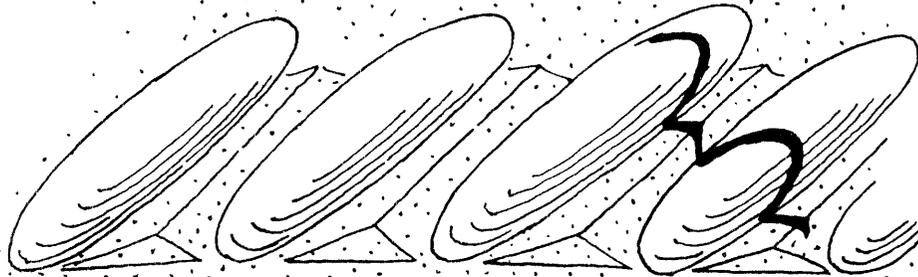
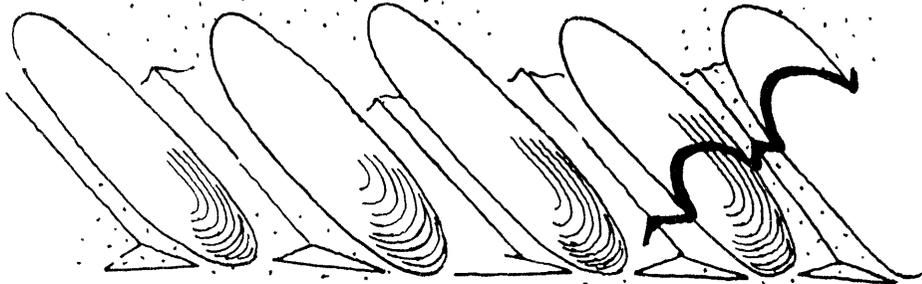
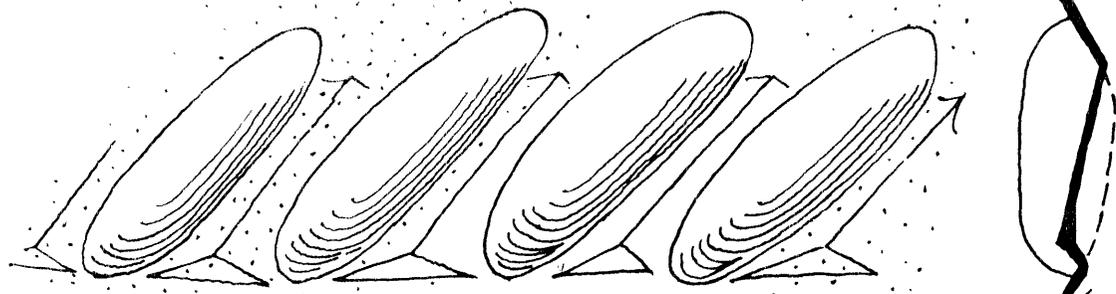
BONESTEEL HOUSE, PITTSFORD—  
VICTOR ROAD, BUILT BETWEEN 1830-5



T. BARRON HOUSE, NEAR  
GENEVA, BUILT 1848

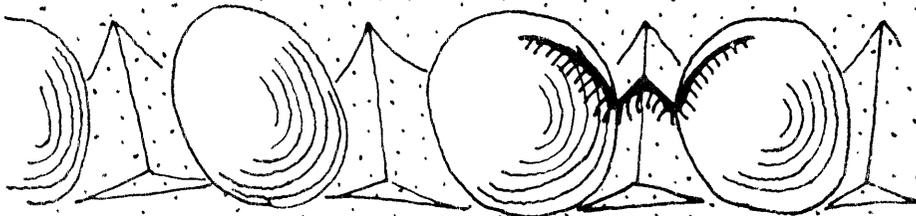
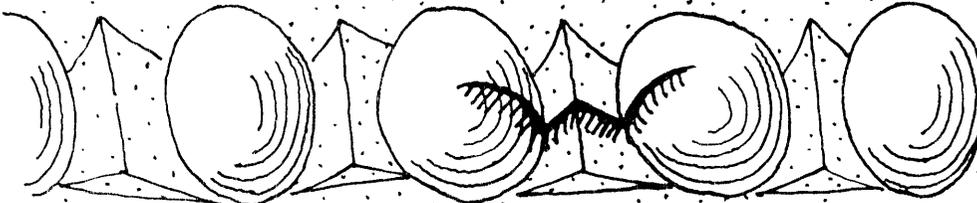
COMPARISON OF COBBLESTONES AND QUOINS

Cobblestone Architecture in New York State  
Multiple Counties, New York



HERRINGBONE PATTERN, EDDY RIDGE ROAD SCHOOLHOUSE,  
WAYNE COUNTY, N.Y.

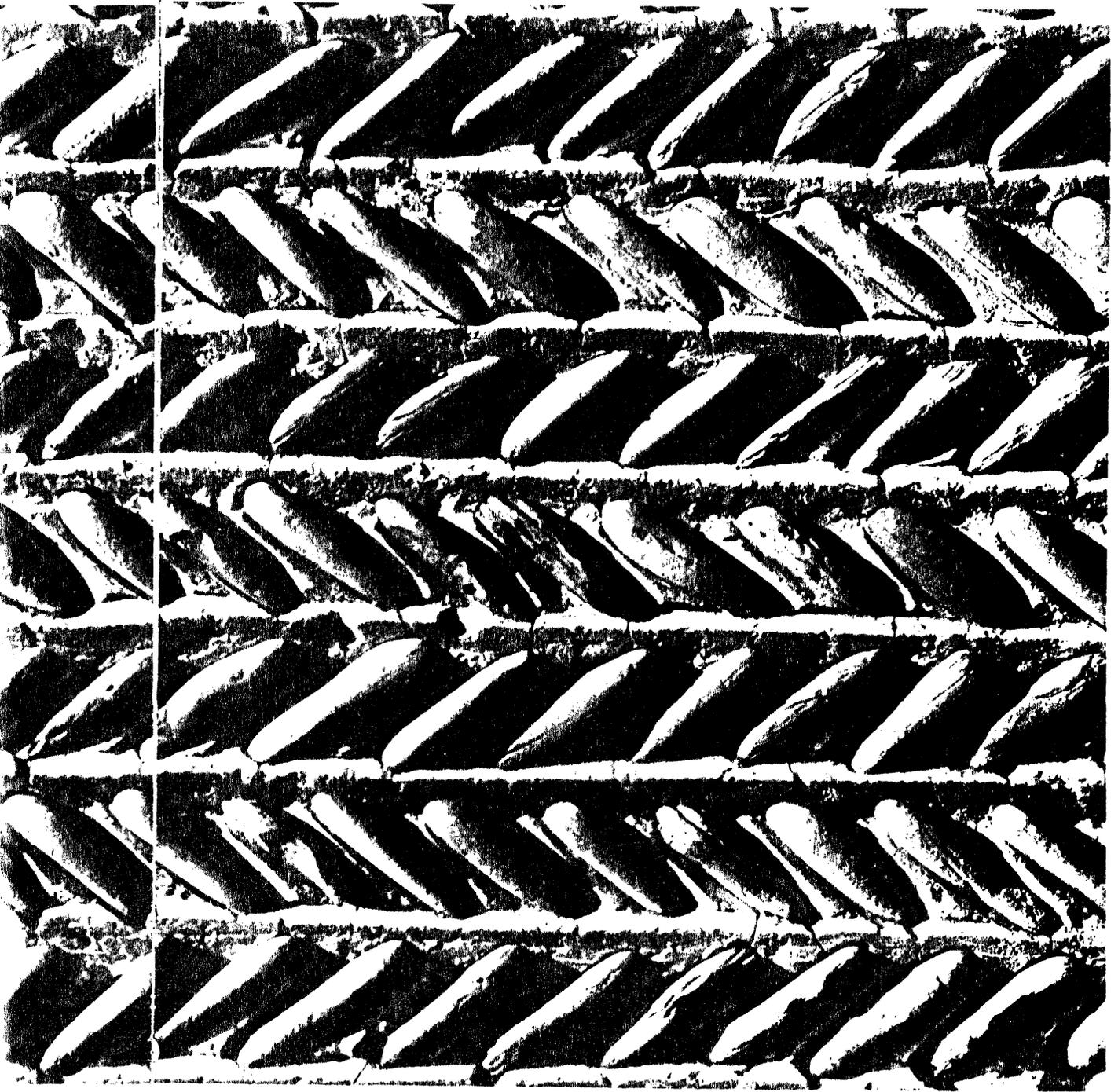
0 1" 2"  
SCALE IN INCHES



LAKEWASHED RED SANDSTONES WITH "V" HORIZONTAL JOINTS  
AND TRIANGULAR PYRAMIDAL VERTICAL JOINTS.  
MORRISON-VIELE HOUSE IN MARION, N.Y.

