

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

OMB NO. 1024-0018, NPS FORM

This form is for use in nominating or requesting determinations for individual properties or districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Forest Home Historic District

other names/site number _____

2. Location

street & number various [] not for publication

hamlet Forest Home [] vicinity

state New York code NY county Tompkins code 109 zip code 14850

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide locally. ([] See continuation sheet for additional comments.)

J.W. Alden
Deputy Commissioner for Historic Preservation

15 June '98

Date

NYS Office of Parks, Recreation and Historic Preservation

In my opinion, the property [] meets [] does not meet the National Register criteria. ([] See continuation sheet for additional comments.)

Signature of commenting or other official
State or federal agency and bureau

Date

4. National Park Service Certification

I hereby, certify that this property is:

Signature of keeper

Date of Action

[] entered in the National Register.

[] See continuation sheet.

[] determined eligible for the National Register. [] see continuation sheet.

[] determined not eligible for the National Register.

[] removed from the National Register.

[] other: _____

Forest Home Historic District, Forest Home, Tompkins County

5. Classification

Ownership of Property/Category of Property/Number of Resources within Property
(Check as many boxes as apply) (check box) (do not include previously listed resources in the count)

Table with 3 columns: Ownership/Category, Number of Resources, and Resource Type. Rows include private, public-local, public-State, public-Federal, building(s), district, site, structure, object, buildings, sites, structures, objects, and Total.

Number of contributing resources previously listed in the National Register: NA

NAME OF RELATED MULTIPLE PROPERTY DOCUMENTATION FORM:

NA

6. Function or Use

Historic Function

RELIGION; Church
DOMESTIC; single dwelling
EDUCATION; school
INDUSTRY; mill
TRANSPORTATION; bridge

Current Function

RELIGION; Church
DOMESTIC; single dwelling
EDUCATION; school
TRANSPORTATION; bridge

7. Description

Architectural Classification

(enter categories from instructions)

EARLY REPUBLIC: Federal
MID-19th C: Greek Revival
LATE VICTORIAN: Queen Anne-Eastlake
EARLY 20th C: Vernacular, Colonial Revival, Bungalow

Materials

(enter categories from instructions)

foundation various
walls various
roof various
other

Narrative Description

See attached continuation sheets.

8. Statement of Significance

Applicable National Register Criteria

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property that embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in pre-history or history.

Criteria Considerations: NA

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Area of Significance

Community Development
Industry

Architecture
Archeology

Period of Significance

ca. 1830 - ca. 1948

Significant Dates

various

Significant Person

(Complete if Criterion B is marked above.)
na

Cultural Affiliation

na

Architect/Builder

unknown

Narrative Statement of Significance: See attached.

9. Major Bibliographical References

See attached.

Previous documentation on file (NPS): Primary location of additional data:

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Building Survey # _____
- recorded by Historic American Engineering Record # _____

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other: FHIA archives

Forest Home Historic District, Forest Home, Tompkins County

10. Geographical Data

Acreage of property approximately 50 acres

UTM References: ALL ZONE 18

- | | |
|-------------------|-------------------|
| 1. 379514/4700757 | 2. 379438/4700681 |
| 3. 379196/4700693 | 4. 379003/4700547 |
| 5. 378842/4700632 | 6. 378828/4700768 |
| 7. 379117/4700981 | 8. 379317/4700912 |
| 9. 379489/4700866 | |

Verbal Boundary Description: see attached continuation sheet.

Boundary Justification: see attached continuation sheet.

11. Form Prepared By: Forest Home Improvement Association and Historic Ithaca, Inc.

contact: Nancy L. Todd, Program Analyst

organization NYSHPO, Division for Historic Preservation date June 1998

street & number Peebles Island, PO Box 189 telephone 518-237-8643
city or town Waterford state NY zip code 12188-0189

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

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

name _____
street & number _____
city or town _____ state _____ zip code _____

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

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Forest Home Historic District
Forest Home, Tompkins County, New York

Section 7, Description, page 1

Description

The Forest Home Historic District encompasses 77 properties (66 of which are contributing buildings, four of which are contributing structures [three bridges and a dam], two of which are sites [remains of former grist mills], and five of which are non-contributing buildings¹) in the historic core of the former mill hamlet of Forest Home. Formerly known as Free Hollow, Forest Home is located along both sides of Fall Creek in the town of Ithaca in north-central Tompkins County, just east of the city of Ithaca and nearby Cornell University. Currently a residential enclave housing many families affiliated with Cornell, the district includes a broad range of early nineteenth century to pre-World War II dwellings, three early twentieth century bridges and an early twentieth century dam with related spillway. The predominant natural feature of the district--and the driving force behind the development of the entire community--is Fall Creek, which first provided hydropower for numerous early industrial concerns during the nineteenth century, and later offered both dramatic and bucolic backdrops for suburban development during the early twentieth century.

The hamlet is entirely surrounded by land owned by Cornell University (i.e., Cornell Plantations--an expansive arboretum--and Cornell University Golf Course); thus land-locked, the hamlet remains a compact, cohesive concentration of period buildings and structures. The boundary of the nominated district is drawn to encompass about three-quarters of the hamlet's approximately 100 properties. Excluded from the district are about a dozen modern and extensively altered older buildings at the east end of the 300 block of Forest Home Drive and about two dozen modern and extensively altered old dwellings along Crest Lane, Fairway Drive and Warren Road to the northeast of the intact historic core of the hamlet.

