

REHABILITATION TREATMENT PLAN *for the* MATILDA JOSLYN GAGE PROPERTY



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REHABILITATION TREATMENT PLAN
FOR THE MATILDA JOSLYN GAGE PROPERTY
IN FAYETTEVILLE, NEW YORK

By

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A capstone studio
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Frontispiece



“Such child or children occupying it [the house] shall also pay all taxes levied upon the place and keep up all necessary expenses upon the house and barn, and shall also keep up the flower garden at their own sole expense...”- Last Will and Testament of Matilda Joslyn Gage (1885). Photograph reprinted from collection of the Matilda Joslyn Gage Foundation.



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Abstract

Commisso, Michael William. May 2004. Rehabilitation Treatment Plan for the Matilda Joslyn Gage Property in Fayetteville, New York.

The purpose of this capstone studio project is to complete a rehabilitation treatment plan for the Matilda Joslyn Gage property in Fayetteville, New York. Significant for its association to Matilda Joslyn Gage, the property has been substantially modified throughout its history. Having undergone many changes in ownership, as well as normal wear and tear and the lack of professional maintenance, features that were present during the historic period are either lost or severally deteriorated.

With the attainment of grants from the New York State Office of Parks, Recreation, and Historic Preservation, as well as additional funding from several other sources, the Matilda Joslyn Gage Foundation seeks to carry out the rehabilitation of the house and landscape based on interpretations from photographs taken by Frank Baum in 1887 and Gage family letters.

The treatment plan for the property involved following the methodologies established in *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques* and *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. Based on these publications, the plan consists of four sections; site history, existing conditions, analysis and evaluation and treatment.

As highlighted in *The Standards*, there are four options that can be employed when treating a cultural landscape. Of the four options, the appropriate treatment for the Matilda Joslyn Gage property is rehabilitation. Rehabilitation is the only treatment that allows for the alteration of a property to accommodate a new compatible use.

The treatment plan successfully balances the new and future use of the Gage property while recapturing the historic character that existed during period of significance.

Introduction





Introduction

In order to satisfy the requirements of the Master of Landscape Architecture program, students are required to complete a capstone studio. The purpose of the capstone studio is to allow students the opportunity to investigate a research or professional problem within landscape architecture. In fulfillment of the capstone studio, this document pertains to cultural landscape preservation. After a concise summary of the evolution and terminology associated with cultural landscape preservation, the remaining document provides a rehabilitation treatment plan for the Matilda Joslyn Gage property in Fayetteville, New York.

Scope of Work and Methodology

The preparation of a rehabilitation treatment plan involves a careful review of the site. Issues that need to be addressed in order to successfully complete a treatment plan are the site history, existing conditions, and cultural significance. After researching these factors period plans are developed, programming requirements are determined and design solutions are formulated in order to complete a treatment plan that satisfies the current use of the site while being sensitive to its historic significance.

The first chapter, Background, is divided into two sections. The first section provides a historical description of the Village of Fayetteville, New York. The second section provides the evolution of the Gage property up until 2003.

Following the Background Chapter, existing conditions are discussed. The Existing Conditions Chapter provides a description of the landscape as it currently exists. The chapter is divided into two sections. The first section provides the existing conditions of the property's context. The second section deals with the property itself. Through the use of surveys and on-site visits the existing conditions were documented based on landscape characteristics that include spatial organization, circulation, topography, vegetation, buildings and structures, view and vistas, and small-scale features.

The Analysis and Evaluation Chapter compares findings from the site history and existing conditions in order to identify the significance of landscape characteristics and features. This chapter has two sections. The first section presents the statement of significance, which includes the period of significance, and the second section provides an analysis of the property's landscape features and characteristics.

No longer a single family residence, the property is and will be used for a variety of public and quasi public purposes. The subsequent chapter, Programming, identifies the property's new use and its requirements. Accommodating contemporary uses without compromising historic character is a challenging task. However, if the significant features are identified early, new uses and programs can be integrated into the property without diminishing its historic integrity.

The Treatment Chapter includes two sections. The first section supplies the tasks for the rehabilitation and the second section provides recommendations for the treatment of the property.

The final chapter, Conclusion, reiterates the importance of the rehabilitation treatment plan and offers suggestions regarding additional research of the property.

The document concludes with a bibliography and appendices. The appendices include an inventory of letters researched, family tree, appropriate plant material for garden in west space and a list of repositories consulted.



Cultural Landscape Preservation and Project Research

The purpose of this capstone project is to prepare a rehabilitation treatment plan for the Matilda Joslyn Gage property in Fayetteville, New York. Listed in the National Register of Historic Places as part of the Limestone Plaza Historic District [Figure 1.0], the site is significant architecturally as a fine example of Greek Revival architecture and historically significant for its association to Matilda Joslyn Gage, a nationally known abolition and women's rights advocate.

Although recognized by individuals since the mid-1850s, the importance of preserving our historic resources was first acknowledged by the federal government with the passage of the Historic Sites and Building Act of 1935 and later reaffirmed with the National Historic Preservation Act of 1966.

The Historic Sites and Building Act of 1935 provided the necessary tools in order to protect and preserve historic sites, buildings, and objects of national significance. Recognizing the importance of protecting historical resources, of less than national significance, the National Historic Preservation Act of 1966 was enacted and immediately became the basic Federal law governing preservation of historic and archeological resources of national, regional, state, and local significance.¹ While these acts neglected to specifically mention cultural landscapes, they created awareness among officials in the public sector that it was imperative that all cultural resources, including cultural landscapes, be preserved and maintained for future generations. Through their form, features and the ways they are used, cultural landscapes reveal much about society's evolving relationship with the natural and built world. They provide scenic, economic, ecological, social, recreational and educational opportunities that help individuals, communities and nations understand themselves.²

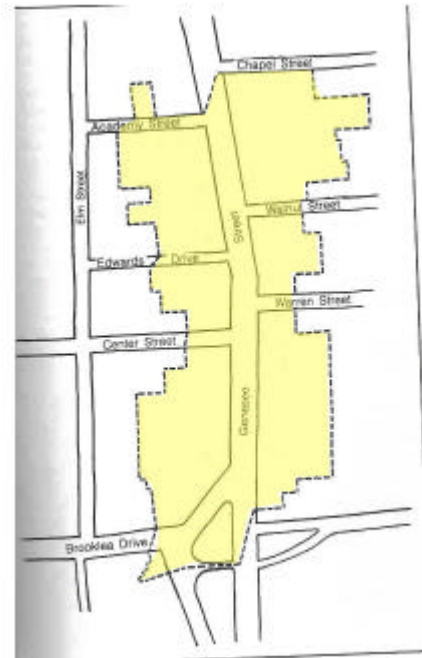


Figure 1.0: View of the Limestone Plaza Historic District. Photograph drawn by Lynn Gannett.

A cultural landscape is defined as a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.³ There are four general types of cultural landscapes:

- ✍ **Historic Sites:** A landscape significant for its association with a historic event, activity or person.
- ✍ **Historic Designed Landscapes:** A landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, engineer, or horticulturist according to design principles, or an amateur gardener working in a recognized style or tradition. The landscape may be associated with a significant person, trend, or event in landscape

¹ U.S Department of the Interior, *Federal Historic Preservation Laws* (Washington, DC: National Park Service, 1993).

² The Cultural Landscape Foundation, *Why are Cultural Landscapes Important*, 20 December 2003, <http://www.tclf.org/whycare.htm>, 21 December 2003.

³ Charles A. Birnbaum and Christine Capella Peters, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (Washington, DC: National Park Service, 1996), 4.



architecture; or illustrate an important development in the theory and practice of landscape architecture.

- ✍ **Historic Vernacular Landscapes:** A landscape that evolved through the use by the people whose activities or occupancy shaped it. Through social or cultural attitudes of an individual, a family, or a community, the landscape reflects the physical, biological, and cultural character of everyday lives.
- ✍ **Ethnographic Landscape:** A landscape containing a variety of natural and cultural resources that associated people define as heritage resources.⁴

The landscape of the Matilda Joslyn Gage property is a historic designed landscape because it was laid out by an amateur gardener working in a recognized style or tradition.

In the 1980s, the National Park Service (NPS) developed a variety of different publications promoting the preservation of cultural landscapes. In 1996 the publication of *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* further identified the importance of cultural landscape preservation by establishing the methodologies and guidelines for the treatment of cultural landscapes. *The Standards* were expanded in 1998 with the publication of *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*. A Cultural Landscape Report (CLR) is the primary document used by the NPS for documenting cultural landscape history, treatment and long-term management.

A CLR generally has three parts. The first part includes the site history, existing conditions, and analysis and evaluation. Part two is the treatment and part three is the record of treatment. Due to time constraints, a complete cultural landscape report cannot be developed for the Gage property. However, the proposed rehabilitation plan will follow the methods set forth in *The Guide*, as well as the technical guidance in *The Standards*.

According to *The Standards*, there are four options that can be employed when treating a cultural resource:

- ✍ **Preservation:** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.
- ✍ **Rehabilitation:** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving these portions or features, which convey its historical, cultural, or architectural values.
- ✍ **Restoration:** The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.
- ✍ **Reconstruction:** The act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.⁵

The overall treatment for the Gage property is rehabilitation because changes that are necessary to accommodate contemporary uses.

⁴ Ibid, 5.

⁵ Ibid, 17, 48, 90, 128.



Problem Definition

The Matilda Joslyn Gage property has been substantially modified throughout its history. Because of the new use as an income producing property open to the public, local regulations that govern such uses must be addressed, including provisions for parking and handicap accessibility. Normal wear and tear and a lack of professional maintenance have led to the deterioration of many features and the removal of others in the landscape. As a result of these factors, future neglect, the implementation of incompatible programming or insensitive responses to regulatory requirements may result in the loss of other defining features that contribute to its historic significance.

Goal

The goal of this capstone is to produce a treatment plan for the rehabilitation of the Matilda Joslyn Gage property.