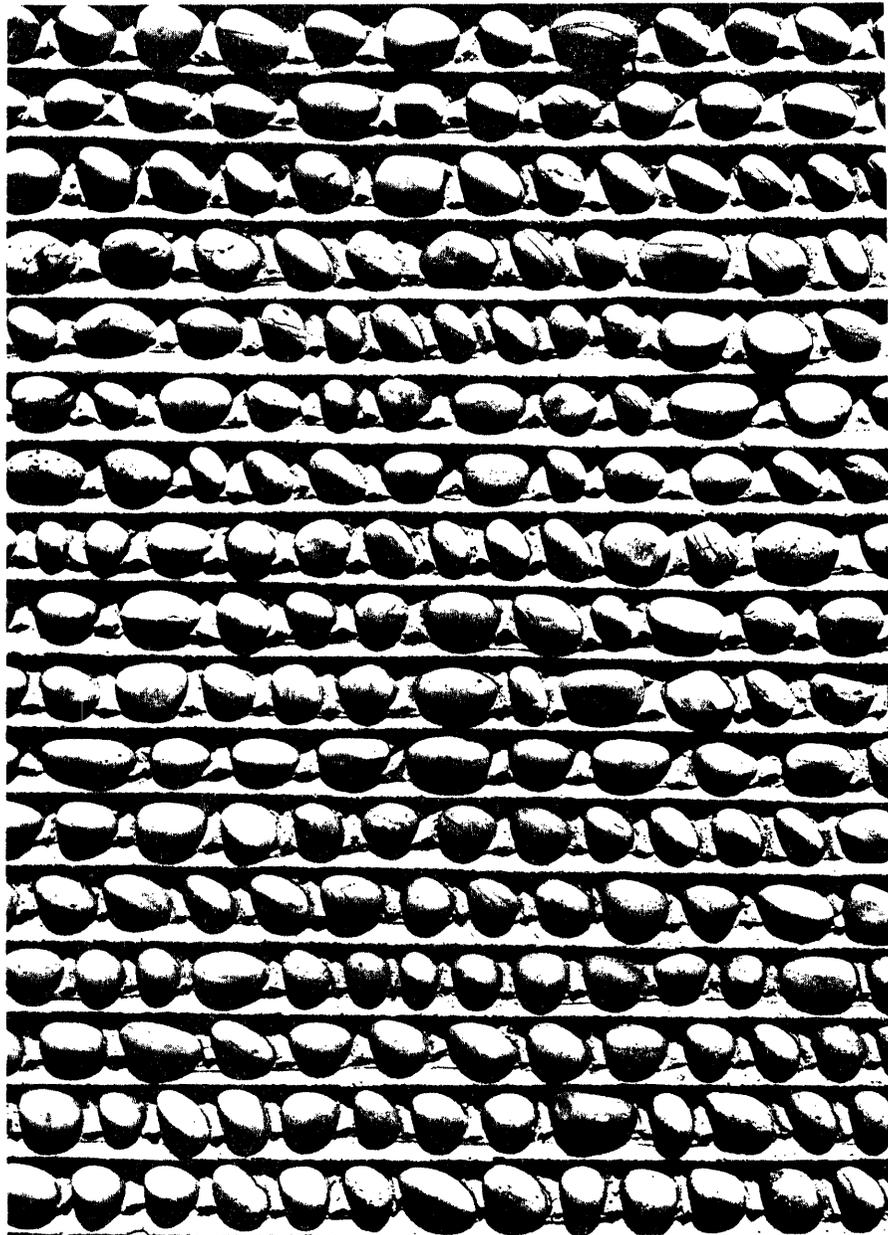
CARL F. SCHMIDT

Cobblestone Architecture in New York State  
Multiple Counties, New York



Cobblestone Architecture of New York State  
Multiple Counties, New York

SECTION E: Illustration 4, from Cobblestone Landmarks of  
New York State by Shelgren et alia, page 53