1. There are also nine contributing outbuildings and seven non-contributing outbuildings included in the district.

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The district's historic building stock consists primarily of one- to two-story frame dwellings on relatively small, irregularly shaped lots; most are modest, yet finely crafted, vernacular interpretations of popular nineteenth and early twentieth century styles such as the Federal, Greek Revival, Italianate, Queen Anne, Colonial Revival and Bungalow modes. The main thoroughfare of the district, Forest Home Drive, winds along the serpentine course of Fall Creek as it meanders westward before cascading over a falls located within a dramatic gorge, then flows into Beebe Lake just west of the hamlet. Some of the district's oldest mill-related and residential buildings, as well as the most intact, significant archeological remains--e.g., those of the Red Grist Mill and the Empire Grist Mill--are located along the 100 block of Forest Home Drive (e.g., 136 and 140 Forest Home Drive) and the adjacent Byway (e.g., 2 The Byway) at the northwesternmost section of the district. This area features the most dramatic views of Fall Creek as it plummets over the falls toward Beebe Lake. Just before emptying into the lake, the creek is spanned by Sackett Bridge, a massive, concrete, stone-clad pedestrian bridge carrying foot traffic along a portion of the Beebe Lake Trail.

Immediately east of the 100 block of Forest Home Drive--i.e., just past its intersection with The Byway and just upstream from the remains of the Empire Grist Mill--is the Downstream Bridge, a recently restored, single-lane, Warren Pony Truss bridge built in 1904. Several yards east of the bridge is a reinforced concrete dam across the creek, built in 1913 to replace the last of several nineteenth century log dams. Above the dam, Fall Creek is wide and meandering, and is flanked by flat, grassy, bucolic banks.

Moving eastward along Forest Home Drive from the dam, the 200 and 300 blocks feature a number of notable turn-of-the-century and early twentieth century dwellings interspersed with a few early nineteenth century Federal and Greek Revival style cottages. A prominent feature of the 200 block, located at 222a Forest Home Drive, is the Forest Home Chapel, a restrained, Colonial Revival style, shingle-sided frame church built in 1915. The 200 and 300 blocks of Forest Home Drive are separated by the Upstream Bridge, a one-lane, Warren Through Truss bridge built in 1909.

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In the middle of the 200 block, just northwest of the Forest Home Chapel, Warren Road rises northward toward Halcyon Hill, a narrow, winding dead-end road featuring scattered early twentieth century dwellings on densely wooded, steeply sloped lots. Further to the north along Warren Road, but excluded from the nominated district, is the Warren Farmhouse at 127 Warren Road (an expanded, Greek Revival style farmhouse) and several dozen modern suburban dwellings along Crest Lane and Fairway Drive, which were built on subdivisions of the former Warren farmstead. (Most of the former farmstead was sold to Cornell University in 1937 and made into the University Golf Course. The former farm was further subdivided in the 1950s, '60s and '70s, resulting in the creation of Crest Lane and Fairway Drive.)

The southern and western portions of the district, that is, south of the 100 block of Forest Home Drive, feature a variety of fashionable, early twentieth century dwellings along both sides of Judd Falls Road and McIntyre Place. A prominent visual focal point of this section of the hamlet, as well as the district's southern anchor on Judd Falls Road, is the Forest Home School, a two-story, hip-roofed, stucco clad former elementary school, which currently serves as administrative headquarters for the surrounding Cornell Plantations. (Several nearby outbuildings associated with the headquarters, including the Guy Nearing Summerhouse, the Cool Greenhouse, and the Cornell Plantations Field House, are not included within the district.)

There are five non-contributing buildings in the district. They are located at 212 and 217 Forest Home Drive, 111 and 115 Halcyon Hill Road, and 110 Judd Falls Road. The following list, arranged alphabetically by street name with miscellaneous structures at the end, provides a brief description of each property in the district.

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BUILDINGS LIST

2 The Byway

ca. 1820/30

photo 1

One and one-half story, L-shaped, vernacular Federal style residence; three-bay, side hall main block with 6/6 windows; side ell--originally one story tall and three bays wide--enlarged to one and one-half stories tall and four bays wide; one-story, hip-roofed porch (probably dating to the early 20th century) spans original three bays of side ell.

4 The Byway

ca. 1900

photo 1

Originally an early 19th century residence, greatly expanded and altered ca. 1900; two-story, rectangular frame residence with steeply pitched gable roof; asymmetrical fenestration; one-story, flat-roofed front porch with late Victorian decorative woodwork.

6 The Byway

ca. 1830; 1900; 1970s

Originally a one and one-half story, three-bay-wide, vernacular late Federal style cottage; small, single-story gable-roofed side wing with open porch added to south of main block during the mid-1800s; 1970: side wing expanded, roof raised, and porch enclosed with massive, truncated, Doric order columns.