Objectives

The objectives for this capstone project are to:

- ✍ Complete investigation of resources that pertain to the history of the property
- ✍ Identify the character-defining features of the period of significance (1854-1898)
- ✍ Identify program requirements for the new use
- ✍ Develop a treatment plan that incorporates the new use through rehabilitation and based on the period of interpretation (1887)
- ✍ Develop a brochure that educates the public on the importance of the landscape

Background





Background

Introduction

This chapter is broken down into two parts. The first part provides a brief history of Fayetteville, New York. The second part looks at the evolution of the Gage property up to 2004. It is organized into three periods, beginning with the history before the Gage occupancy entitled “Pre-1854”. The second period, 1854-1898, describes the property while in ownership by the Gage family. This era is covered more extensively because it is the period of significance. The third period, 1898-2004, provides a brief history of the property following the death of Matilda Joslyn Gage and the multiple changes in ownership thereafter. Each period is structured accordingly to the following format:

- ✍ **Landscape Context:** The history of the landscape that adjoins the property but is not located within its existing boundaries.
- ✍ **Site Development and Use:** The history of the landscape within the boundaries of the property.
- ✍ **Site Boundaries:** The property ownership within the boundaries of the property.

The Site Development and Use section is further organized by providing a detailed description of the landscape features contained within the boundaries during each of the three periods. Landscape features found within each space were documented based on the following characteristics:

- ✍ **Spatial Organization:** Arrangement of elements creating the ground, vertical, and overhead planes those define and create spaces.
- ✍ **Circulation:** Spaces, features, and materials that constitute systems of movement.
- ✍ **Topography:** Three-dimensional configuration of the landscape surface characterized by features and orientation.
- ✍ **Vegetation:** Indigenous or introduced trees, shrubs, vines, ground covers, and herbaceous materials.
- ✍ **Buildings and Structures:** Three-dimensional constructs such as houses, barns, garages, stables, bridges, and memorials.
- ✍ **Constructed Water Features:** The built features and elements that utilize water for aesthetic or utilitarian functions.
- ✍ **Small-Scale Features:** Elements that provide detail and diversity combined with function and aesthetics.¹

Fayetteville, New York History

In order to provide an overview of the evolution of the Village of Fayetteville, the history of the Town of Manlius, which the village falls within, must first be understood. Contained within the military tract that included Onondaga, Cortland, Cayuga and Seneca and parts of Oswego, Tompkins and Wayne Counties, the Town of Manlius was formed in 1794. Although the original Military Township of Manlius was roughly 60,000 acres, by 1835 it was reduced in size to allow for the formation of the Towns of Cicero, Onondaga, Salina and Dewitt. With a handful of early settlers inhabiting the area, and significant

¹ Robert R. Page, Cathy A. Gilbert, and Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*. (Washington, D.C: National Park Service, 1998), 53.



transportation corridors present, the villages of Manlius, Fayetteville and Minoa were all established within the Town.

The years following the initial settlement in 1791 by Levi Bishop, Joshua Knowlton and Origen Eaton, the northern portion of the Town of Manlius saw the establishment of the hamlet known as the Manlius Four Corners. This early hamlet included a blacksmith shop, tavern and store. With the creation of the north branch of the Genesee Turnpike (now Genesee Street or Route 5) and the commercial activity created by the Erie Canal, the Village of Fayetteville was established in 1844.²

The Erie Canal, located approximately one mile north of Fayetteville, was the driving force for the early success of the village. Because of this distance, a feeder canal was constructed to connect the village to the main canal. With the influx of traffic, the Erie canal had to be enlarged to accommodate for this need in 1836. Because of this improvement, a large aqueduct had to be built over Limestone Creek, a larger dam was constructed in the village, and the feeder canal enlarged. This allowed Erie Canal barges to transport goods to and from Fayetteville, creating a new port along the canal. A lock and canal built by private funds further extended the feeder approximately two blocks south to the business district, near where the Route 5 bridge crosses Limestone Creek. By 1862, Fayetteville was a vibrant industrial village attracting merchants from all over New York State [Figure 1.1].³

In 1898, the Syracuse and Suburban Railroad opened and ran from Syracuse to Fayetteville. This was the first suburban line in Central New York. Through the World War I era, the trolley line prospered providing local businessmen with the opportunity to escape from the

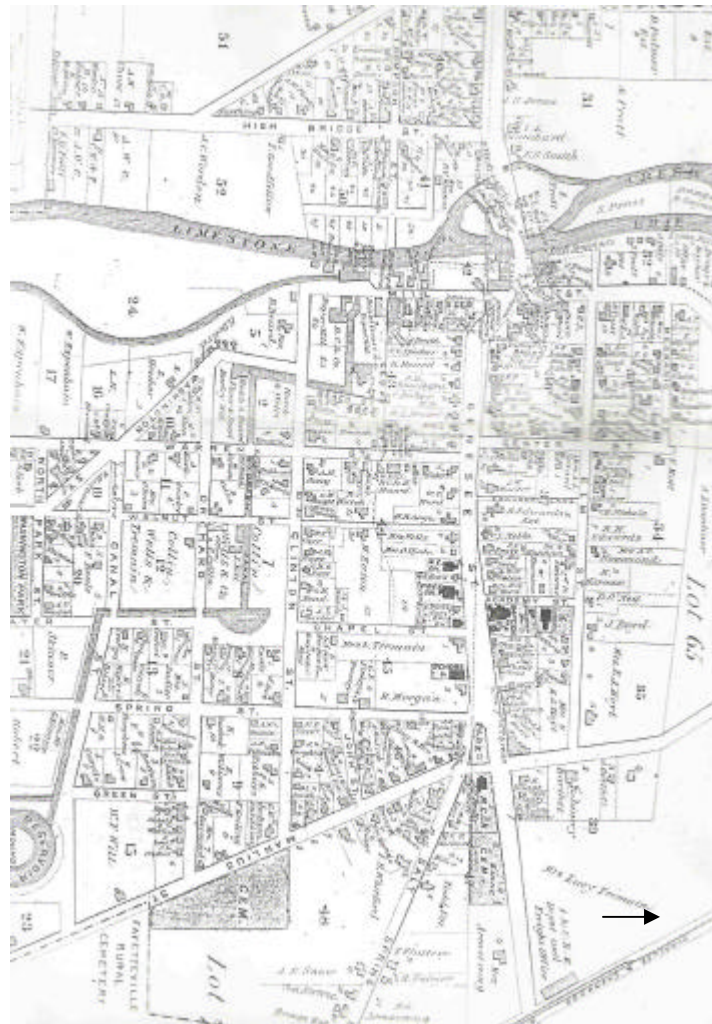


Figure 1.1: Map of Fayetteville, New York in 1874. Reproduced photograph of Sweets Atlas 1874, Fayetteville, New York.

² Lena Putnam Anguish, *History of Fayetteville-Manlius Area* (Fayetteville, NY: Manlius Central School District, 1966).

³ Barbara S. Rivette, *Fayetteville's First Woman Voter-Matilda Joslyn Gage* (Fayetteville, New York: Manlius Publishing Corporation, 1985).



congested confines of the city and move to the country and suburbs. With the innovation of the trolley car system, the Village of Fayetteville changed from an industrial center to a suburban, residential community. By 1931, after years of financial troubles, the trolley line was replaced by buses.⁴

Property History

Pre-1854

Landscape Context

As a result of the prosperity of the Erie Canal and the industrial success that accompanied it, the founders of the various industries along Limestone Plaza built their houses along the Genesee Turnpike (East Genesee Street) or made alterations and additions to the modest houses already there. During this period, a two-story clapboard house was constructed at 300 East Genesee Street. It was owned by the Eaton family.

Site Development and Use

Sources used for the preparation of this treatment plan offered minimal information about the property pre-1854. Although no source provided information on the landscape, there is documentation confirming the existence of a small modest cottage on the property prior to Gage residency. While assumptions have been made regarding the approximate age of the cottage, the exact date of construction is unknown.

Site Boundaries

Based on records at the Onondaga County Clerks Office, the property was originally owned by John McVicar. While the exact date is unclear it is assumed that prior to 1854, McVicar sold the property to Beach Beard.⁵

1854-1898

Landscape Context

During this time period, a new house was built on East Genesee Street on the west boundary of the Gage property. Nelson Wilber constructed the house, located at 206 East Genesee Street, in 1876. It is a rectangular two-story dwelling with Italianate features. Frequently mentioned in Gage letters is the reference to a stream found in the rear portion of the property. That stream was Bishop's Brook. It flowed through an adjacent property located along the southern boundary of the Gage site. In the 1880s, the brook was dammed and diverted for the purpose of supplying water to industries located on John Street, Spring Street, Chapel Street, and Warren Street, through an underground channel lined with wood. However, between Walnut and Warren Streets, the brook was left exposed. The opening of the Syracuse and Suburban Railroad in 1898 created trolley tracks on the northern edge of Genesee Street.

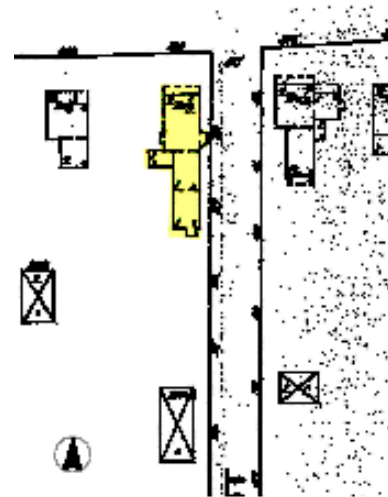


Figure 1.2: Map of Gage property in 1890. Reproduced from 1890 Sanborn map.

⁴ Manlius Historical Society, *People and Places* (Interlaken, New York: Heart of the Lakes Publishing, 1986).

⁵ *Series I Grantee Index*, (Syracuse, New York: Onondaga County, 1794-1870), Volume A, B Book 76 Pg. 149.



Site Development and Use

In 1854, realizing the potential of the influx of industries and businesses in Fayetteville, Henry Gage, a dry goods merchant, moved with his wife Matilda Joslyn and their three children from nearby Manlius to Fayetteville.⁶ The Gage family rented a property at 210 East Genesee Street owned by Beach Beard, a noted businessman who owned a handful of properties within the village [Figure 1.2] Located in the most prominent section of the village, the property was roughly half an acre in size and had a modest house on it. In 1858, the Gage family purchased the property and lived on the premises until 1898. Besides the house, the property, approximately 76 feet wide and 272 feet long, included a barn, icehouse, woodshed, apiary, orchard, garden, vegetable garden and a variety of flowering shrubs and trees. In addition, the entire property was surrounded by a white picket fence.