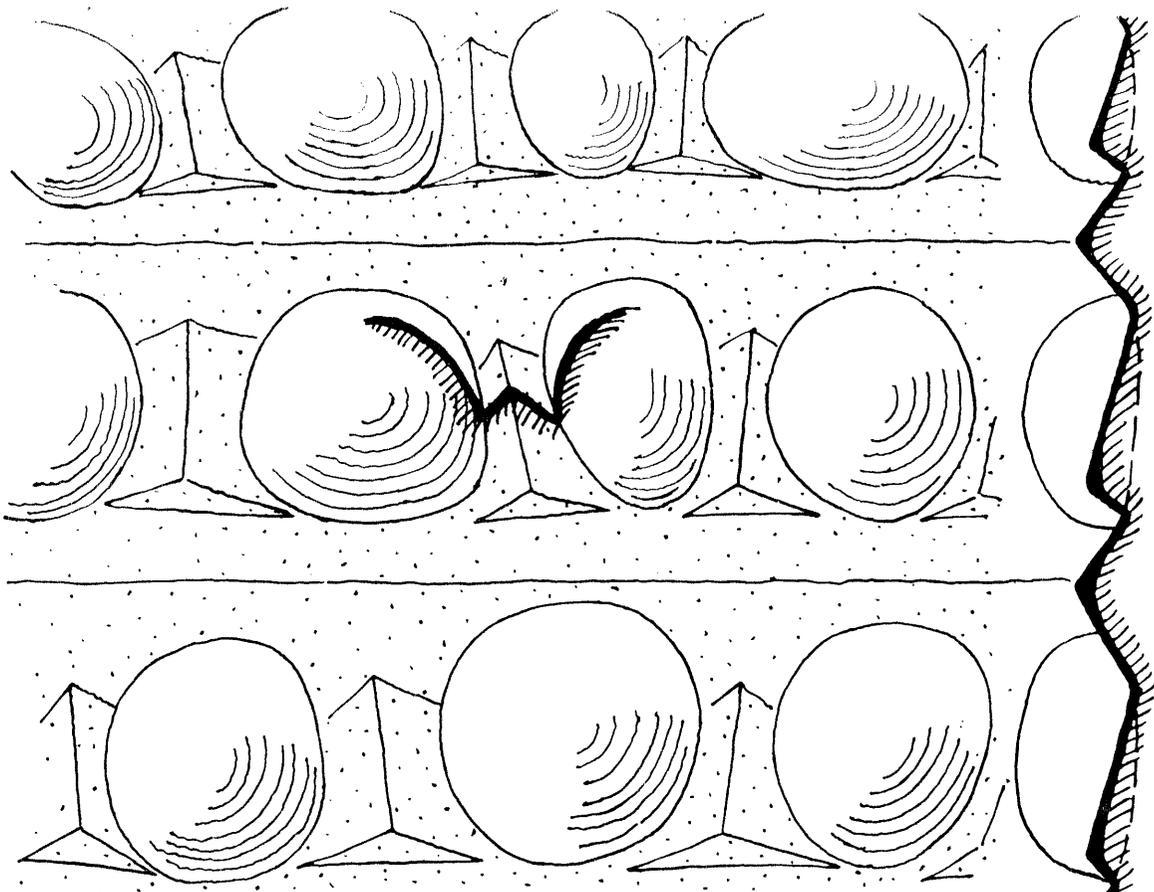


36

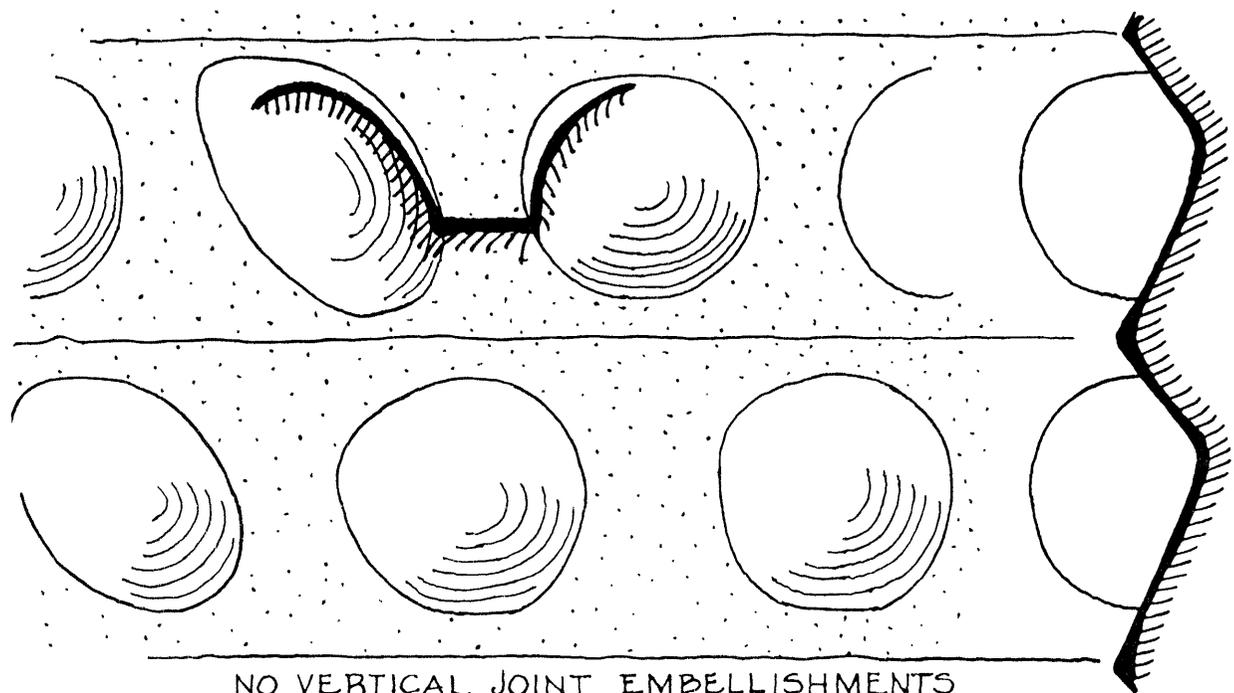
4. WAYNE COUNTY, Bigsby House, Detail

Cobblestone Architecture of New York State  
Multiple Counties, New York

SECTION E: Illustration 5, from Cobblestone Landmarks of  
New York State by Shelgren et alia, page 36



TRIANGULAR PYRAMIDS FOR VERTICAL JOINT EMBELLISHMENTS  
 UPSON-BRUNDAGE HOUSE, RIDGE ROAD, EAST OF ALTON, N.Y.

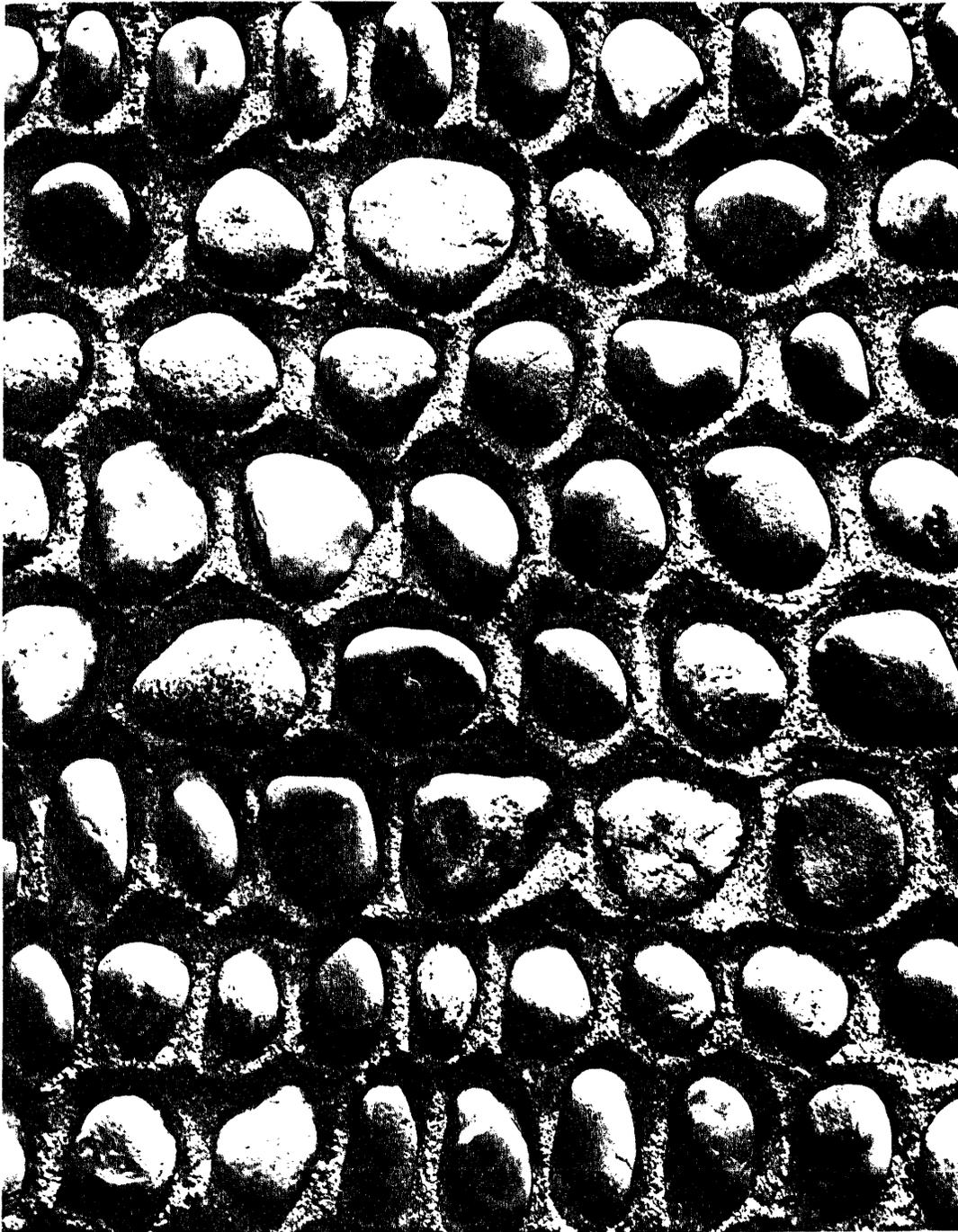


NO VERTICAL JOINT EMBELLISHMENTS  
 ARNOLD-BALL HOUSE, WEST OF KELLY ROAD, WAYNE COUNTY.

C.F.S.

SCALE 0 1 2 INCHES

Cobblestone Architecture in New York State, Multiple Counties, New York



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Cobblestone Architecture of New York State  
Multiple Counties, New York

Section E: Illustration 7, from Cobblestone Landmarks  
of New York State by Shelgren et alia, p. 73

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Cobblestone Architecture of New York State  
Multiple Property Documentation Form

Primary Property Type: Cobblestone Buildings/Structures

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**F: ASSOCIATED PROPERTY TYPE: Cobblestone Buildings/Structures**

**I. Primary Property Type: Cobblestone Buildings/Structures**

There is only one property type identified for inclusion in the Multiple Property Submission, i.e., buildings/structures constructed of or decorated with cobblestones. The unifying themes manifested in the type are method of construction, materials and masonry craftsmanship, all of which are physical characteristics directly related to and determined by the peculiarities of cobblestone technology as described in the Historic Context Statement (Section E, pp. 3-6) and in the following Description, Significance and Registration Requirements sections (see below).