10 The Byway

ca. 1840; ca. 1900; 1930

Originally a one and one-half story, four-bay-wide, vernacular Greek Revival style residence; ridge of gable roof parallel to road; second story and rear wing added post-1900; front facade remodelled around 1930 with new fenestration and new, Neo-Grec door details, including a trabeated front entrance with full entablature above pilasters and sidelights; late 19th-century gable-roofed, frame carriage house.

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11 The Byway

ca. 1840; 1890 photo 2

Originally a small, early 19th century dwelling, now a large, two-story, L-shaped, vernacular late 19th century frame residence with clapboard siding; steeply pitched gable roof; asymmetrical fenestration; front verandah with bracketed cornice supported by slender, Doric order columns; contributing, late 19th century barn.

12 The Byway

ca. 1840; ca. 1910

Former industrial building/warehouse, now a two-story, rectangular, gable roofed, vernacular late 19th century residence with stucco siding; asymmetrical fenestration; small, gable-roofed front and rear entrance porticoes and full-width, shed-roofed side porch overlooking Fall Creek.

16 The Byway

ca. 1820/30; 1870; 1920s photo 3

Originally a one and one-half story mill warehouse, now a two-story, five-bay, center-hall, vernacular Colonial Revival style residence with clapboard siding and a gable roof; Colonial Revival style entrance details; regular fenestration, 6/6 windows.

20 The Byway

ca. 1830; 1920s photo 2, 3

Originally a small, early 19th century cottage, now a one and one-half story, clapboard-sided, gable-roofed, vernacular Colonial Revival style dwelling with one-story, gable-roofed wings on each side; prominent, gable-roofed front dormers added to main block.

The Byway, west of 2 and 4 The Byway, 1855-56

Archeological remains of the Red Grist Mill on the edge of the gorge wall.

The Byway, at intersection with Forest Home Drive, ca. 1840

Archeological remains of the Empire Grist Mill.

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101 Forest Home Drive ca. 1904

Two and one-half story frame residence with gable roof, exposed rafters, shingle and clapboard siding, 1/1 windows, enclosed front porch.

107 Forest Home Drive ca. 1910

Large, one and one-half story Dutch Colonial inspired cottage, sweeping gable roof with three prominent cross-gabled dormers, stucco siding, broad front porch supported by square columns.

119 Forest Home Drive ca. 1914-15

One and one-half story, gable-roofed frame bungalow with front cross-gabled dormer; shingle and clapboard siding; 1/1 windows and casement windows; enclosed front porch.

130 Forest Home Drive ca. 1911

Two and one-half story former commercial building (currently multi-family residential); steep gable roof with large, cross-gabled dormers; shingle and stucco siding.

136 Forest Home Drive ca. 1830; ca. 1900 photo 6

One and one-half story, Greek Revival style frame residence; five bays wide, two bays deep; one and one-half story rear ell; gable roof with exaggerated cornice returns; wall dormer and entrance portico added to front facade; non-contributing garage.

140 Forest Home Drive ca. 1830 photo 6

One and one-half story, Greek Revival style frame residence; L-shaped plan: three-bay, side-hall main block with side wing; one-story rear wing added ca. 1945; trabeated front entrance with deeply recessed doorway; modern, non-contributing carriage house.

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145 Forest Home Drive ca. 1840; ca. 1900

One and one-half story, rectangular, gable-roofed, frame, Greek-Revival style residence with extensive turn-of-the-century modifications; aluminum and asbestos siding; asymmetrical fenestration; off-center entrance with 20th century entrance portico; one story side wing (probably late-19th century) with 20th century porch; two rear wings; non-contributing, two-stall, attached garage.

200 Forest Home Drive ca. 1850

Two-story, L-shaped frame residence with late Greek Revival and Italianate style design and decorative features; clapboard siding; three-bay side hall main block with large, five-bay wide side ell; cross-gabled roof; decorative cornice brackets and dentils; 2/2 windows; front porch with elaborate, Italianate style ornamentation; contributing two-story, gable-roofed barn with board-and-batten siding.

206 Forest Home Drive ca. 1850; ca. 1914 photo 7, 8

Two-story, gable-roofed, frame, Greek Revival style residence with Colonial Revival style modifications; clapboard siding; large, two-story side wing spanned by front porch with scroll-sawn, Victorian balustrade; mid-20th century balustrade/widow's walk surmounts side porch; large, contributing barn.

208 Forest Home Drive 1904 photo 7, 8

Two and one-half story frame Queen Anne/Colonial Revival style residence; steeply pitched hipped roof with prominent cross dormers; asymmetrical fenestration; front verandah supported by square posts.

210 Forest Home Drive 1910 photo 8

Two and one-half story, asymmetrical, Queen Anne/Shingle Style frame residence; decorative, scallop shingle siding; recessed corner porch supported by square columns.

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212 Forest Home Drive 1910; mid-20th century; photo 21

Former gable-roofed carriage house converted to single-family residence; non-contributing due to extensive alterations.

214 Forest Home Drive ca. 1835 photo 8, 9

One and one-half story, rectangular, gable-roofed, four-bay-wide, Greek Revival style frame residence; trabeated, off-center entrance with pilasters supporting full entablature; small, one and one-half story side wing with enclosed porch.