Figure 1.3: View east of front portion of Gage house. Reproduced 1887 photograph taken by L. Frank Baum. Matilda Joslyn Gage Foundation archival collection, Fayetteville NY, 2004.

⁶ "Mother and father moved to Fayetteville in 1854 in May from Manlius, New York." Matilda Jewell Gage. Letter to G.I Clark. 21 Feb. 1855. Matilda Joslyn Gage Foundation, Fayetteville, New York.



Spatial Organization

The north/side yard space consisted of a variety of different deciduous and evergreen trees and shrubs. With the strong vertical elements created by the vegetation and the front façade of the building, the northern part of the property was an enclosed space [Figure 1.3 and 1.4]. Because of the proximity of Walnut Street to the house, the east/side yard space was a rather small space. While inconsistent with pictures taken during this historic period, letters written by Thomas Clarkson Gage suggest that the distance from the house to Walnut Street was roughly seven feet [Figure 1.5].⁷ Additionally, trees lining Walnut Street were located on the eastern edge of the public sidewalk. The tight confines of the space, created by the street trees, fence, sidewalk and house, provided a feeling of enclosure. The south/side rear space had a variety of strong vertical elements, including a retaining wall lining the eastern edge of property, a barn on the south, an orchard on the west and the rear façade of the woodshed on the north, the large area at the south offset these features creating a feeling of openness. The west/side yard space, with its variety of deciduous trees and shrubs, was very enclosed and sheltered. Lacking any hard surface, the base plane was mostly comprised of a garden and lawn [Figure 1.6]. In addition to trees and the house, a summerhouse occupied this space.



Figure 1.4: View west of front portion of Gage house. Reproduced 1887 photograph taken by L. Frank Baum. Matilda Joslyn Gage Foundation archival collection, Fayetteville NY, 2004.

⁷ Based on photographs taken by Frank. L. Baum, the approximate distance from Walnut Street to the house is 12-15 feet. For recollection of the east/side yard, refer to Thomas Clarkson Gage. Letter to Helen Leslie Gage. 30 Nov. 1924. Matilda Joslyn Gage Foundation. Fayetteville, New York.



Figure 1.5: View west of side elevation of Gage house. Reproduced 1887 photograph taken by L. Frank Baum. Matilda Joslyn Gage Foundation archival collection, Fayetteville NY, 2004.

Circulation

Located on a corner lot, the north yard was bordered on the north by East Genesee Street and east by Walnut Street. Genesee Street was a major and heavily traveled east-west thoroughfare, while Walnut Street, a very narrow street, carried a substantially lower amount of traffic. The property was accessible to pedestrians via a public sidewalk on the north and east boundaries. Providing pedestrian access to the front of the house, a marble sidewalk connected with the northern public sidewalk.⁸ While letters and photographs suggest the presence of a marble sidewalk along the east/side yard, the exact location of the walk is unknown.⁹ Although research did not provide conclusive documentation of circulation features in the south yard or of walkways from the house to features such as the icehouse an apiary, sources suggest that gravel walks connected the garden to the summerhouse and house on the west/side yard.

Topography

During this historic period, the topography within the north/side yard sloped slightly to the west. On the east/side yard the topography was relatively flat, sloping slightly to the south. South of the woodshed, the land dramatically sloped to the south. Although, Walnut Street gradually descended to the south, the Gage property sloped significantly more causing the street to be substantially higher than the

⁸ “The house stood on a corner surrounded by a fine picket fence, with marble walk leading from street to house both front and back.” Thomas Clarkson Gage. Letter to Helen Leslie Gage. 30 Nov. 1924. Matilda Joslyn Gage Foundation. Fayetteville, New York.

⁹ Ibid.



property.¹⁰ A railing along the sidewalk on Walnut Street and a retaining wall along the eastern boundary were used due to the severe slope. To the west, the topography sloped subtly to the south and west.

Vegetation

On the north side of the property, there were many trees and shrubs, including a red cedar (*Juniperus virginian*), horsechestnut (*Aesculus hippocastanum*), magnolia (*Magnolia spp.*), Norway spruce (*Picea abies*) and two cherry trees (*Prunus avium*) [See figure 1.4 on page 10]. In addition, a row of elm trees (*Ulmus americana*) lined Genesee Street.¹¹ While most of the plants mentioned remained extant during the historic period, the Norway spruce and red cedar were removed in 1885.¹² Because of the small space along the east/side yard, few plants were present during this time period. However, lining Walnut Street was a row of Elm trees (*Ulmus Americana*) that were planted in 1862 by Henry and Thomas Clarkson Gage [Figure 1.5].¹³ Other plants located along the east elevation of the property were a climbing rose (*Rosa setigera*), and a morning glory (*Ipomoea spp.*) growing on a trellis located on the east elevation of the portico. Within the south portion of the property, there were vegetable garden, orchard, and strawberry bed. The vegetable garden included corn, potatoes, tomatoes, cucumbers, red and black currants, raspberries, green beans, carrots, peas, onions, lettuce, radishes, strawberries and quince trees.¹⁴ While the majority of the orchard existed along the western edge of the yard, it extended to the southern edge of the property. The orchard included approximately 18-20 trees including pear, cherry, crabapple, apple, plum, and peach trees.¹⁵ The west side of the property included the flower garden, rose trellis, orchard, and a variety of flowering shrubs.

The flower garden was laid out into different size and shape beds. For the most part, each bed was bordered with boxwood and included a mix of perennials and annuals. Within the garden was a summerhouse, which

¹⁰ A letter written by Thomas Clarkson provides a description of the property on the south/side yard space. Thomas Clarkson Gage. Letter to Helen Leslie Gage. 30 Nov. 1924. Matilda Joslyn Gage Foundation. Fayetteville, New York. As a recollection of his childhood, Thomas Clarkson may have exaggerated the height of the property in relation to the street.

¹¹ Thomas Clarkson Gage. Letter to Helen Leslie Gage. 30 Nov. 1924. Matilda Joslyn Gage Foundation. Fayetteville, New York.

¹² "I have taken up my tulip hyacinth and lily bulbs and had the red cedar and the Norway spruce removed from the front yard." Matilda Joslyn Gage. Letter to Sophie Gage. Fall 1885. Matilda Joslyn Gage Foundation. Fayetteville, New York.

¹³ "There was a row of Elm trees just outside of sidewalk which father and I set out in 1862, he doing the work and I steadying the trees, they are now very large trees reaching half way across the street." Thomas Clarkson Gage. Letter to Helen Leslie Gage. 30 Nov. 1924. Matilda Joslyn Gage Foundation. Fayetteville, New York.

¹⁴ Reference to vegetables provided in multiple sources. Henry Hill Gage. Letter to Thomas Clarkson Gage. 14 May 1871. Matilda Joslyn Gage Foundation. Fayetteville, New York; Matilda Joslyn Gage. Letter to Thomas Clarkson Gage. 13 Aug. 1885. Matilda Joslyn Gage Foundation. Fayetteville, New York; Matilda Joslyn Gage. Letter to Leslie Gage. 14 June 1886. Matilda Joslyn Gage Foundation. Fayetteville, New York; Matilda Joslyn Gage. Letter to unknown source. 15 Sept. 1887. Matilda Joslyn Gage Foundation. Fayetteville, New York;

¹⁵ Multiple sources refer to types of fruit found in the orchard. Matilda Joslyn Gage. Letter to Thomas Clarkson Gage. 13 Aug. 1885. Matilda Joslyn Gage Foundation. Fayetteville, New York; Matilda Joslyn Gage. Letter to Leslie Gage. 12 July 1891. Barbara Rivette Collection. Fayetteville, New York; Matilda Joslyn Gage. Letter to Thomas Clarkson Gage. 5 Aug. 1891. Matilda Joslyn Gage Foundation. Fayetteville, New York; Matilda Joslyn Gage. Letter to Thomas Clarkson Gage. 27 Aug. 1894. Matilda Joslyn Gage Foundation. Fayetteville, New York. Matilda Joslyn Gage. Letter to Thomas Clarkson Gage. 15 July 1897. Matilda Joslyn Gage Foundation. Fayetteville, New York. Matilda Joslyn Gage. Letter to Helen Leslie Gage. 15 Jan. 1898. Matilda Joslyn Gage Foundation. Fayetteville, New York. Thomas Clarkson Gage. Letter to Helen Leslie Gage. 30 Nov. 1924. Matilda Joslyn Gage Foundation. Fayetteville, New York; Julia Carpenter Gage. Date uncertain. Jocelyn Burdick Collection. Fayetteville, New York.



had sixteen grapevines. Surrounding the flower garden was a mix of shrubs including deutzia, weigela and roses. [Figure 1.6]¹⁶



Figure 1.6: View south of flower garden. Reproduced 1887 photograph taken by L. Frank Baum. Matilda Joslyn Gage Foundation archival collection, Fayetteville NY, 2004.

Buildings and Structures

After purchasing the house in 1858, Henry and Matilda moved the 1^{1/2} story dwelling from its location close to East Genesee Street to the rear portion of the property and built a 2 story, Greek revival addition on the north elevation.¹⁷ The addition, approximately, 24 feet wide by 44 feet long, included a portico along the north elevation with four pillars and a bay window on the east elevation. In 1863, the Gages built a small wing, 20 feet in length by 15 feet wide, to accommodate Matilda's parents.¹⁸ While the date of its construction is unknown, a woodshed was on the south elevation of the house, approximately 18 feet wide

¹⁶ Multiple sources refer to the vegetation found within the west space. Matilda Joslyn Gage. Letter to Sophie Gage. Fall 1885. Matilda Joslyn Gage Foundation. Fayetteville, New York; Matilda Joslyn Gage. Letter to Leslie Gage. 14 June 1886. Matilda Joslyn Gage Foundation. Fayetteville, New York; Matilda Joslyn Gage. Letter to Leslie Gage. 14 Apr. 1888. Matilda Joslyn Gage Foundation. Fayetteville, New York; Matilda Joslyn Gage. Letter to Leslie Gage. 12 July 189. Barbara Rivette Collection. Fayetteville, New York; Matilda Joslyn Gage. Letter to Thomas Clarkson Gage. 9 June 1891. Matilda Joslyn Gage Foundation. Fayetteville, New York. Matilda Joslyn Gage. Letter to Matilda Gage. 18 Sept. 1892. Matilda Joslyn Gage Foundation. Fayetteville, New York. Thomas Clarkson Gage. Letter to Helen Leslie Gage. 30 Nov. 1924. Matilda Joslyn Gage Foundation. Fayetteville, New York; Julia Carpenter Gage. Date uncertain. Jocelyn Burdick Collection. Fayetteville, New York.