Variations within the primary type are generally limited to property use, stylistic interpretations and/or decorative treatments which are neither related to nor dictated by the use of cobblestones as a building material. These variations are organized into sub-types based on the original use of individual cobblestone buildings/structures and are discussed with their related description, significance and registration requirements sections in separate narratives following the discussion of the primary property type.

The sub-types include:

- (A) - Cobblestone Residences (rural and urban)
- (B) - Cobblestone Religious Buildings
- (C) - Cobblestone Commercial Buildings
- (D) - Cobblestone Educational Buildings
- (E) - Cobblestone Agricultural Buildings

There is also a group of miscellaneous cobblestone properties, including, for example, railroad pumpshouses, cemetery vaults and outhouses. Because there are so few of these miscellaneous properties, this Multiple Property Documentation Form will not include a separate sub-type narrative for them; the individual National Register nomination forms for each of the miscellaneous properties will include all necessary information regarding description, significance and registration requirements for the particular property type.

The following general Description, Significance and Registration Requirements sections (F.II - F.IV) apply to all cobblestone

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buildings/structures in New York State. They discuss the shared physical characteristics, levels and areas of significance, and requirements for listing in the State and National Registers for all cobblestone buildings/structures, regardless of which sub-type an individual resource might fall into. Specific characteristics, areas of significance and registration requirements for each sub-type (A - E) will be discussed following sections F.II - F.IV.

## II. Description: Cobblestone Buildings/Structures

As discussed at length in the Historic Context Statement, cobblestone buildings are constructed of or decorated with small, often regularly shaped, sometimes evenly colored cobbles which were created and deposited in the Great Lakes Region of North America after millions of years of geological processes.

There are approximately 660 known cobblestone buildings and structures in New York State. (Records indicate that there may be as many as 300 other cobblestone buildings/structures scattered throughout Michigan, Ohio and Illinois to the west and Vermont to the east.) Cobblestone buildings/structures have been documented in 21 counties in New York State, with the majority concentrated within the counties along the south shore of Lake Ontario in Central and Western New York, including Wayne, Monroe, Orleans and Niagara. Ontario County, south of Wayne and Monroe Counties, also contains a high concentration of cobblestone buildings. Other counties with notable concentrations of the type include Cayuga, Seneca, Livingston and Genesee Counties, all of which are in Central or Western New York.

Virtually all cobblestone buildings in New York State have been studied (or at least inventoried) by various scholars over the last few decades. The first analysis was conducted by Carl F. Schmidt in 1944 (Cobblestone Architecture) and expanded in 1966 (Cobblestone Masonry). The third widely acclaimed study and publication appeared in 1978 (Cobblestone Landmarks of New York State) by Olaf William Shelgren, Jr., Cary Lattin and Robert W. Frasch. Most recently, Robert Roudabush completed an exhaustive county-by-county inventory and categorization of all known buildings and structures in the state. It is upon this last study that the present nomination is heavily based.

Of the approximately 660 known cobblestone buildings, by far the great majority are single-family residences (approximately 520). Of

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these approximately 520 residential buildings, most are (or were) rural farmhouses that were built by anonymous builders between the early 1830s and the early 1860s. Of the approximately 150 buildings/structures remaining, approximately 48 are farm-related dependencies (primarily barns and smokehouses), 45 are schoolhouses, 20 are churches, 20 are commercial buildings and 8 are miscellaneous properties (pump houses, outhouses, etc.). The specific physical characteristics of each of these types will be discussed at length in their respective Sub-type Descriptions. However, regardless of use, exact period of construction or stylistic and decorative variations, this Description Statement applies to the common traits of all cobblestone buildings/structures as examples of a specific method of construction.

As discussed at length in the Historic Context Statement, renowned cobblestone expert Carl Schmidt organizes cobblestone buildings into three chronological groups based on both visual and structural analyses. The three groups are summarized as follows:

Early Period (ca. 1825 - ca. 1835): The earliest cobblestone buildings featured walls constructed of relatively large (2 1/2" to 3 1/2" in diameter) cobbles of irregular shapes and sizes usually laid in simple horizontal rows of three to four cobbles per quoin. The standard quoin size, defined during the early years of the Early Period, was 12" high, 18" long and 4-6" thick - this standard quoin size persisted throughout all three phases. Cobblestone structures built during this phase were often executed in the Federal style, with vernacular, rather than high style, interpretations most prevalent.

Middle Period (ca. 1835 - ca. 1845): Cobblestone buildings constructed during this period often featured stones 1 1/2" to 2 1/2" in diameter, with horizontal joints measuring 3/4" to 1" in width. Smoother, water-washed cobbles began to replace the rougher field cobbles popular during the Early Phase, and mason began to experiment with more intricate patterns for laying up the stones. Rows were usually laid up four to five cobbles per quoin, and beaded horizontal joints became popular. Carefully articulated, pyramid-shaped vertical joints also became popular during the Middle Period. The standard quoin size established during the Early Period persisted, but quoins began to receive decorative tooling such as scored or striated edges and hammered panels. Most cobblestone structures built during this period were executed in the Greek

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Revival style, as were most buildings of all types in Central and Western New York built during the 1830s and 1840s.

Late Period (ca. 1845 - ca. 1860): Later cobblestone buildings refined trends established during the Middle Phase - the stones chosen were increasingly smaller (1" to 1 1/2" in size), more evenly shaped and colored, and laid up in increasingly intricate patterns. By the 1850s and 1860s, the cobblestone treatment was merely a veneer, applied after the load bearing walls had been completed. Cobbles were often laid six to eight cobbles per quoin. Quoins continue to display decorative tooling. Cobblestone buildings of this period often embodied the popular architectural styles of the day, including Gothic Revival and Italianate.

### III. Significance: Cobblestone Buildings/Structures

Given the relative rarity of cobblestone buildings/structures in both the state and national context, local sponsors involved in the survey and registration process and SHPO staff concurred that all cobblestone buildings that possess sufficient integrity of design, materials and workmanship in terms of their cobblestone construction technique and that still convey their original architectural intent are significant as representative examples of the cobblestone method of construction. The distinctive characteristics of this method of construction, regardless of individual property use, date of construction or location, are as follows:

1. The use of relatively small, general evenly shaped stone (either field cobbles or lake-washed cobbles) carefully laid in horizontal rows and bonded with limestone mortar.
2. The existence of structural and/or decorative elements necessitated by or associated with the building material itself, including quoins (or similar corner treatments for structural stability) and lintels above door and window openings (again, for structural stability).

Within each of these two major "characteristics," there are numerous variations or "sub-characteristics." (The following is a summary of what is discussed at length in the Historic Context Statement.) For example, there are numerous variations in stone types, shapes, sizes, colors and masonry patterns. Stones range from one and one-half to four inches in size on the exposed surface, and tend to be

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round, squarish, egg-like or oval in shape; colors include white, beige, yellow, brown, grey and red. Builders tended to use similarly sized, shaped and colored stones on the front facades of buildings, while the side and rear elevations were not so painstakingly executed. There were also several methods of laying the cobblestones in horizontal rows, depending primarily on the shape of the stones. Roundish and squarish stones were laid in simple straight rows, while oval, egg-shaped and elongated stones could be laid upright side-by-side, or horizontally side-by-side, or slightly slanted left-to-right (or right-to-left), or in a herringbone pattern (alternating rows of left-to-right slanted stones). An even rarer variation is the honeycomb pattern.