215 Forest Home Drive ca. 1835; 1939; 1946; 1954

Originally a one and one-half story, three-bay-wide Greek Revival style cottage with one-story side ell; large room added to front of main block in 1946; second story added to one-story side ell in 1954.

216 Forest Home Drive ca. 1850; ca. 1900

One and one-half story, rectangular, gable-roofed Greek Revival style frame residence with turn-of-the-century modifications; large, Gothic Revival-like front wall dormer; clapboard siding; large, enclosed sunroom/entrance porch with hipped roof; large, multi-light picture windows spans center two bays of four-bay facade.

217 Forest Home Drive ca. 1925; mid-20th C; photo 22

One-story frame cottage; non-contributing due to extensive alterations.

220 Forest Home Drive ca. 1850; ca. 1900

Two and one-half story, rectangular, frame residence with early 20th century modifications in vernacular Queen Anne/Colonial mode; gable end oriented toward street; front verandah supported by square columns; contributing one and one-half story gable-roofed frame barn.

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222 Forest Home Drive 1909

One and one-half story bungalow with prominent, gable-roofed front dormer; front porch supported by square columns.

222a Forest Home Drive 1915 photo 10
Forest Home Chapel

L-shaped frame church with cross-gable roof surmounted by a small, louvered belfry; shingle siding; 6/6 windows; recessed side entrance with classically inspired ornamentation.

228 Forest Home Drive 1860s/70s photo 10, 11

Two-story, L-shaped, frame structure (former mill building) converted for use as a residence and completely remodelled in the Italianate style; flat roof with broadly projecting, bracketed eaves; verandah supported by bracketed square posts spans front and side elevations; contributing one and one-half story gable-roofed frame carriage house.

229 Forest Home Drive 1846/80s

Two-story, rectangular, gable-roofed frame mill building converted for residential use during the 1880s/90s; clapboard siding; fenestration and front porch probably date to 1880s/90s conversion; 1/1 windows may date from early 20th century; non-contributing, two-story addition on west side dates to 1980s; non-contributing, modern carriage house.

233 Forest Home Drive 1908 photo 10, 12

Two-story frame, vernacular residence, gable end oriented toward street; shingle and clapboard siding; modern, enclosed entrance porch; modern car port.

235 Forest Home Drive ca. 1900 photo 12

Two-story, frame, L-shaped, bungalow-like residence; shingle siding; cross-gable roof; irregular fenestration.

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236 Forest Home Drive ca. 1910 photo 13

Two-story, frame, gable-roofed, vernacular Queen Anne/Colonial Revival style residence; asymmetrical fenestration; clapboard siding; verandah supported by Doric order columns.

237 Forest Home Drive ca. 1900 photo 13

Two-story, rectangular, gable-roofed, vernacular frame residence with clapboard and shingle siding; asymmetrical fenestration; altered front entrance.

300 Forest Home Drive ca. 1837 photo 15

One and one-half story, Federal style frame cottage; gable end oriented toward street; three-bay sidehall configuration; 6/6 and 1/1 windows; one-story rear kitchen wing with recreated side porch.

304 Forest Home Drive 1927

One and one-half story Craftsman-like bungalow; shingle siding; broadly projecting eaves of gable roof supported by knee braces; front porch supported by tapered, square columns; non-contributing, one-story, side wing.

306 Forest Home Drive ca. 1935

One and one-half story, shingle-sided, vernacular frame bungalow; prominent front cross gable; square columns support extended front roof to create front porch.

308 Forest Home Drive 1931

Large, rectangular, gable-roofed frame garage converted for use as a residence.

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310 Forest Home Drive ca. 1932

One and one-half story, frame, vernacular English/Tudor cottage; shingle siding; asymmetrical fenestration; projecting front pavilion and entrance porch surmounted by steeply pitched gable roofs.

101 Halcyon Hill Road ca. 1915

Two-story, Dutch Colonial style frame residence; gambrel roof with gable ridge parallel to street; clapboard and shingle siding; asymmetrical fenestration; front porch supported by Doric order columns.

104 Halcyon Hill Road ca. 1912 photo 16

Two-story, rectangular, gable-roofed, modest vernacular frame residence; aluminum siding; asymmetrical fenestration; open front entrance porch; enclosed side entrance porch.

105 Halcyon Hill Road 1912

One and one-half story stucco bungalow with full width wall dormers; enclosed front entrance porch and screen-enclosed rear porch surmounted by enclosed, second-story sleeping porch.

110 Halcyon Hill Road ca. 1909 photo 16

Two and one-half story, vernacular stucco residence; cross-gable roof; modified cruciform plan; enclosed entrance porch.

111 Halcyon Hill Road 1950 photo 23

One-story Lustron house constructed of prefabricated, enamel-glazed steel panels; non-contributing due to age only.

115 Halcyon Hill Road 1920s; 1990 photo 24

One-story frame cottage (1920s) expanded and altered in 1990; non-contributing due to 1990s alterations.

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100 Judd Falls Road

1921

photo 17

Forest Home Elementary School: Two-story, rectangular, hip-roofed former school; stucco siding; symmetrical banks of windows organized according to interior classroom spaces; building currently contains offices and classrooms for Cornell University Plantations.