¹⁷ Multiple sources refer to statement regarding date of building. Thomas Clarkson Gage. Letter to Helen Leslie Gage. 30 Nov. 1924. Matilda Joslyn Gage Foundation. Fayetteville, New York; Matilda Joslyn Gage. Letter to Thomas Clarkson Gage. 15 July 1897. Matilda Joslyn Gage Foundation.

¹⁸ Ibid.



by 24 feet long. A barn, approximately 37 feet long by 17 feet wide, was located along the southern edge of the property on Walnut Street. It included a basement, which housed a cow, chickens and ducks. On the first floor, the Gages kept a horse, carriage and harnesses.¹⁹ According to 1890 and 1896 Sanborn maps, the barn was extended 8 feet over the southern property line. During the Civil War, the barn was expanded for drying tobacco. Based on this fact, it can be assumed that this was the reasoning for the encroaching onto the other property. The locations of a summerhouse, icehouse and apiary were all along the west side of the property. The summerhouse, situated in the garden, had intricate latticework and marble floors. It was approximately 10 feet tall and 8 feet wide. Approximately 10 feet behind the summerhouse was a rose trellis. The icehouse and apiary were both located approximately 30 feet from the west kitchen door. The apiary held 5-6 hives of bees.²⁰ There is no documentation that provides the exact size and shape of the rose trellis, icehouse and apiary.

Constructed Water Features

There were no constructed water features present on the Gage property.

Small-Scale Features

Besides the white picket fence that defined the property edge, other small-scale features found within the property included a large urn located in the north yard and a retaining wall located within the south yard along Walnut Street [See figure 1.3 on page 9].

Site Boundaries

As previously mentioned, the property changed ownership in 1858. Beach Beard sold the half acre parcel to Henry Gage, for a total sum of one thousand three hundred and twenty five dollars. The property remained under Gage ownership for the duration of this period.

1898-2003

Landscape Context

During this period two additional houses were constructed adjacent to the Gage property. Substantial alterations to the property occurred following the death of Matilda Joslyn Gage in 1898 [Figure 1.7 and 1.8] One significant change was the subdivision of the property in 1925 for the formation of a new lot 102 feet long by 76 feet wide along the southern portion of the property. [Figure 1.9]. With this subdivision, the construction of a new dwelling took place on the newly created parcel. While the exact date of construction of 108-110 Walnut Street is unknown, it can be speculated that it was built c1925. Based on Sanborn maps, the construction of 109 Walnut Street took place c1909. This 2^{1/2} story Colonial Revival is located directly across from 108-110 Walnut Street. In addition to these two dwellings being erected on parcels adjacent to the Gage property, Walnut Street and



Figure 1.7: Map of the Gage property in 1904. Reproduced from 1904 Sanborn map.

¹⁹ Thomas Clarkson Gage. Letter to Helen Leslie Gage. 30 Nov. 1924. Matilda Joslyn Gage Foundation. Fayetteville, New York; Matilda Joslyn Gage.

²⁰Ibid.



Genesee Street were paved in the 1920s.²¹ Many of the public sidewalks were additionally improved and updated throughout this period.

Site Development and Use

Spatial Organization

In 1925 the spatial organization was substantially altered when the property was subdivided into two lots. The new size of the property, consistent with present dimensions, was approximately 66 feet wide and 170 feet long [Figure 1.9]. The removal of the white picket fence around the perimeter of the property and the loss of substantial vegetation greatly affected the spatial organization of the site [Figure 2.0].

Circulation

Although still present along the same alignment, Genesee Street and Walnut Street under went some minor changes as they were widened and paved in the 1920s. As street materials were changed, the property remained accessible to pedestrians via a sidewalk along the north and east boundaries. While the date of removal is uncertain, the marble walk that provided access to the front house was replaced with a concrete sidewalk. Other paths or walks were removed. In the 1930s, a driveway was constructed at the rear of the property for vehicular access to the newly constructed garage.

Topography

During this time period the topography on the north and east areas of the property remained relatively the same, but the south and west portions dramatically changed through the addition of extensive fill. This resulted in the south space having a subtler slope to the south and the west space becoming flat.

Vegetation

While the dates of removal are unknown, the majority of the vegetation that was present between 1854 and 1898 was no longer present during this period [Figure 2.0 and 2.1]. With the vegetation changing frequently due to various owners, it is not possible to document the life cycle of every plant present on the site during every period.

Buildings and Structures

Many modifications to the house took place during this time period.²² While the exact dates are unknown, the barn, retaining wall, summerhouse, apiary, hotbeds and icehouse all were removed during this period. Based on Sanborn maps, a carriage house was built in approximately 1904 in the same location as the barn [See figure 1.7 on page 14]. In c1919, the carriage barn was replaced with a smaller garage and in the 1930s a more contemporary garage replaced its predecessor.

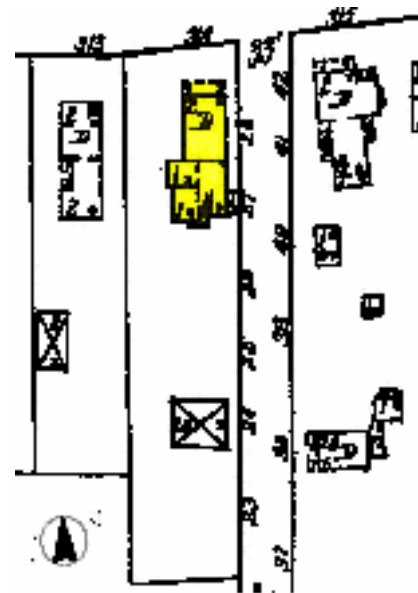


Figure 1.8: Map of Gage property in 1919. Reproduced from 1919 Sanborn map.

²¹ Refer to the “Existing Conditions” portion of the document for additional information on Walnut Street and Genesee Street.

²² Refer to the “Existing Conditions” portion of the document for additional information on Gage house.



Constructed Water Features

In the 1970s, a small pond was constructed on the west/side yard.²³

Small-Scale Features

Small-scale features that were present between 1854 and 1898 were removed during this period. In the 20th and 21st century, traffic signs and historical markers were added to the property.

Site Boundaries

The property changed ownership following the death of Matilda Joslyn Gage in 1898. While the house historically was a single-family residence, it changed to a multiple-family unit at an unknown date. The Matilda Joslyn Gage Foundation, Inc. purchased the property in 2001 and currently use portions of the building for apartment, museum and office space.

Summary

Following the years after the death of Matilda Joslyn Gage in 1898, the character of the property was substantially modified with the subdivision of the property in 1925 and the frequent changes in ownership after the historic period. As a result, the majority of the features that were present during the period of significance have been either altered or lost.

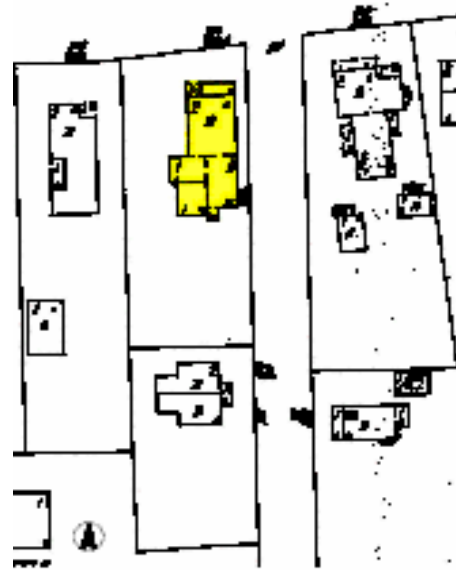


Figure 1.9: Map of Gage property in 1929. Reproduced from 1929 Sanborn map.



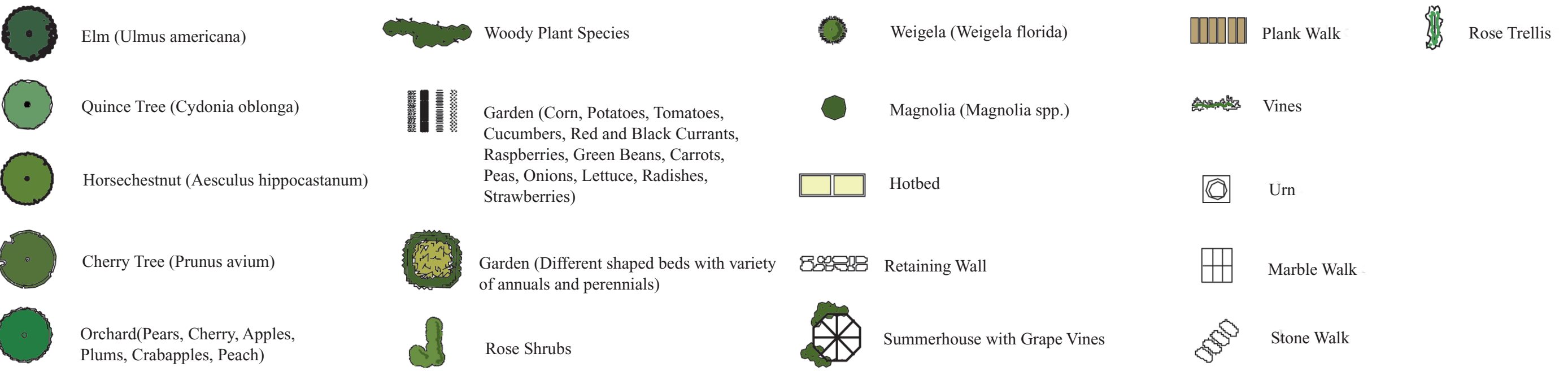
Figure 2.0: View south of Matilda Joslyn Gage house from East Genesee Street. Reproduced 1910 photograph. Matilda Joslyn Gage Foundation archival collection, Fayetteville NY, 2004.