There were also several variations in mortar treatment in both the horizontal and vertical joints, with varying levels of articulation and craftsmanship. Horizontal joints were often tooled into continuous "V"-shaped lines during the Early Phase of cobblestone construction; Middle and Late Phase cobblestones often feature beaded horizontal joints and pyramidal vertical joints. In terms of color, most mortar, made of grey lime, is grey; some masons tinted their mortar with red or brown tones.

The final important factor to consider in all cobblestone buildings is the variation in corner treatments, i.e., the structural elements necessary to stabilize the corners of the buildings as well as the door and window openings. Limestone quoins and lintels are the most common elements found on cobblestone buildings. Other treatments, although far less frequent, include brick quoins and brick or wooden lintels. Although primarily functional in nature, these treatments also serve as decorative elements; many are executed with special tooling and/or particularly distinctive craftsmanship.

#### IV. Registration Requirements: Cobblestone Buildings/Structures

Registration Requirements for listing in the State and National Registers are based on the level of integrity of both the cobblestone elements themselves (i.e., the stone, the mortar, the corner treatments and the fenestration) and the overall integrity of the entire building and related property. At the very least, the cobblestone walls must retain sufficient integrity of design, materials and craftsmanship and they must embody the distinctive characteristics of the method of construction as outlined in the Significance Statement above. In general, all elements must survive virtually intact on the primary facade(s). Some loss of integrity

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of elements on secondary elevations will be accepted. The specific thresholds for integrity will depend on several factors, either in the quality of the cobblestone technique, or the specific use (i.e., sub-type) of the building. Because there are hundreds of cobblestone houses but only a few cobblestone barns, schools, churches, etc., levels of integrity required to register houses will be more stringent than levels required for the rarer sub-types.

At the narrowest, most basic level, the integrity and significance of just the cobblestone walls could be evaluated and justified for inclusion in the National Register, regardless of the condition of all other elements of the building or setting/location. For the purpose of this Multiple Property Documentation Form, this option is acceptable, particularly if the goal of registration is simply to identify and document the artifact for scholarly or academic purposes. If this first approach is used, the property boundary encompasses only the building/structure itself, with no attempt to evaluate or nominate the full extent of the historic property or related support structures associated with the cobblestone resource. If just the cobblestone technique is being evaluated, at least four main questions must be asked when assessing the building's integrity of design, materials, and craftsmanship:

1. Are the cobbles intact?
2. Is the mortar intact?
3. Are corner treatments intact?
4. Are original door and window openings intact?

However, a better approach, particularly if the goal of registration is long-term planning and protection, is the evaluation and nomination of the historic property in its entirety. If this second approach is used, not only is the integrity of the method of construction considered, but the integrity of all components of the building/structure as well as the historic setting/location are also taken into consideration. In many cases, this approach may expand or enhance the level(s) or area(s) of significance of a cobblestone resource. For example, a cobblestone school may be significant not only under criterion C (area: architecture) as a representative example of the cobblestone building technique, but also under criterion A (area: education) as a rare surviving example of a nineteenth-century rural district schoolhouse. (The numerous

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variations will be discussed with their respective sub-type narratives below.) When this broad approach to evaluating a cobblestone resource is used, not only are the cobblestone walls assessed (see the four questions cited above), but at least six other areas may be studied in order to determine the significance of a property in its entirety.

1. Are the original doors and windows intact?
2. Is the roof intact, in terms of shape, type, pitch, materials and cornice/frieze details?
3. Is the immediate setting intact?
4. Is the general neighborhood intact? (e.g., downtown commercial district, rural farmland, suburban residential?)
5. Does the cobblestone resource retain its original interior appointments, both in terms of spatial configuration and decorative details?
6. If applicable, are original support structures intact?

If the answers to these questions reveal that a building retains additional significance beyond its significance as an example of the cobblestone method of construction, the boundary can be drawn to include the full historic extent of the land (and outbuildings, if applicable) associated with the building/structure itself. (Boundary and outbuilding variables will be addressed in the Sub-Type narratives below.)

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Sub-type A: Cobblestone Residences (Rural and Urban)

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**SUB-TYPE A: COBBLESTONE RESIDENCES (Rural and Urban)**

**Description: Cobblestone Residences**

Other than the use of cobblestones as a building material (as thoroughly outlined in the Historic Overview and Primary Property Type statements), cobblestone houses are much like all other houses in Central and Western New York built between the late 1820s and the late 1860s. Since most cobblestone residences are rural farmhouses that date from ca. 1830 - ca. 1850, their shape, form, massing, orientation and decoration are similar to the majority of farmhouses built during the second quarter of the nineteenth century. A small percentage of cobblestone houses were built in hamlet or small village settings. These "urban" cobblestone dwellings are similar to their non-cobblestone counterparts in virtually all aspects other than use of cobbles as a building material.

In general, all cobblestone houses (both rural and urban) are one to two stories in height and are rectangular in form. Virtually all are surmounted by medium-pitched gable roofs and exhibit a variety of features (particularly in terms of decorative detail) associated with the Federal or Greek Revival styles. Typical of rural vernacular houses in general, cobblestone buildings are usually local interpretations of the various architectural styles popular at the national level and they often embody the features of two or more popular fashions simultaneously. In the case of cobblestones, many reflect the persistence of Federal building traditions well into the Greek Revival period.

Reflecting their early nineteenth century origin, most cobblestone houses are either five bays wide with center halls, three bays wide with side or center halls, or four bays wide with off-center entrances. Chimneys generally can be found on the interior ends of five-bay dwellings, on the sides of three-bay dwellings and the centers or ends of four-bay dwellings. Fenestration on three- and five-bay forms is generally symmetrical, while four-bay dwellings are necessarily asymmetrical. (Typical of rural vernacular dwellings, some "symmetrical" buildings are not perfectly symmetrical in the classical sense.)

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Sub-type A: Cobblestone Residences (Rural and Urban)

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Although the majority of cobblestone houses are simple, regular Federal or Greek Revival style buildings of the 1830s-1850s, there are some later, more elaborate, picturesque Gothic or Italianate style cobblestones as well. Like their non-cobblestone counterparts of the Civil War era, these houses often feature a lighter, more vertical emphasis as well as asymmetry in form and massing; many have irregular plans, multi-gabled roofs, elaborate windows and porches and flamboyant decorative detail.

Despite the similarities between rural and urban residences in any given period, some distinctions can be made. In terms of the buildings themselves, urban buildings tend to be narrower and more compact; their designs are usually dictated by lot restrictions in hamlet and village settings. Large urban cobblestone houses tend to extend deeply back into the lot, rather than broadly across the street frontage. In contrast, rural cobblestone houses, unhindered by land restrictions, are usually oriented with their broad elevations overlooking the road. Wings often extend to the rear as well, usually reflecting the growing farm family over several generations and the increasing need for more room.

The bigger differences between urban and rural cobblestone houses are related to the settings in which the buildings are located. Rural dwellings almost always began as farmhouses; consequently, these dwellings, like all rural farmhouses of the period, can be expected to have had, or still have, large tracts of farmland and collections of farm-related support structures. Although occasionally these outbuildings might be constructed of cobblestones (see Sub-type B - Farm Dependencies), the majority of outbuildings associated with cobblestone farmhouses are wood frame structures. They include the full array of standard mid- and late nineteenth and early twentieth century dependencies associated with mixed husbandry agrarian practices in New York State, including barns, sheds, milkhouses, workshops, carriage houses, chicken sheds/coops, corn cribs, etc. It is beyond the scope of the present Multiple Property Submission to provide fully developed historic overviews of farm building types or agrarian practices in Central and Western New York; therefore, neither the specific architectural significance of each farm building or complex nor the historical significance of the the overall farm can be evaluated in terms of the National Register criteria. However, if the outbuildings survive intact, they can be considered as contributing components of the nominated property if

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Sub-type A: Cobblestone Residences (Rural and Urban)

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they enhance the integrity of the setting, feeling and/or association of the farmhouse. Similarly, if the historic tract of farmland survives intact, its entire extent can be included within the boundary of the nominated property if it remains an appropriate setting for the farmhouse.