103 Judd Falls Road

1938

One and one-half story Cape Cod cottage with Colonial Revival inspired ornamentation, particularly around front entrance.

105 Judd Falls Road

1930

photo 18, 20

Two-story, rectangular, vernacular frame residence with clapboard siding; ridge of gable roof parallel to road; three-bay, side-hall facade with regularly spaced, 6/6 windows; recessed front door sheltered beneath segmentally arched entranceway.

107 Judd Falls Road

1893

photo 18, 20

Two-story, L-shaped, vernacular frame residence with broad front porch supported by Doric order columns; simple, decorative cross braces in apex of front gable end; gable-roofed frame carriage house.

109 Judd Falls Road

1880s

photo 18

Two-story, L-shaped, vernacular frame residence with small, enclosed front entrance porch; paired, 2/2 windows; simple sawtooth shingles, cross braces and Queen Anne inspired attic window in apex of gable end; gable-roofed frame carriage house.

110 Judd Falls Road

1953

photo 25

One story, modern frame cottage with gable roof; non-contributing.

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111 Judd Falls Road ca. 1884

Two-story, L-shaped, vernacular frame residence with early 20th century, glass-enclosed front sunroom; decorative scallop shingles and Queen Anne inspired attic window in apex of front gable end; gable-roofed frame carriage house.

112 Judd Falls Road ca. 1800; late 1940s

Large, two-story, five-bay, center-hall residence moved to location in 1915 and covered with stucco; 1940s: stucco removed from front facade and re-clad with clapboard siding; Colonial Revival/Neo-Grec detailing applied to facade during 1940s renovation program.

116 Judd Falls Road 1939

Two-story, rectangular, stucco-sided, vernacular Colonial Revival style residence; ridge of gable roof runs parallel to road; center chimney; three-bay facade with central entrance ornamented with leaded-glass sidelights and transom light and pilasters supporting a large, round arch; one-story side wing with porch.

117 Judd Falls Road 1916

Two and one-half story, rectangular, stucco-sided, vernacular residence; three-bay-wide front gable end with bracketed eaves oriented toward road; regular fenestration; flat-roofed front porch supported by tapered, square columns.

118 Judd Falls Road ca. 1912

One and one-half story stuccoed cottage with cross gable roof, side entrance, asymmetrical fenestration; extensively altered, enclosed front porch; non-contributing garage.

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122 Judd Falls Road ca. 1903

Two-story, rectangular, gable-roofed, frame, vernacular Colonial Revival style residence; sweeping verandah with bracketed cornice supported by Doric order columns encircles front and side elevations.

123 Judd Falls Road 1948

Two-story, six-bay, center-hall, Neo-Georgian style brick residence; rectangular, gable-roofed main block with end chimneys; classically detailed doorway sheltered beneath recessed, segmentally arched entrance portico; side garage.

124 Judd Falls Road 1914

One-story, rectangular, frame bungalow with sweeping gable roof; large, gable-roofed front cross gable; clapboard and shingle siding; partially enclosed, full-width front porch; Doric order columns distinguish open, south end of front porch.

126 Judd Falls Road 1914

One and one-half story, rectangular, frame bungalow with sweeping gable roof; large, jerkinhead-roofed front cross gable; stucco siding; enclosed front porch; exposed rafters articulate cornices of front porch and cross gable.

128 Judd Falls Road ca. 1918

Two-story, L-shaped, stucco-clad residence with hipped roof; regular fenestration; one-story, hip-roofed, stone entrance portico with large, round archways nestled into interior angle between main block and ell.

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Forest Home Historic District
Forest Home, Tompkins County, New York

Section 7, Description, page 15

131 Judd Falls Road ca. 1915

Two-story, rectangular, gable-roofed, stone and stucco residence; altered, symmetrical fenestration; slate roof with projecting eaves ornamented with exposed rafters; one-story, flat-roofed, stone entrance porch supported by square stone columns; 131(a), behind 131: One-story, vernacular Greek Revival style former schoolhouse (ca. 1847) converted into three-stall garage.

132 Judd Falls Road ca. 1915

Two-story, rectangular, gable-roofed, vernacular residence with cantilevered second-story bay and altered fenestration.

136 Judd Falls Road ca. 1910

Two-story, L-shaped, vernacular frame residence with shingle and stucco siding; cross-gabled roof; asymmetrical fenestration; enclosed entrance portico and side porch.

137 Judd Falls Road ca. 1840s

One and one-half story, five-bay, center-hall, vernacular Greek Revival style frame residence; gable roof with exaggerated cornice returns; wide frieze pierced by tri-partite attic windows; 2/2 windows with molded lintels date from late 19th century; one-story, gable-roofed side wing and rear ell may date from early 20th century.

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105 McIntyre Place ca. 1904 photo 19

Two-story, rectangular, gable-roofed, clapboard-sided vernacular frame residence with shingle-clad gable ends; regular fenestration with new windows in front elevation; one-story, shed-roofed front porch with modest, late Victorian decorative features; non-contributing garage attached to house via modern hyphen.

108 McIntyre Place ca. 1913

One-story, stuccoed, Spanish Revival style inspired bungalow with tile-clad, sweeping gable roof over recessed porch; uncoursed stone porch balustrade.