Figure 2.1: View south of Matilda Joslyn Gage house from East Genesee Street. Reproduced 1917 photograph. Matilda Joslyn Gage Foundation archival collection, Fayetteville NY, 2004.

²³ Refer to the “Existing Conditions” portion of the document for additional information on water feature.





Rehabilitation Treatment Plan for the Matilda Joslyn Gage Property

MICHAEL COMMISSO

George W. Curry, Major Professor
Christine Capella Peters, Committee

LSA 800, Spring 2004 - Faculty of Landscape Architecture
SUNY College of Environmental Science and Forestry, Syracuse

Circa 1890 Period Plan

Scale: 0 10 20ft.
Figure: 2.2
Source: Photographs taken by Frank L. Baum in 1887 and Family Letters
Date: April 15, 2004



Existing Conditions





Existing Conditions

Introduction

This chapter records the existing physical conditions of the landscape within and adjoining the Matilda Joslyn Gage property. The first section of the chapter, Context, provides a brief overview of the landscape surrounding the Gage property. It examines the transportation corridors and adjacent properties. The second section, Property Conditions, provides a detailed description of existing conditions of all landscape features currently contained within the boundaries of the Gage property. Based on *Guide to Cultural Landscape Reports: Contents, Process, and Techniques*, landscape features found are based on 13 landscape characteristics. They include natural systems and features, spatial organization, land use, cultural traditions, cluster arrangement, circulation, topography, vegetation, buildings and structures, views and vistas, constructed water features, small-scale features, and archeological sites. Because of the size and character of this property, only 7 landscape characteristics were utilized:

- ✍ **Spatial Organization:** Arrangement of elements creating the ground, vertical, and overhead planes that define and create spaces.
- ✍ **Circulation:** Spaces, features, and materials that constitute systems of movement.
- ✍ **Topography:** Three-dimensional configuration of the landscape surface characterized by features and orientation.
- ✍ **Vegetation:** Indigenous or introduced trees, shrubs, vines, ground covers, and herbaceous materials.
- ✍ **Buildings and Structures:** Three-dimensional constructs such as houses, barns, garages, stables, bridges, and memorials.
- ✍ **Constructed Water Features:** The built features and elements that utilize water for aesthetic or utilitarian functions.
- ✍ **Small-Scale Features:** Elements that provide detail and diversity combined with function and aesthetics.¹

In addition, for each landscape feature, an assessment of its physical condition is provided based on a visual inspection. Condition was assessed based on the following four categories:

- ✍ **Good:** Indicates no clear evidence of major negative disturbances and deterioration by natural and/or human forces. Historical and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.
- ✍ **Fair:** Indicates clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within three to five years to prevent further harm to its historical and/or natural values. The cumulative effect of the deterioration, if left to continue without the appropriate corrective action, will cause the feature to degrade to a poor condition.
- ✍ **Poor:** Indicates clear evidence of major disturbances and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.
- ✍ **Unknown:** Indicates that not enough information is available to make an evaluation.²

¹ Robert R. Page et al, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*. (Washington, D.C: National Park Service, 1998), 53.



Context

Transportation Corridors

NY Route 5 (East Genesee Street)

NY Route 5, also known as East Genesee Street, was formerly the north branch of the Seneca Turnpike. Built in 1810, this major transportation corridor currently is maintained by the New York State Department of Transportation (DOT). Bordering the entire northern boundary of the Gage property, the road is posted at 30 miles-per-hour in the vicinity of the site. The State-owned right-of-way follows a straight alignment and is approximately 132 feet wide. The road, originally paved in 1921, presently consists of an asphalt overlay and is divided into two travel lanes having a total width of 44 feet.³

Condition: Fair

Walnut Street

Walnut Street, formerly known as Eatons Lane, borders the entire eastern boundary of the Gage property. Built c1820, the road follows a straight alignment with a 33 foot wide right-of-way. The street consists of an asphalt overlay and has one travel lane, which is roughly 22 feet wide. The vehicular traffic pattern is one-way in a southerly direction.

Condition: Fair

Adjoining Properties

East Side

300 East Genesee Street

Owner: Nancy Sudmyer

Less than a half-acre in size, 300 East Genesee Street is located east of the Gage property. J. Wells built the house before 1880. It is a rectangular two-story main block with a shallow hip roof having Italianate details and a rear addition capped by a gable roof. Located on the corner, the lot has a slight decrease in elevation from north to south. Vehicular access is on the west/side yard [Figure 2.3].

Condition: Good

² John E. Auwaerter, *Cultural Landscape Report Oriskany Battlefield State Historic Site Whitestown, New York*. (Syracuse, NY: SUNY-ESF, 2000), 9.

³ Moore, W.E., *NYSDOT Region 3 Right of Way Mapping Unit Research Report* (New York: NYSDOT, 1996).



South Side

109 Walnut Street

Owner: Matilda Joslyn Gage Foundation, Inc.

Less than half-acre in size, 109 Walnut Street is located southeast of the Gage property. Built c1910, the house is a rectangular two story vernacular building with a gable roof. Along the west elevation is a one story porch with a hip roof. The property gradually rises in elevation from west to east [Figure 2.4].

Condition: Good



Figure 2.3: View north of 300 East Genesee Street from Walnut Street. Photograph by M. Commisso, SUNY-ESF, 2004.



Figure 2.4: View east of 109 Walnut Street from Walnut Street. Photograph by M. Commisso, SUNY-ESF, 2004.



Figure 2.5: View west of 108-110 Walnut Street from Walnut Street. Photograph by M. Commisso, SUNY-ESF, 2004.



Figure 2.6: View west of 206 East Genesee Street. Photograph by M. Commisso, SUNY-ESF, 2004.



108-110 Walnut Street

Owner: Unknown

Less than half-acre in size, 108-110 Walnut Street is located south of the Gage property. Built between 1925 and 1929, the house is a rectangular two story block in the Colonial Revival style. The lot slightly decreases in elevation from north to south and east to west [Figure 2.5].

Condition: Good

West Side

206 East Genesee Street

Owner: Barbara Wagner

Less than a half-acre in size, 206 East Genesee Street is located west of the Gage property. The house, which is contained on the property, was built c1876 by Dr. Nelson Wilber and his wife, Helen. It is a rectangular two story dwelling with Italianate features, including a shallow hip roof and wide overhanging eaves. The lot gradually decreases in elevation from north to south. Along the south elevation there is a carriage house and elaborate garden. Vehicular access is on the west/side yard [Figure 2.6].

Condition: Good

Property Conditions

To better understand the arrangement and organization of the landscape features found within the boundaries of the Gage property, four spaces that surrounding the house were identified. Each space was documented based on the noted landscape characteristics, spatial organization, circulation, topography, vegetation, buildings and structures and water and small-scale features.

- ✍ **The East Genesee Street Space:** Generally defined by the house on the south, East Genesee Street on the north, the neighboring property on the west and Walnut Street on the east.
- ✍ **The Walnut Street Space:** Generally defined by Walnut Street on the east, the side of the house on the west, and the corners of the house acting as the implied north and south boundaries.
- ✍ **The South Space:** Generally defined by the garage on the south, the house on the north, the neighboring property on the west and Walnut Street on the east.
- ✍ **The West Space:** Generally defined by the neighboring property on the west, the side of the house on the east, and the corners of the house acting as the implied north and south boundaries [Figure 2.7].

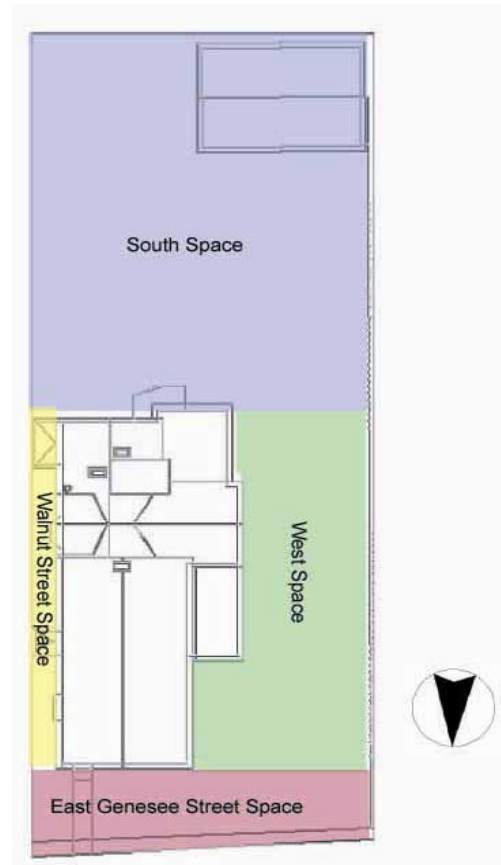


Figure 2.7: Spatial diagram illustrating four spaces defined within property. Drawn by Michael Commisso, SUNY ESF, 2004. Not to Scale.



As each space is documented based on the characteristics mentioned above it should be noted that while the property contains a multitude of different species, the majority of the plants contained within each space did not exist during the period of significance.⁴ They were either planted at a later date or are invasive⁵. In addition, the spaces that have been developed have been defined by the Gage house. While the house can be described in each space, it will only be described in the East Genesee Street Space section.

Site Boundaries

Located in the Limestone Creek Historic District, the Matilda Joslyn Gage property is a quarter acre parcel located on the corner of East Genesee Street and Walnut Street. At the intersection of these two streets the property stretches approximately 170 feet to its southern boundary. At this point the property extends to the west 66 feet and then north 165 feet. Heading east 66 feet, it meets the point of beginning resulting in a rectangular shaped parcel.

East Genesee Street Space

Spatial Organization

Bounded on the north by a public street, the perimeter along the north boundary is further defined by a five-foot concrete sidewalk and a planting strip roughly 12 feet in width. With the exception to the vertical element of the front façade of the house, the space is relatively open in character [Figure 2.8].