**Significance: Cobblestone Residences**

Cobblestone houses are architecturally significant as representative examples of the cobblestone method of construction if they retain sufficient integrity of design, materials and craftsmanship and if they embody the distinctive characteristics of the type as outlined in the Primary Property Type Statement (Section F III). Cobblestone houses may be additionally significant as representative examples of early or mid-nineteenth century residential architecture in their local or regional context if they retain overall integrity of location, setting, design, materials, craftsmanship, feeling and association and if they embody the distinctive characteristics of nineteenth-century rural or urban domestic architecture in New York State.

**Registration Requirements: Cobblestone Residences**

If cobblestone houses are being proposed for National Register listing for their method of construction, they must meet all the requirements as outlined in the Primary Property Type Statement (Section F IV). If they are being nominated for further significance as representative or distinguished examples of residential architecture, they must possess most of the following attributes:

1. Continued residential use; the house must still function as a house.
2. Original residential setting - either rural or urban; the house must exist in its historic residential setting. E.g., if the house began as a village dwelling on a quiet residential street, it cannot now be surrounded by modern suburban development or sprawling commercial encroachment; if a house began as an isolated rural farmhouse on 300 acres of open land, it cannot now be surrounded by dense subdivision.

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Sub-type A: Cobblestone Residences (Rural and Urban)

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3. All non-cobblestone features must also survive essentially intact: doors, windows, roofs, trim.

4. Residential-related interior spaces and details must survive essentially intact.

Because cobblestone houses are relatively abundant (as a sub-type of the relatively rare primary type), the level of integrity required to register houses will be much higher than the level of integrity demanded for some of the less well represented sub-types.

The second factor to be considered is the masonry technique itself, which is almost always directly related to the period during which the cobblestone house was built. There are literally hundreds of Middle Period (ca. 1835 - ca. 1845) dwellings, most of which display fairly average sized stones of average colors laid in average designs of three or four cobbles per quoin. Consequently, high levels of integrity of the cobblestone walls as well as the non-cobblestone features would be demanded in order to qualify for National Register listing. On the other hand, preliminary evaluations of the 660 known cobblestone buildings indicate that there are dozens of Late Period dwellings which display extremely finely crafted walls with nearly identically shaped, sized and colored stones laid in highly articulated patterns such as the herringbone technique. Consequently, a high level of integrity of the cobblestone walls would be of utmost importance while the level of integrity of non-cobblestone features might be of less concern.

The final factor to consider is the relative rarity of a particular style in which cobblestone houses are rendered. For example, there are hundreds of vernacular Federal and Greek Revival style cobblestone houses in New York, but very few high style Victorian dwellings. Consequently, the levels of integrity demanded for the latter group would be less stringent than for the former group.

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Sub-type B: Cobblestone Religious Buildings

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**SUB-TYPE B: COBBLESTONE RELIGIOUS BUILDINGS**

**Description: Cobblestone Religious Buildings**

This property sub-type includes all cobblestone buildings that were originally built for the purpose of religious gatherings. Roudabush documents 14 churches and 3 Quaker meeting houses, and the Cobblestone Society has records of 4 additional churches as well as two sites of demolished churches and two cobblestone churches in Ontario, Canada. This property type is like residential buildings in its wide range of architectural sophistication; the churches include some of the most imposing and highly articulated cobblestone buildings, but also some very simple and rough ones. Most of the high-style churches are in village settings and are Greek Revival in their design, with the roof ridge perpendicular to the street, wood or masonry columns or pilasters at the front facade, a pediment, and a wood steeple over the center entrance. All but two, the former Universalist Church in Gaines, Orleans County (Gai-21; now the headquarters of the Cobblestone Society) and the former Second Baptist Society of Phelps in Manchester, Ontario County (Man-3), are single story, though several have partially exposed basement levels. Six of the churches and one of the Quaker meeting houses are in rural settings and are very similar in design, ornamentation and masonry to the typical one-room schoolhouse. Two of these have had large and somewhat incompatible square towers added to the center of the front facade at a post-1860 date, presumably in an effort to make the buildings more imposing and church-like. Two of the Quaker meeting houses employ design features that are typical of Quaker meeting houses - plain, one-story structures with the roof ridge parallel to the road and with the entry facade featuring a symmetrical pair of doors and flanking windows.

All the buildings in this property sub-type employ Early or Middle Period masonry techniques, with the rougher Early Period masonry generally used on the small, school-like churches and Quaker meeting houses and the more sophisticated, Middle Period technique used on the larger and more ornamented structures, mostly during the 1840s.

The 21 religious buildings in this property sub-type appear in 10 different counties, with four each in Wayne and Niagara Counties. At least nine of them had continued in use as churches at the time of the Roudabush survey; of the remainder, one was a museum, one an

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auto parts store and the rest were converted to residences or the use was not clear. Except for some examples of minor alterations and additions, the buildings in this property sub-type have been well maintained and are in good condition; none were found to be severely deteriorated or vacant.

**Significance: Cobblestone Religious Buildings**

Cobblestone religious buildings (churches and Quaker meeting houses) are architecturally significant as representative examples of the cobblestone method of construction if they retain sufficient integrity of design, materials and craftsmanship and if they embody the distinctive characteristics of the type as outlined in the Primary Property Type Statement (Section F.III). Cobblestone houses of worship may be additionally significant as representative examples of early or mid-nineteenth century religious architecture in their local or regional context if they retain overall integrity of location, setting, design, materials, craftsmanship, feeling and association, and if they embody the distinctive characteristics of nineteenth-century religious architecture in New York State.

**Registration Requirements: Cobblestone Religious Buildings**

If cobblestone churches or meeting houses are being proposed for National Register listing for their method of construction, they must meet all the requirements outlined in the Primary Property Type Statement (Section F.IV). If they are being nominated for further significance as representative or distinguished examples of religious architecture, they must possess most of the following attributes:

1. Original historic setting - either rural or urban.
2. All non-cobblestone features must also survive essentially intact: doors, windows, roofs, trim, etc.
3. Original church-related exterior features (e.g., steeples, bell towers, etc.).
4. Original church-related interior features (e.g., pews, altars, etc.).

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Sub-type B: Cobblestone Religious Buildings

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Because cobblestone houses of worship are relatively rare (only 21 examples are known to survive), the level of integrity required to register churches and meeting houses will be not be as high as the level of integrity demanded for the most abundantly represented sub-type, residences. Within the sub-type, the exact registration requirements for cobblestone churches and meeting houses will vary from community to community, depending on two factors.

The first factor to be considered is the masonry technique itself, which is almost always directly related to the period during which the cobblestone building was built. All cobblestone houses of worship display masonry techniques typical of the Early (ca. 1825 - ca. 1835) or the Middle Period (ca. 1835 - ca. 1845). Because there are so few cobblestone religious properties, no attempt will be made to eliminate the "less intact" examples of any particular period, as was the case with the hundreds of Middle Period examples of cobblestone residential properties.

The second factor to be considered is the particular style in which a cobblestone church is rendered. In the case of cobblestone houses, there are hundreds of examples of the vernacular Federal and Greek Revival styles; consequently, those that lacked sufficient integrity compared to other houses could be determined not eligible for listing. In the case of churches, however, the type is not as abundantly represented and no attempt shall be made to exclude the "lesser" examples of any particular style.

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Sub-type C: Cobblestone Commercial Buildings

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**SUB-TYPE C: COBBLESTONE COMMERCIAL BUILDINGS**

**Description:** Cobblestone Commercial Buildings

This property sub-type covers all cobblestone buildings that were constructed entirely or in part for business purposes. Roudabush documents 20 such buildings, spread across the full geographic range from Madison County at the east to Niagara County at the west and includes six stores, six taverns, four blacksmith shops, two carriage shops, one office building and one warehouse. The commercial buildings as a group exhibit a wide variation in their degree of design sophistication. Several of the store and tavern buildings (such as the Felt Cobblestone Store in Victor, Ontario County) and the one known office building combine cobblestone masonry with delicate Greek Revival detail at the storefront and elsewhere to create particularly notable examples of this subtype. Other taverns are virtually indistinguishable from large cobblestone residences. As a rule the several shop buildings and the one known warehouse are most similar to the buildings of the agricultural sub-type (Section F, Sub-type E) in their rough, large stones and relatively little ornamentation. Most of the properties in this sub-type exhibit masonry with Early Period characteristics, though the more highly detailed store, office and tavern buildings generally have masonry with Middle Period characteristics. None of the commercial buildings were built after 1850 or have Late Period masonry.