109 McIntyre Place ca. 1911 photo 19

Two-story, rectangular, stucco and shingle-clad residence; gable roof with broadly projecting, bracketed eaves; decorative shingle siding in front gable field; one-story, flat-roofed front porch supported by square, tapered columns.

115 McIntyre Place ca. 1910 photo 20

Two-story, rectangular, gable-roofed, stucco-sided, vernacular residence; shingle-clad gable ends; prominent, gable-roofed front dormer; asymmetrical fenestration with new windows; off-center, stuccoed front porch with arcaded pillars.

116 McIntyre Place 1907

Two-story, rectangular, shingle-clad, vernacular frame residence; gable roof with slightly flared eaves; front verandah with brick balustrade and brick pillars.

117 McIntyre Place ca. 1910 photo 20

One-story, hip-roofed, stucco-clad bungalow with one-story, hip-roofed front porch.

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Miscellaneous Properties

Upstream Bridge 1909 photo 13
(BIN 36-3047450)

119'-long double intersection Warren Through Truss, one-lane bridge across Fall Creek; built by Groton Bridge Company.

Downstream Bridge 1904 photo 7
(BIN 36-3047440)

80'-long Warren Pony Truss, one-lane bridge across Fall Creek; built by Groton Bridge Company; recently restored according to Department of Interior's Standards for Rehabilitation.

Sackett Bridge ca. 1930 photo 4

75'-long stone-faced reinforced concrete pedestrian bridge across Fall Creek.

The Dam ca. 1913

Reinforced concrete dam and related spillway; built ca. 1913 to replace a series of 19th/early 20th century wooden dams.

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Section 8, Significance, page 1

Significance

The Forest Home Historic District is historically significant under criterion A in the area of community development as a cohesive collection of nineteenth and early twentieth century residential, religious and educational buildings whose evolution chronicles the hamlet's growth from a bustling mill hamlet during the early 1800s to a prestigious residential enclave populated by some of nearby Cornell University's most prominent academicians during the early twentieth century. The physical development of the community was shaped by the dramatic topography in north-central Tompkins County at the head of Cayuga Lake, one of New York's most impressive, glacier-formed Finger Lakes; traversed by Fall Creek, the terrain of Forest Home and nearby Ithaca is characterized by spectacular gorges, rocky cliffs and steep hills rising out of the hollows. Thus, the predominant, character-defining feature of the Forest Home Historic District is its striking rugged setting and the consequent man-made features: narrow roads winding along the course of the creek, single-lane bridges spanning the creek, and dramatically--even precariously--sited buildings on highly irregular lots, many of which include lavish natural and man-made landscape features. Secondary significance under criterion C is derived from a broad range of representative examples of early nineteenth through early twentieth century residential, religious and educational architecture. Archeological significance under criterion D is derived from the extensive remains of numerous mills along the banks of Fall Creek.

History

In 1790 Simeon Dewitt surveyed what was then known as the town of Ulysses and laid out military lots to be assigned to veterans of the Revolutionary War. Forest Home lies within military lots 92 and 93, which were granted to Lieutenant Benjamin Gilbert and Samuel Weekly, respectively, around 1791. It is not known whether Gilbert or Weekly ever occupied this land, though they may have been among the four settlers who were in the area when Joseph Sydney arrived in 1794. Sydney built a grist mill on the banks of Fall Creek near the present Downstream Bridge, a Warren Pony Truss bridge built in 1904 by the Groton Bridge Company (see below).

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The hamlet was called Sydney's Mills until 1799, when the mill was destroyed by fire and Sydney moved to a new site on nearby Cascadilla Creek. In 1812 a Mr. Phoenix built a grist mill near the ruins of Sydney's mill, and the community was renamed Phoenix Mills. Many other mills were soon built, and the name of the community was changed to Free Hollow. (The name was changed to Forest Home in 1876.)

The availability of virtually unlimited hydropower from the swiftly flowing Fall Creek ushered in a period of rampant, mill-related development in Free Hollow during the second quarter of the nineteenth century. Early industries included a sawmill, a turning shop, a wood working mill, a paper mill, a woolen mill, a knitting mill, a foundry, a gun powder mill, a slaughter house, a tannery and leather shop, a cider mill, and a cabinet shop. Dwellings--usually small, vernacular, late Federal or Greek Revival style cottages--were built to house the workers and their families, and a school and several small commercial ventures were established to meet the needs of Free Hollow's families as well as patrons from outlying areas.

Significant resources that recall the heyday of Free Hollow as a bustling mill hamlet include extensive archeological remains of many of the mills, as well as several intact late Federal and Greek Revival style dwellings. Remnants of the Empire Grist Mill are located on the bank of Fall Creek at the intersection of The Byway and Forest Home Drive, and remnants of the Red Grist Mill are found along the creek behind (west of) 4 The Byway. Notable early nineteenth century dwellings are located at 137 Judd Falls Road; 2 The Byway; and 140, 200, 206, 214 and 300 Forest Home Drive.