Condition: Good

Circulation

NY Route 5 (East Genesee Street)

[See “Landscape Context” on page 20]

Public Sidewalk

Constructed in 2003 on the alignment of an earlier sidewalk, the walk extends for roughly 300 feet from the intersection at Walnut Street to the intersection at Warren Street. It is 5.5’ wide and it is made of concrete [Figure 2.8].

Condition: Good



Figure 2.8: View west through East Genesee Street Space from Walnut Street. Photograph by M. Commisso, SUNY ESF, 2004.

⁴ Determined based on conversation with Barbara Wagner, property owner at 206 East Genesee Street, who has lived at present location since 1950.

⁵ Invasive plants, often referred to as weeds, are introduced species that can thrive in areas beyond their natural range of dispersal. These plants are characteristically adaptable, aggressive and have a high reproductive capacity. National Park Service, *Native Plants for Wildlife Habitat and Conservation Landscaping in Maryland*. 4 September 2001. 10 March 2004. <<http://www.nps.gov/plants/pubs/nativesMD/info.htm>>



Front Walk

Constructed at an unknown date on the alignment of an earlier walk, the walk extends 17.7' from the front edge of the portico to the public sidewalk along the northern boundary of the site. It is 3.9' wide and is made of concrete. At the southern end of the walk there are three concrete steps that provide accessibility to the porch and main entrance of the house [Figure 2.8].

Condition: Good

Topography

The East Genesee Street Space gently slopes from its eastern to western edge. The property high point is found within this space.

Vegetation

Trees and Shrubs

Sugar Maple (*Acer saccharum*)

One sugar maple was planted in 2002. It is located along the northern boundary of the space within the street right-of-way. Planted centrally within the strip of lawn, the tree measures 3" dbh and is 15' high.

Condition: Good

Tree of Heaven (*Ailanthus altissima*)

One Tree of Heaven was established c1990s. It is located along the eastern edge of the space. Established along the fence, this tree is measures 2" dbh and is 6' high.

Condition: Good

Norway Maples (*Acer plantanoides*)

A grouping of Norway maples was established c1990s. It is located along the western edge of the space. Established along the fence line in a random pattern, these trees are can not be measured because of their young age.

Condition: Good

Bridalwreath Spirea (*Spirea prunifolia*)

Seven spirea were planted c1910. They are located along the north foundation of the house. Planted in a linear fashion, these shrubs are 4' wide and 4' high [Figure 2.9].

Condition: Good



Figure 2.9: View west of bridalwreath spirea. Photograph by M. Commisso, SUNY-ESF, 2004.



Wintercreeper Euonymus (*Euonymus fortunei*)

One euonymus was planted c1990. It is located along the north foundation of the house on the eastern edge. Planted in line with the spirea, this shrub is approximately 2' wide and 2' high [Figure 3.0].

Condition: Good

Rose-of-Sharon (*Hibiscus syriacus*)

Three of Rose-of-Sharon were planted in 2002. They are located along the eastern edge of the space. Planted in an informal pattern, these shrubs are 1' wide and 2' high [Figure 3.0].

Condition: Good

Rose Hybrid

One rose hybrid was planted on a date unknown. It is located in the eastern edge of the space. Planted along the walk, this shrub is 1' wide and 2' high [Figure 3.0].

Condition: Fair



Figure 3.0: View east of rose hybrid, Rose-of-Sharon, and wintercreeper euonymus. Photograph by M. Commisso. SUNY-ESF. 2004.

Perennials, Groundcovers and Ferns

Hosta Species

One hosta was planted c1970. It is located along the western edge of the space. Planted along the fence, this plant is 1' wide and 1' high.

Condition: Good

Buildings and Structures

The Matilda Joslyn Gage House

The house was constructed in many stages and is located along the northern half of the property. Along the eastern edge of the property, the house is setback approximately 10' from Walnut Street. Along the northern edge, the house is setback approximately 37' from East Genesee Street. The earliest house on this site is believed to date from c1820 and may survive, incorporated into the larger Greek Revival structure built in 1858. The one and a half story earlier house has a gable roof and is located at the rear of the current building. The two story structure located at the front of the building has a gable roof with fine Greek Revival details [Figure 3.1]. The addition, located along the west elevation was built in 1863 to accommodate Matilda Joslyn Gage's parents. This portion of the house has a gable roof. The southern



Figure 3.1: View south along East Genesee Street space from East Genesee Street. Photograph by M. Commisso. SUNY-ESF. 2004.



wing, located south of this addition, was built between 1909 and 1919. This portion of the structure has a shed roof. The newest building component, located on the northern side of the addition, was built in the 1960s and has a shed roof. The exterior of the entire building complex is sheathed in white-painted wood clapboards.

Condition: Fair

Constructed Water Features

There are currently no constructed water features found within the East Genesee Street Space.

Small-Scale Features

History Marker

This cast iron site marker was installed in 2001. It is located along the eastern edge of the space and reads, “Matilda Joslyn Gage, nationally known abolition and women’s rights advocate lived here from 1854 until her death in 1898.” Developed as part of the 1926 State Historic Marker program, the marker is approximately 3’ wide by 2.5’ tall, with an overall height of 6’ [Figure 3.2].

Condition: Good

Transportation Signs

Two signs located in the East Genesee Street Space were installed on a date unknown. A bus route sign at the eastern edge of the space is approximately 4” wide and 12” tall, for an overall height of 8’. A “No parking” sign is situated on the western edge of the space and is approximately 4” wide and 12” tall, for an overall height of 8’.

Condition: Good

Walnut Street Space

Spatial Organization

Bounded on the east by a public street, the perimeter along the eastern boundary is further defined by a five-foot concrete sidewalk. Due to the minimal building setback, the sidewalk compromises the vast majority of the space, leaving a small portion of lawn along the foundation of the house. The tight confines of the space and the relationship to the house create a feeling of enclosure.

Condition: Good



Figure 3.2: View west of history marker of New York State sign. Photograph by M. Commisso, SUNY-ESF, 2004.



Figure 3.3: View south along Walnut Street space from East Genesee Street space. Photograph by M. Commisso, SUNY-ESF, 2004.



Circulation

Walnut Street

[See “Landscape Context” on page 20]

Public Sidewalk

Constructed in 2003 on the alignment of an earlier sidewalk, the walk extends for roughly 700 feet on a straight alignment from the intersection at East Genesee Street to the intersection at Clinton Street. It is 4'2" wide and it is made of concrete. This space has the most entranceways into the house and has more pedestrian traffic than all other spaces within the site. Two small concrete walks extending off the public sidewalk, provide access to the apartment and office space entries.

Condition: Good

Topography

The Walnut Street Space gently slopes from its northern to southern edge. From east to west, the space is generally flat.

Vegetation

Trees and Shrubs

Wild Red Cherry (*Prunus pensylvanica*)

One cherry was established c2002. It is located along the western edge of the space. Established near the kitchen entrance this young specimen is 8' high [Figure 3.4].

Condition: Good

Buckthorn (*Rhamnus cathartica*)

One buckthorn was established c2001. It is located at the northern edge of the space. Established along the corner of the house, this shrub is 12" wide and 3' high [Figure 3.5].

Condition: Good



Figure 3.4: View along Walnut Street space of wild red cherry, hosta, and white cedar. Photograph by M. Commisso, SUNY-ESF, 2004.



Figure 3.5: View south of Rose-of-Sharon and buckthorn. Photograph by M. Commisso, SUNY-ESF, 2004.



Rose-of-Sharon (*Hibiscus syriacus*)

Two Rose-of-Sharon were planted in 2002. They are located along the northern edge of the space. Planted in an informal pattern, these shrubs are 1' wide and 2' high. [Figure 3.5]

Condition: Good

White Cedars (*Thuja occidentalis*)

One cedar was planted in c1990. It is located in the southern edge of the space [Figure 3.6]. Planted along the foundation of the house, this shrub is 5' wide and 5' high. Two additional cedars were planted in 2002. They are located centrally within the space. Planted in an informal pattern, these two shrubs are 1' wide and 1' high.

Condition: Good

Perennials, Groundcovers and Ferns

Hosta Species

Four hosta plants were planted in c2000. They are located throughout the space in an informal pattern. The plants range between 1-2' wide and 1' high.

Condition: Good

Gout Weed (*Aegopodium spp.*)

A mass of gout weed was established c2000. Located throughout the space along the foundation of the house, this groundcover varies in size and shape [Figure 3.6].

Condition: Good

Buildings and Structures

The Matilda Joslyn Gage House

[See "East Genesee Street" on page 25]

Constructed Water Features

There are currently no constructed water features found within the Walnut Street Space.

Small-Scale Features

There are currently no small-scale features found within the Walnut Street Space.



Figure 3.6: View south along Walnut Street space of white cedar and gout weed. Photograph by M. Comisso. SUNY-ESF. 2004.



South Space

Spatial Organization

This space is bounded on the east by Walnut Street and adjoining properties on the south and west. With the exception of a handful of deciduous and evergreen trees, the area is comprised mostly of lawn with a narrow strip of pavement approximately 20 feet in width at the rear of the property. Along the western boundary a fence, and associated vegetation, separates the property from the neighboring parcels. Although having strong vertical enclosure created by the rear of the house, garage and scattered vegetation, the space is relatively open in character [Figure 3.7].

Condition: Good

Circulation

Driveway

Constructed c1930s, the driveway provides access to the garage. Approximately 3 feet from the southern boundary line of the property, the driveway is 22 feet wide and 32 feet 7 long. It extends on a straight alignment from the garage to Walnut Street and is made of asphalt [Figure 3.7].

Condition: Fair

Topography

The South Space gently slopes from its northern to southern edge. From its east to west, the space slightly slopes downward [Figure 3.8].

Vegetation

Trees and Shrubs

Norway Maples (*Acer plantanoides*)

Six Norway maples were established c1940. They are located along the northern boundary of the space. Established closely together in an informal pattern, these trees measure approximately 3-4" dbh and are 30-40' high. A second grouping of Norway maples was established at an unknown date. It is located along the western edge of the space. Established along the fence line in a random pattern, these trees cannot be measured because of their young age [Figure 3.8].

Condition: Good



Figure 3.7: View northwest in south space from Walnut Street. Photograph by M. Commisso, SUNY-ESF, 2004.



Figure 3.8: View north in south space. Photograph by M. Commisso, SUNY-ESF, 2004.