Most of the properties in this sub-type have had continuous commercial use; some have undergone partial or complete residential conversions and a few of the smaller barn-like commercial buildings have fallen into disuse. Three of the tavern properties that continue as taverns have been so heavily altered as to threaten their National Register eligibility, and a few of the shop and warehouse buildings are sufficiently deteriorated to call their eligibility into question, but the remainder are relatively unaltered and well preserved.

In general, the stores, taverns, blacksmith and carriage shops, office building and warehouse are much like other mid-nineteenth century commercial buildings in Central and Western New York in terms of their location, setting, design and stylistic details. Most are located in or near the core of what is (or was) a bustling village or hamlet setting and are prominently sited with easy means of access to facilitate customer service; many have adjacent parking spaces (for horses and carriages during the nineteenth century and automobiles during the twentieth century). In terms of design and

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stylistic ornament, many are representative examples of vernacular Greek Revival style buildings; others are astylistic, utilitarian buildings with little or no ornament. The following section describe each group in specific detail.

### Stores

This group includes all cobblestone buildings that had a general commercial use, either retail or general business, at the ground-floor level. Six cobblestone buildings of this group are documented by Roudabush. All are two-story structures located on roads that were heavily traveled routes at the time of their construction. (Three of the six are located on Route 20.) Four of the six are located in town or village centers, and two are outside of villages. Two are in Madison County, three in Ontario, and one in Monroe County. The second-floor uses varied; most have residential uses at the upper-floor level at present, and in some cases this use apparently was original. The six buildings do not have much in common other than use; two (Vic-1 and Whe-2) feature stone pilasters in Greek Revival style storefronts at the first-floor facade, with center entrances, large first-floor windows, and cobblestone second-floor facades and side and rear walls. One (WBl-1) has a barn-like quality, with a single large doorway at the first-floor facade. The two in Madison County are both located at important intersections, and both are unusual in having more than one principal facade. Mad-4 is a gable-roofed building with a three-bay facade at the gable end and a four-bay facade on the side elevation. Each of the two roadway facades has a center entrance. Mad-5 is more unusual still, in that its four-faceted facade conforms to the building's corner location, with a separate entrance in each facet and a separate roof pitch for each. A large cupola with diamond-shaped windows is centered on the roof. For the most part these buildings have continued in some form of commercial or office use at the ground-floor level.

The town of Victor, in Ontario County, is the site of two of the store buildings, including the Felt Store (Vic-1) in the hamlet of East Victor and the Jenks Store (Vic-7) in the village of Victor. (Shelgren, *et. alia*, in Cobblestone Landmarks of New York State, call the store in East Victor the "Jenks Store" [page 106]. According to staff at the Ontario County Historical Society, this is not correct. The store in East Victor is the Felt Store and the store in Victor is the Jenks Store.) The Felt and Jenks stores are similar in their massing, lunettes in the front gable ends, and dates of construction, but the Felt Store retains a much higher degree of original integrity of design, materials and craftsmanship.

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(The Felt Store is included in the present Multiple Property Submission.)

Taverns

Like the store buildings, cobblestone taverns vary widely in size and scale, but have in common a prominent location on a heavily traveled roadway. Of the six taverns documented by Roudabush, two are in Niagara County and one each is located in Orleans, Wayne, Ontario and Onondaga Counties; in addition Roudabush lists Mad-5, described above as a store building, as a tavern, suggesting this original use for its upper floor. Three of these buildings - Sod-18 (Wayne County), Vic-6 (Ontario County) and Wil-6 (Niagara County) resembled large, two-story residences at the time they were built, though arrangement of rooms inside probably provided large kitchen and dining facilities typical of nineteenth-century taverns. One of the taverns (Roy-1 in Niagara County) has the appearance of a single-story barn with an attic. The last two, Rid-5 in Orleans County and Ono-7 in Onondaga County, are substantial two-story structures in prominent locations that have continued in hotel or tavern use. Rid-5, the Cobblestone Inn in Ridgeway, resembles Mad-5, described above, in that it faces two main roadways with a splayed facade, with four bays on one facet and seven bays on the other. It features stepped gable ends flanking the two sections of the splayed facade, and a roof hip where the two principal roof sections meet. Ono-7, the National Hotel in Liverpool (declared National Register eligible in 1985) is unusual for its flat roof and features a full attic story with attic windows within a Greek Revival frieze. It also features stone pilasters in a Greek Revival storefront configuration like those of Vic-1 and Whe-2, described above in the section on stores.

Of these six tavern buildings, two (Vic-6 and Sod-18) now serve as residences and are well preserved. The three that have continued in tavern use (Rid-5, Ono-7 and Wil-6) have all undergone unsympathetic additions and alterations, with a substantial loss of physical integrity.

Blacksmith shops

This group includes four properties - three in Monroe County and one in Wayne County. It covers all cobblestone buildings known to have been built for blacksmithing or horseshoeing use. The three Monroe County examples (Hen-2, Hen-6 and Whe-8) all closely resemble cobblestone barns. They have a single story of cobblestone masonry (though Hen-6 has a second story constructed of wood) and a large

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single doorway in the gable end, with few other openings. Whe-8 is at the Genesee Country Museum in Mumford. The fourth blacksmith shop, Lyo-11 (Wayne County), is a two-story building, unique among cobblestone buildings in its hexagonal shape and unusual in its lack of quoins.

Carriage shops

This group includes all cobblestone buildings known to have been built as carriage shops. Roudabush documents two such buildings (Gen-3 in Ontario County and Cay-23 in Cayuga County). Cay-23 appears to be a single cobblestone wall within the context of a large group of connected agricultural buildings, and may not have sufficient integrity to meet the National Register criteria. Gen-3 is a free-standing, one-story barn-like building with a full basement accessible on one side, located within the campus of the Geneva Agricultural Experiment Station. It resembles many cobblestone barns in its rough masonry and lack of ornament.

Office buildings

This category contains the one cobblestone building known to have been built for office use, WBl-2, in Ontario County. WBl-2 is a small, single-story building located on Route 20 within the village of West Bloomfield, and features a simple three-bay facade with an elliptical stone panel within the gable end stating "Ont. & Liv. Mutual Insurance Office A.D. 1841." This building is distinguished by its use of extremely small cobblestones laid eight to eleven stones per twelve-inch quoin.

Significance: Cobblestone Commercial Buildings

Cobblestone commercial buildings are architecturally significant as representative examples of the cobblestone method of construction if they retain sufficient integrity of design, materials and craftsmanship and if they embody the distinctive characteristics of the type as outlined in the Primary Property Type Statement (Section F. III). Cobblestone stores, taverns, blacksmith and carriage shops, offices and warehouses may be additionally significant as representative examples of early or mid-nineteenth century commercial architecture in their local or regional context if they retain overall integrity of location, setting, design, materials, craftsmanship, feeling and association and if they embody the distinctive characteristics of nineteenth-century commercial architecture in New York State.

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Sub-type C: Cobblestone Commercial Buildings

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**Registration Requirements: Cobblestone Commercial Buildings**

If cobblestone commercial buildings are being proposed for National Register listing for their method of construction, they must meet all the requirements as outlined in the Primary Property Type Statement (Section F.IV). If they are being nominated for further significance as representative or distinguished examples of commercial architecture, they must possess most of the following attributes:

1. Evidence on the exterior of their original commercial use, although they need not continue to serve their original commercial purpose. (E.g., highly visible public entrances on main thoroughfares or large display windows [in the case of stores]; i.e., exterior features that proclaim the "public" as opposed to the "private" function of the building.
2. Original commercial-related setting - usually in or near the center of what is (or once was) a bustling hamlet or village.
3. All non-cobblestone features must also survive essentially intact: doors, windows, roofs, trim.
4. Commercial-related interior spaces and details must survive essentially intact.