A number of nineteenth-century mill-related structures--such as small warehouses and work rooms--were later converted into residences. Examples include the dwellings at 12 and 16 The Byway, formerly associated with the Edwards Woolen Mill; 228 Forest Home Drive, the former Hazen Knitting Mill building; and 229 Forest Home Drive, once the sorting and rag room for the Andrus and Gauntlett Paper Company.

The last new mill in Free Hollow was built in 1860, but the hamlet continued to thrive as a prosperous industrial center and

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a minor focal point of social, religious and educational activity for north-central Tompkins County throughout the remainder of the century. (The major focal point of such activity was the nearby city of Ithaca). In 1876 Free Hollow was renamed Forest Home. By the 1890s, the hamlet's importance as a mill center had declined: the many small, water-powered factories along Fall Creek could not compete with larger industrial complexes elsewhere in the state and Northeast. The woolen mill closed in 1892; the Empire Grist Mill burned in the 1890s and was not rebuilt; most of the other small, independent mills met similar fates. The Red Grist Mill (ultimately torn down in 1918) continued to operate until nearly 1900, and Bool's woodworking mill--Forest Home's last functioning mill--closed in 1926 and was demolished the following year.

As Forest Home waned as a manufacturing center, the hamlet began to wax as a desirable residential community for professors associated with nearby Cornell University, particularly when the New York State College of Agriculture was burgeoning under the directorship of Liberty Hyde Bailey. Between 1902 and 1912, the size of the agricultural college's faculty increased from nine to 129; the student body increased from 114 to 1,263. Prospective homebuilders, most of whom were directly affiliated with the college, looked northeastward to the quaint hamlet of Forest Home as a possible site for suburban expansion. Locally prominent professors who moved to Forest Home in the early 1900s included Byron Robb, James Rice, and George Warren. Dozens of new homes, mostly vernacular Queen Anne/Colonial Revival style cottages, were erected along Forest Home Drive, Halcyon Hill, Judd Falls Road, and McIntyre Place during the first quarter of the twentieth century; many of these houses were built by local contractor William McElwee, Sr., whose company offices were located on McIntyre Place. Notable examples of dwellings dating from this period are found at 101 and 210 Forest Home Drive, 116 McIntyre Place, 101 Halcyon Hill, and 122 Judd Falls Road.

As the population expanded during the first quarter of the twentieth century, the former Forest Home School--a Greek Revival style, one-room schoolhouse--was quickly outgrown. A state-of-the-art elementary school was erected in 1921 at the south end of Judd Falls Road to accommodate the professors' children. A community church, the Forest Home Chapel, was built

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in 1915; still used as a church, for many years this building served as the focal point of a variety of social and civic--as well as religious--activity for residents of Forest Home and the surrounding community.

Also dating from this period are three bridges and a dam. They are the Upstream Bridge (BIN 36-3047450), a 119'-long Double Intersection Warren Through Truss bridge built in 1909, the Downstream Bridge (BIN 36-3047440), an 80'-long Warren Pony Truss bridge built in 1904, the Sackett Bridge, a 75'-long, stone-faced concrete pedestrian bridge carrying a portion of the Beebe Lake Trail over Fall Creek, and a 12'-high reinforced concrete dam and related spillway, built in 1913 to replace the last in a series of old wooden dams across the creek. Archeological remains of a number of nineteenth-century industrial ventures, including a cider mill and two saw mills, are evident in the immediate vicinity of the dam. Also during this period, the creek itself--formerly serving the hydropower needs of industries--became an aesthetic and recreational resource for the hamlet's inhabitants.

An important community development-related event that occurred during this period was the creation of the Forest Home Improvement Association, a grass-roots organization founded to improve and ensure the quality of life in the hamlet. Still a vital organization, the Improvement Association continues to be closely involved in the well-being of Forest Home.

Forest Home continued to thrive as a popular residential enclave for Cornell-related families during the second quarter of the twentieth century; several dozen more dwellings were built in the hamlet before the late 1940s, with vernacular Colonial Revival and bungalow style cottages prevailing. Intact, representative examples of the type and period are located at 103 and 116 Judd Falls Road and 310 Forest Home Drive, which is an excellent example of a Sears-Roebuck catalogue house.

By the 1940s, virtually all of the available lots and sub-lots in Forest Home were developed; the hamlet itself could not expand outward, because it was surrounded on the east, south and west by the expansive acreage associated with Cornell University Plantations and on the north by the Warren farmstead, an

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extensive working farm operated by the Warren family on Warren Road. (The Warren farm was later subdivided; modern suburban housing was erected along the newly created Fairway Drive and Crest Lane, and the Robert Trent Jones [Cornell University] Golf Course was created.) Continued land-use constraints imposed by the hilly topography, the meandering creek, the narrow, one-lane bridges, and the fixed boundaries of the adjacent Cornell-owned land, have contributed to Forest Home's ability to maintain a quaint, old-fashioned sense of place and community.