Sugar Maple (*Acer saccharum*)

One sugar maple was planted c1930. It is located along the western boundary of the space. Planted along the fence line, this tree measures approximately 2' dbh and is 80-90' high.

Condition: Good

Balsam fir (*Abies balsamea*)

One balsam fir was planted c1970. It is centrally located within the space and measures 3" dbh and is 20' high [Figure 3.9].

Condition: Good



Figure 3.9: View south in south space. Photograph by M. Commisso SUNY-ESF, 2004.

Wild Red Cherry (*Prunus pensylvanica*)

One red cherry was established at an unknown date. It is located within the western portion of the space. Established along the fence line, this tree measure 2-3" dbh and is approximately 10-15' high.

Condition: Good

Bridalwreath Spirea (*Spirea prunifolia*)

One spirea was planted c1910. It is located along the south foundation of the house at the western edge. It is approximately 4' wide and 4' high [Figure 4.0].

Condition: Good



Figure 4.0: View of bridalwreath spirea found within south space. Photograph by M. Commisso, SUNY-ESF, 2004.

Common Lilac (*Syringa vulgaris*)

One lilac was planted c1940. It is located within the western portion of the space. Planted along the fence near the northwest corner of the garage, it is approximately 5-6' wide and 6-8' high.

Condition: Good

Perennials, Groundcovers and Ferns

Violets (*Viola spp.*)

Groupings of violets were established c1950. Located along the north foundation of the garage, this groundcover varies in size and shape. [Figure 4.1].

Condition: Good



Cinnamon Fern (*Osmunda cinnamomea*)

A grouping of ferns was established c1980. They are located within the southern portion of the space. Located along the north foundation of the garage, these ferns are found in a clump approximately 3 to 4' wide and 2' high [Figure 4.1].

Condition: Fair

Hosta Species

One hosta was planted at an unknown date. It located within the southern portion of the space. Planted along the north foundation of the garage, this perennial is 2' wide and 12" high.

Condition: Fair

Raspberries (*Rosaceae spp.*)

Groupings of raspberries were established on an unknown date and are scattered throughout the space. Located along the north foundation of the garage, this groundcover varies in size and shape [Figure 4.1].

Condition: Fair

Gout Weed (*Aegopodium*)

Groupings of gout weed were established at an unknown date and are scattered throughout the space. Located along the north foundation of the garage, this groundcover varies in size and shape [Figure 4.1].

Condition: Good

Buildings and Structures

The Matilda Joslyn Gage House

[See "East Genesee Street" on page 25]

Garage

The garage was constructed in the 1930s. It is located along the southern boundary of the south space. It measures 20.5' wide and 30.5' long, and the exterior is sheathed in white-painted wood clapboards. The roof is a low-pitched gable roof. The front of the building, which faces east towards Walnut Street, contains two different overhead doors [Figure 4.2].

Condition: Fair



Figure 4.1: View west along north foundation of garage. Photograph by M. Commisso, SUNY-ESF. 2004.



Figure 4.2: View west of garage from Walnut Street. Photograph by M. Commisso, SUNY-ESF.2004.



Constructed Water Features

There are currently no constructed water features found within the South Space.

Small-Scale Features

Retaining Wall

The retaining wall was constructed in the 1930s. Located along the property's southern boundary, the wall is constructed out of concrete and is approximately 32' long and 4-5' tall at its highest point.

Condition: Poor

West Space

Spatial Organization

Bounded on the west by a fence separating the property from the adjoining parcel and the house on the east, this area is comprised mostly of deciduous and evergreen trees and shrubs. In addition, a line of centrally located evergreen shrubs, creates a very enclosed and private space [Figure 4.3].

Condition: Good

Circulation

There are currently no circulation features within this space.

Topography

The West Space gently slopes from its eastern to western edge. From north to south, the space gradually slightly slopes down.



Figure 4.3: View south into west space. Photograph by M. Commisso, SUNY-ESF, 2004.



Figure 4.4: View north towards west space. Photograph by M. Commisso, SUNY-ESF, 2004.



Vegetation

Trees and Shrubs

White Cedars (*Thuja occidentalis*)

Nine cedars were planted in 1993. Centrally located within the space, these cedars were planted in a linear pattern. These trees are approximately 4' wide and 7' high. Three additional cedars were planted in 1993. They are located in the east portion of the space. Planted along the east foundation of the Gage house, these cedars are approximately 5-6' wide and 8-12' high [Figure 4.3].

Condition: Good



Figure 4.5: View northwest within west space of horsechestnut and Rose-of-Sharon. Photograph taken by M. Comisso. SUNY-ESF. 2004.

Mockorange (*Philadelphus coronaries*)

One mockorange was established c2000. It is located in the west portion of the space along the fence line. Established from the stump of a previous mockorange planted in the 1930s, this shrub is approximately 2' wide and 4-5' high.

Condition: Fair

Horsechestnut (*Aesculus hippocastanum*)

One horsechestnut was established c1950. It is located in the west portion of the space. Established along the fenceline, this tree is approximately 4-5" dbh and 30'-40' high [Figure 4.5].

Condition: Good

Bridalwreath Spirea (*Spirea prunifolia*)

Two spirea were planted c1910. They are located along the west foundation of the house. Planted in a linear fashion, these shrubs are 4' wide and 4' high.

Condition: Good

Perennials, Groundcovers and Ferns

Hosta Species

Six hosta species, located in the western edge of the space, were planted c1980. Surrounding the pond, these perennials are 1' wide and 1' high.

Condition: Good



Rose-of-Sharon (*Hibiscus syriacus*)

One Rose-of-Sharon was planted in 2002. It is located in the western edge of the space. This shrub is 1' wide and 2' high [Figure 4.5].

Condition: Good

Buildings and Structures

The Matilda Joslyn Gage House

[See "East Genesee Street"]

Constructed Water Features

Concrete Basin

Constructed c1970, this concrete basin is centrally located in the northern portion of the space. Originally built to hold fish, it currently lacks water and is in disrepair. The basin is made of concrete and is oval in shape. It size is approximately 3-4' in length and 2-3' in width [Figure 4.6].

Condition: Poor

Small-Scale Features

Fence

This fence was constructed in c1952. Located along the property's western edge, the fence is made of chain link and physically separates the property from the adjacent property to the west. The fence is approximately 170' long and 3.5' tall.

Condition: Fair

Summary

Besides the house, garage and a few other landscape features, the majority of features found on the property have been constructed, planted or established within the last 50 years.








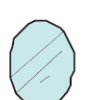





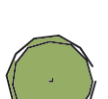


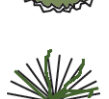





Figure 4.6: View of concrete basin surrounded by hosta. Photograph by M. Commisso, SUNY-ESF, 2004.

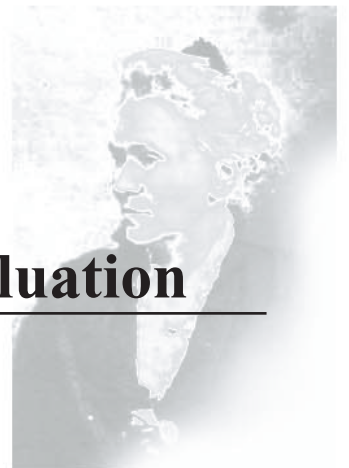




Key

	Sugar Maple (<i>Acer saccharum</i>)		Mockorange (<i>Philadelphus coronaries</i>)		Buckthorn (<i>Rhamnus cathartica</i>)		Hosta Species
	Norway Maple (<i>Acer plantanoides</i>)		Tree of Heaven (<i>Acer altissima</i>)		Rose-of-Sharon (<i>Hibiscus syiacus</i>)		Pond
	Horsechestnut (<i>Aesculus hippocastanum</i>)		Lilac (<i>Syringa vulgaris</i>)		Cinnamon Fern (<i>Osmunda cinnamomea</i>)		Historic Marker Sign
	Wild Red Cherry (<i>Prunus pensylvanica</i>)		Bridalwreath Spirea (<i>Spirea prunifolia</i>)		Mixed Woody Species		Street Sign
	Balsam Fir (<i>Abies balsamea</i>)		White Cedar (<i>Thuga occidentalis</i>)		Mixed		Retaining Wall

Analysis and Evaluation





Analysis and Evaluation

Introduction

The Analysis and Evaluation chapter is comprised of two sections. The first section provides the statement of significance, which explains the relationship between the cultural landscape and specific historic contexts, National Register criteria, and period(s) of significance.¹ When evaluating a property against National Register criteria, significance is defined as the importance of a property to the history, architecture, archeology, engineering, or culture of a community, a State, or a nation. Significance may be based on the following criterion:

- ✍ **Criteria A:** Significant for property's association to events or broad patterns of history.
- ✍ **Criteria B:** Property associated with a person significant to national, regional, or local history
- ✍ **Criteria C:** Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- ✍ **Criteria D:** It's yielded, or may be likely to yield, information important in prehistory or history.²

For this document, the statement of significance is derived from the Limestone Plaza Historic District National Register designation document.

The second section, "Property Analysis", provides the historic integrity analysis of the landscape context and landscape characteristics. Historic integrity is assessed to determine if the existing property characteristics and features are in the same condition that they were in during the period(s) of significance. The first section, landscape context, provides an analysis of the properties and landscape features that fall outside the boundaries of the Gage property. Although not within the project limits, the historic documentation of a property's context is important to its individual history and setting. The second section, landscape characteristics, includes the analysis of all landscape characteristics and associated features that are contained within the property boundaries. Both sections compare the historic and existing conditions for each landscape feature that presently exists or existed historically. The analyses for both sections are documented according to the following format:

- ✍ **Historic:** A brief synopsis of the feature's history as documented in the site history section up to the end of the period of significance in 1898.
- ✍ **Existing Condition:** A brief description of the feature as it has changed from 1898 to the present.
- ✍ **Analysis:** A determination of whether the feature is extant and whether it contributes to the historic significance of the property based on a comparison of historic and existing conditions. Features are determined to be "contributing" if they were present during the period of significance, possess historic integrity, and are related to the areas of historic significance. Features are determined to be "non-contributing" if they were not present

¹ Robert R. Page, Cathy A. Gilbert, Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques* (Washington, DC: National Park Service, 1998), 69-71.