Because cobblestone commercial buildings are a relatively rare sub-type of the primary type, the level of integrity required to register stores, taverns, blacksmith and carriage shops, offices and warehouses will be not be as high as the level of integrity demanded for the most well-represented sub-type (i.e., residential buildings). Within the sub-type, the exact registration requirements for cobblestone commercial buildings will vary from community to community, depending on two factors.

The first factor to be considered is the masonry technique itself, which is almost always directly related to the period during which the cobblestone building was built. All cobblestone commercial buildings display masonry techniques typical of the Early (ca. 1825 - ca. 1835) or the Middle Period (ca. 1835 - ca. 1845). Because there are so few cobblestone commercial properties, no attempt will be made to eliminate the "less intact" examples of any particular period, as was the case with the hundreds of Middle Period examples of cobblestone residential properties.

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The second factor to be considered is the particular style in which a cobblestone commercial building is rendered. In the case of cobblestone houses, there are hundreds of examples of the vernacular Federal and Greek Revival styles; consequently, those that lacked sufficient integrity compared to other houses could be determined not eligible for listing. In the case of commercial buildings, however, the type is not as abundantly represented and no attempt shall be made to exclude the "lesser" examples of any particular style.

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**G: GEOGRAPHICAL DATA**

Cobblestone structures have been documented in 21 counties of New York State, with the greatest concentration in the central and western portions of the state. Of the roughly 660 known extant cobblestone structures in the state, more than 500 are located in the counties roughly surrounding Rochester; that is, Wayne, Ontario, Monroe, Orleans and Niagara Counties. Cobblestone structures have been documented as far east as Albany County, and as far south as Steuben County. While New York State was the center of development and popularity of cobblestone technology in the early and middle nineteenth century, and while it has by far the greatest concentration of cobblestone structures in the country, examples of this construction method are documented in several other states (Illinois, Michigan, Ohio, Vermont and Wisconsin) and in Ontario, Canada (Schmidt, Cobblestone Masonry, p. 1). This Multiple Property Documentation Form (MPDF) encompasses all extant cobblestone buildings/structures in New York State.

One estimate suggests that there were originally "more than 700 cobblestone buildings" in Central and Western New York (Shelgren et alia, p. 5). Additional research is needed to verify this number, but, for the purpose of this MPDF, it can be said that cobblestone buildings, in general, have a relatively high survival rate.

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#### **H: SUMMARY OF IDENTIFICATION AND EVALUATION METHODS**

The Multiple Property Documentation Form for Cobblestone Architecture in New York State was initially developed by the Ontario County Historical Society (OCHS), working in cooperation with the Wayne County Historical Society and with the financial assistance of the New York State Council on the Arts. As of March 31, 1992, there are 26 cobblestone resources in New York State listed in the National Register, either individually or as part of historic districts (see list at end of Section G). The project was not designed to include a comprehensive intensive level survey of all cobblestone resources in the state, nor was the proposed Multiple Property Submission intended to include all eligible properties. Instead the intention was to complete the Historic Context (Historic Overview) Statement and the Associated Property Type Statement (along with sections A, B, C, G and H of the cover form) and to prepare individual nomination forms for a small number of cobblestone properties representing several different property types. Additional individual nominations for other cobblestone resources can and will be prepared and submitted as time and money allow.

Much of the present project was based on a comprehensive inventory compiled between 1976 and 1980. Although not conducted according to State or National standards for historic resources surveys, much of the information included in this inventory coincides with the level of information required for New York State Building/Structure Inventory Forms. The 1976-1980 study was done by Robert L. Roudabush of Rochester, New York, a retired engineer, at his own expense and initiative. Mr. Roudabush contacted county historians throughout New York State for lists of known cobblestone structures, visited and photographed each one, and did exhaustive analysis, including categorization and sorting of the 660 properties by construction date, original use, corner treatment, joint treatment, stone types, lintel types, known builders, and unique features. His data on each of the 660 structures is on file at the Landmark Society of Western New York in Rochester, New York. While the Roudabush survey is the most complete collection of statewide information to date, two other surveys of cobblestone structures in Ontario County completed between 1979 and 1983 indicate that at least in that county Mr. Roudabush missed a small number of minor cobblestone structures. However, this nomination has relied heavily on the Roudabush material for information on the property types and their distribution.

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The historic context for this nomination evolved from discussions with the State Historic Preservation Office (SHPO) staff. The approach was to create a multiple resource nomination that could include virtually all intact cobblestone structures, since it is their physical characteristics in the use of an unusual construction technique that makes these resources eligible. Because individual cobblestone structures may be found in any part of the state, the geographical limits for the Multiple Property Documentation Form were defined as statewide. The general period of significance defined for cobblestone resources spans from the early 1820s to the late 1860s, when virtually all cobblestone buildings were built. Individual cobblestone properties may extend to earlier and/or later periods, if their levels or areas of significance go beyond their basic architectural significance as representative examples of this unique method of construction. For example, if an 1840s cobblestone farmhouse includes a contributing complex of ca. 1900 support structures, the period of significance defined for that particular property would extend to ca. 1900.

The Associated Property Type Statement (i.e., the Primary Property Type as well as the various Sub-types; see Section F) was based on the various different original uses for cobblestone structures. The architectural styles employed in cobblestone buildings cut across different building uses and across time as well, although they generally follow the same time periods when they were popular outside of the cobblestone context.

Registration requirements were derived by reviewing the existing documentation on the 660 cobblestone properties inventoried by Roudabush and verifying the decade-old data by current site visits by both Ontario County Historical Society staff and State Historic Preservation Office staff. Because of their relative rarity at both the state and national levels, all intact cobblestone resources were assumed to be eligible because of their use of this unique construction method. Registration requirements, therefore, address the physical integrity of the cobblestone masonry itself and the integrity of the building's overall design intent, and provide guidance in selecting appropriate boundaries for individual property nominations.

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The following cobblestone resources are listed on the National Register as of March 31, 1992:

Albany, Guilderland, Guilderland Cemetery Receiving Vault  
Albany, Guilderland, Prospect Hill Cemetery Building  
Albany, Guilderland, Schoolhouse #6

Genesee, Alexander, Alexander Classical School

Livingston, Avon, Tenant farmhouse on the Barber-Mulligan Farm  
Livingston, Genesee, Caretaker's Cottage (The Homestead)  
Livingston, Genesee, District #5 Schoolhouse (Genesee Historic District)  
Livingston, Lima, Morgan Cobblestone Farmhouse  
Livingston, Lima, Markham Cobblestone Farmhouse and Barn Complex  
Livingston, Lima, Ganoung Cobblestone Farmhouse and Barn Complex  
Livingston, Lima, School #6  
Livingston, Lima, Barnard Cobblestone House

Madison, Cazenovia, Well house on the Crandall Farm Complex  
Madison, Cazenovia, Beckwith Cobblestone Farmhouse

Monroe, Chili, Sibley-Stuart House (the Chili Mills Conservation Area)  
Monroe, Pittsford, District School #6 (Pittsford Historic District)  
Monroe, Webster, Webster Baptist Church

Ontario, Canandaigua, Cobblestone Manor (495 N. Main Street)  
Ontario, Phelps/Hopewell, Oliver Warner Farmstead  
Ontario, Seneca (Geneva vicinity), Thomas Barron House

Oswego, Mexico, Hamilton Farmstead

Steuben, Bath, 120 West Washington Street

Wayne, Macedon, Charles Bullis House  
Wayne, Palmyra, 105 Market Street (Market Street Historic District)  
Wayne, Pultneyville, 4184 Lake Road (Horatio Nelson Throop House)

Wyoming, Warsaw, Warsaw Academy (Masonic Temple)

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