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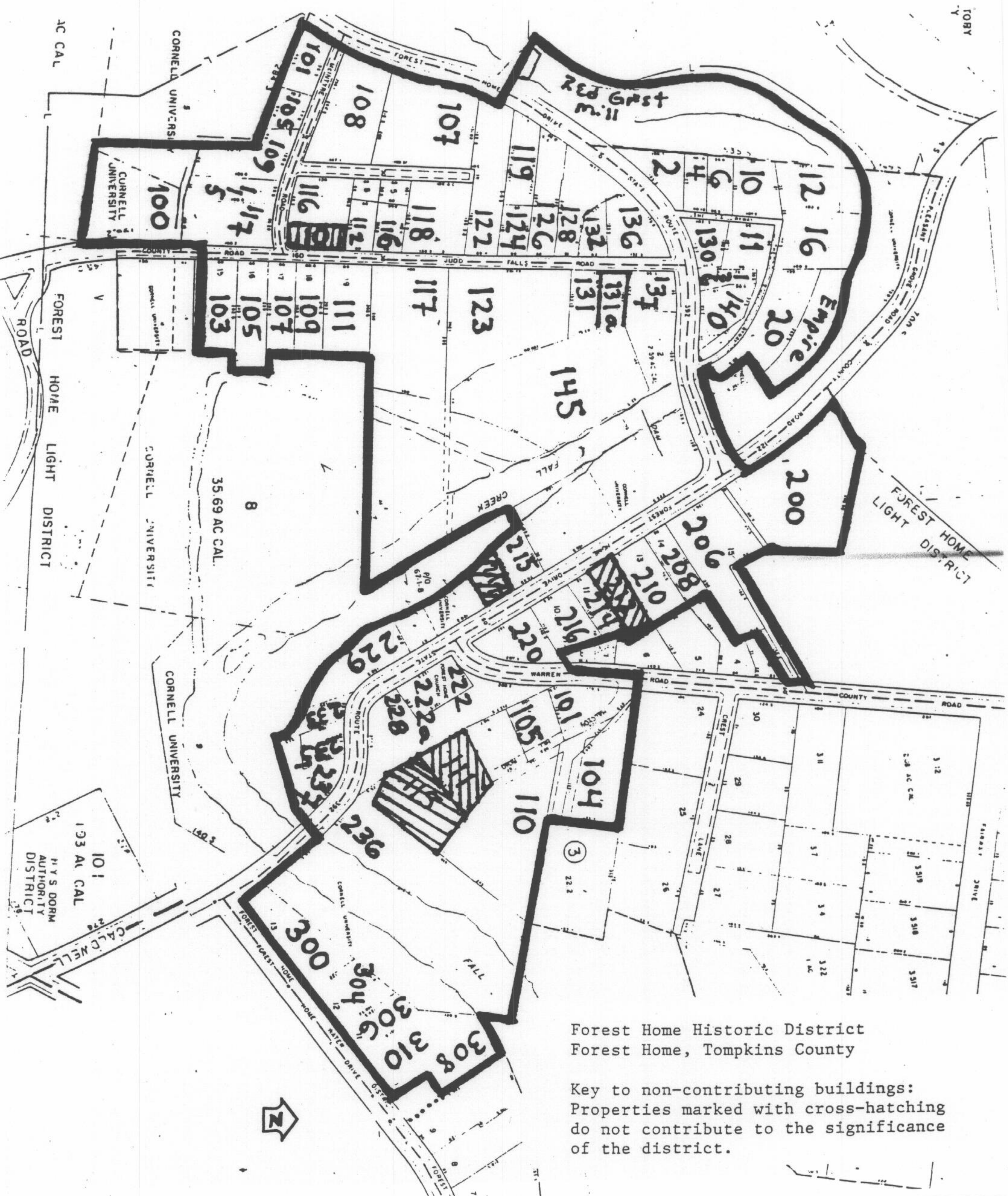
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Section 10, Geographic Data

Verbal Boundary Description: As identified on the attached county tax map, the boundary of the district coincides with the legal lot lines of the properties included in the nomination, with the following exceptions: 1) An artificial boundary was drawn through land owned by Cornell University along the southern bank of Fall Creek between Sackett Bridge (at the northeast end of Beebe Lake) and the intersection of The Byway and Forest Home Drive (just west of Pleasant Grove Road) in order to encompass the archeological remains of numerous nineteenth century mills behind (northwest of) several houses along The Byway. 2) An artificial boundary is drawn around the former Forest Home Elementary School (currently serving as offices and classrooms for Cornell Plantations); measuring approximately 100'x100', this small segment of the expansive Cornell Plantations recalls the setting formerly enjoyed by the school.

Boundary Justification: The boundary is drawn to encompass the historic and current lots associated with the nominated resources, with the exception of the two above-mentioned portions of the district, where an artificial boundary has been drawn to encompass 1) an archeologically sensitive area and 2) an appropriate expanse of open land once occupied by the former school. As drawn, the boundary provides the fullest extent of land historically and currently associated with the nominated buildings, structures, and sites.



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Key to non-contributing buildings:
 Properties marked with cross-hatching
 do not contribute to the significance
 of the district.

Forest Home Historic District
 Forest Home,
 Tompkins County
 Ithaca East Quad
 Zone 18; 1:24,000
 1. 379 514 / 4700757
 2. 379 438 / 4700 681
 3. 379 196 / 4700693
 4. 379003 / 4700547
 5. 378842 / 4700632
 6. 378828 / 4700768
 7. 379117 / 4700981
 8. 379317 / 4700912
 9. 379489 / 4700 866