² National Register Bulletin, *How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Park Service, 1997), 2.



during the period of significance, no longer possess historic integrity, or are unrelated to the areas of historic significance. The historic integrity of each feature is evaluated against the seven aspects established by the National Register: location, design, setting, materials, workmanship, feeling, and association.³

The period of significance for the Gage property is 1854-1898. Both components of this chapter have been developed according to the National Register Criteria for Evaluation.

Statement of Significance

The Matilda Joslyn Gage property is eligible as a cultural resource because it meets one or more of the criteria established in the 1966 National Historic Preservation Act for the nomination process and listing in the National Register of Historic Places. The property is significant under criteria B and C. Matilda Joslyn Gage was a nationally known abolitionist and women's right leader and the house is architecturally significant as a fine example of Greek Revival architecture, representative of the economic and cultural development of the Village of Fayetteville. The period of significance is the year that Matilda moved onto the property in 1854 until her death in 1898.

Criterion B

The Matilda Joslyn Gage property is eligible under criterion B because it was the residence of Matilda Joslyn Gage.

Matilda Joslyn Gage

Matilda Joslyn Gage, an only child of Hezekiah and Helen Leslie Joslyn, was born March 24, 1826 in Cicero, New York [Figure 4.8]. Hezekiah, a physician, taught his daughter some aspects of medicine and anatomy, hoping that she might be one of the first women to go to medical school. But more importantly, he taught her the importance of thinking for herself and to question everything. Staying only one year at the Clinton Liberal Institute of New York, Matilda, at the age of eighteen, married Henry Hill Gage. After several years in Syracuse and the nearby village of Manlius, the family moved a few miles to Fayetteville. She gave birth to five children from 1845 to 1861, losing one in infancy: Helen Leslie (Gage), Thomas Clarkson, Julia Louise (Carpenter), and Maud Gage (Baum) who married Lyman Frank Baum, author of the Wizard of Oz.⁴



Figure 4.8: Photograph of Matilda Joslyn Gage courtesy of www.secularhumanism.org/hall-of-fame/gage/.

³ John E. Auwaerter, *Cultural Landscape Report Oriskany Battlefield State Historic Site Whitestown, New York*. (Syracuse, NY: SUNY-ESF, 2000), 9.

⁴ Sally Roesch Wagner, ed., *Woman, Church, and State. A Historical Account of the Status of Woman Through the Christian Ages With Reminiscences of the Matriarchate* (Aberdeen South Dakota: Sky Carrier Press, 1998).



Lyman Frank Baum (1856-1919)

Lyman Frank Baum was born on May 15, 1856, in Chittenango, New York. In 1900, he wrote *The Wonderful Wizard of Oz*, one of the most important cultural documents and fairy tales in American history. In 1882, against the wishes of her mother, Maud Gage married Frank Baum, in the home of Matilda Joslyn and Henry Gage. At first Matilda was not thrilled with Baum for he seemed rather flighty, a dreamer type and she thought him an unstable match for her daughter. However, with time, Matilda influenced Frank with her ideas and beliefs. Upon listening to the multitude of fairy tales that Baum would tell his children, Gage urged him to write them down and publish them. While in the Dakota Territory, Baum managed to purchase the local newspaper, *The Aberdeen Saturday Pioneer*. Due in part to Baum's relationship to Gage, *The Pioneer* was an important publication for liberal, middle-class feminists to express their opinions and beliefs.⁵ Not only was Baum a prolific American writer but he was an avid amateur photographer. Frank Baum photographed the Gage property in 1887, and these photos were a primary reference in developing the treatment plan for the property.

Abolitionist

In the early to mid-nineteenth century Fayetteville was actively involved in the anti-slavery movement. By the 1840s, the village was a regular stopping place for nationally known anti-slavery leaders and speakers. Like her father, Matilda Joslyn Gage was a committed abolitionist and, after moving to Fayetteville in 1854, her house quickly became a gathering place for workers in the anti-slavery movement, as well one of the centers on the Underground Railroad. The Matilda Joslyn Gage Property is the only site open to the public in Onondaga County identified as a site affiliated with abolitionism.

One of the proudest acts of my life; one that I look back upon with most satisfaction is that when Rev. Mr. Loguen [Syracuse conductor of the Underground Railroad] of this city went to the village of my residence to ascertain the names of those upon whom run-away slaves might depend for aid and comfort on the way to Canada, I was one of the two solitary persons who gave him their names. Myself and one gentleman of Fayetteville, were the only two persons who dared thus publicly defy "the law" of the land, and for humanity's sake render ourselves liable to fine and imprisonment in the county jail, for the crime of feeding the hungry, giving shelter to the oppressed, and helping the black slaves on to freedom.⁶

It was during the abolitionist movement that Gage realized she was equally deprived of her freedom. Because of this she decided to publicly join the ranks of those fighting for women's rights in 1852, when she spoke at the third National Women's Rights Convention in Syracuse.

Woman's Suffrage Leader

The third National Women's Rights Convention in Syracuse was Matilda's official entrance into the Woman's Suffrage Movement. She provided an immediate impact and catapulted herself into the national limelight. By the 1870s, Gage joined forces with Elizabeth Cady Stanton, Susan B. Anthony and other radical suffragists to form the National Woman Suffrage Association (NWSA). In 1876, Anthony, Stanton and Gage worked together to edit the first three volumes of the *History of Woman Suffrage*, with Gage and Stanton as the main writers and Anthony as the person who critiqued and offered suggestions. Anthony additionally set out finding potential publishers for the document.

⁵William R. Leach, *The Wonderful Wizard of Oz by Lyman Frank Baum* (Belmont, California: Wadsworth Publishing Company, 1991), 33.

⁶Matilda Joslyn Gage, "Old Times and New," *National Citizen and Ballot Box*, May 1880, column 5, p.3.



Elizabeth Cady Stanton (1815-1902)

Elizabeth Cady Stanton was born on November 12, 1815 in Johnstown, New York. Stanton was the daughter of Daniel Cady and Margaret Livingston and wife of Henry B. Stanton. In 1848, she helped organize the first national woman's rights convention in Seneca Falls, New York. After disagreements within the Equal Rights Association, Stanton, Susan B. Anthony and Matilda Joslyn Gage formed the National Woman Suffrage Association (NWSA). Sharing leadership positions with Anthony, Stanton, for the most part, worked behind the scenes with Gage in writing the major documents of the NWSA. By the 1880s, the Woman's Suffrage "triumvirate" of Stanton, Anthony and Gage, produced three volumes of the *History of Woman Suffrage*. In addition to the major documents, Stanton wrote the controversial *Woman's Bible*, which ultimately detached her from the conservative suffrage movement in later years.⁷

Susan Brownell Anthony (1820-1906)

Susan B. Anthony was born February 15, 1820 in Massachusetts. She was brought up in a Quaker family with long activist traditions. After teaching for fifteen years, she became active in the temperance movement. Because she was a woman, Anthony was not allowed to speak at temperance rallies. This experience, and her acquaintance with Elizabeth Cady Stanton, led her to join the women's rights movement in 1852. Anthony, who never married, traveled and lectured all over the country speaking on behalf of many associations that worked for suffrage for both women and African American men. Anthony visited the Matilda Joslyn Gage property so often that the family designated the guest room bedroom the "Susan B. Anthony Room." On one her visits, Anthony scratched her name in the upstairs library window, which is still intact.⁸

After the completion of the last volume of the *History* in 1881, Gage organized with women in Fayetteville, to vote and run for office in school elections. Her tactics and the devotion of the local woman proved successful, allowing an all-women slate of officers, including Gage's oldest daughter Helen, who was elected clerk.⁹ While remaining politically active, Gage flourished as an author, writing an immense number of articles for NWSA and the local newspaper.

In her later years, Matilda concentrated all her efforts battling Christianity, a subject that tormented her throughout her life.

The Christian Church is based upon the theory that woman brought sin and death into the world, and that therefore she was punished by being placed in a condition of inferiority to man—a condition of subjection, of subordination.¹⁰

From the sudden onset of the women's right movement, the Christian church was a major opponent as it provided the theological justification for woman's inferior state by teaching that women were made to be subordinate to men. The Christian church believed women were the source of evil, responsible for the downfall of humanity through Eve's original sin.¹¹ Gage argued that under the Christian influence, women would never receive their freedom.

⁷ Geoffrey C. Ward, *Not for Ourselves Alone. The Story of Elizabeth Cady Stanton and Susan B. Anthony* (New York: Alfred A. Knopf, 1999).

⁸ Geoffrey C. Ward, *Not for Ourselves Alone. The Story of Elizabeth Cady Stanton and Susan B. Anthony* (New York: Alfred A. Knopf, 1999).

⁹ Sally Roesch Wagner, ed., *Woman, Church, and State. A Historical Account of the Status of Woman Through the Christian Ages With Reminiscences of the Matriarchate* (Aberdeen South Dakota: Sky Carrier Press, 1998).

¹⁰ Sally Roesch Wagner, *She Who Holds The Sky* (Aberdeen, South Dakota: Sky Carrier Press, 1998).

¹¹ Sally Roesch Wagner, *She Who Holds The Sky* (Aberdeen, South Dakota: Sky Carrier Press, 1998).



While Gage and Stanton strongly opposed the Christian church, other women that were fighting for their rights did not feel the same way, including Susan B. Anthony. While woman's oppression by the church, state, the capitalist and the home were considered the main problems accordingly to Stanton and Gage, the members of the American Woman Suffrage Association (AWSA) believed that a woman's right to vote was the main problem. With the merging of the NSWA and the AWSA, tensions arose between Gage, Stanton and Anthony. Anthony, believing that obtaining the vote was their single most important duty, went against the wishes of Gage and Stanton and merged the conservative AWSA with NSWA, completely changing the mission of the later association. This action destroyed the relationship between Gage and Anthony, which ultimately lead to Gage being written out of the woman's suffrage movement. Anthony strongly opposed of Matilda's radical views and deliberately had Gage's name removed from the fourth volume of the *History of Woman Suffrage*, as well as other important documents, upon Gage's and Stanton's death. These acts by Anthony, for the most part, are the main reason Matilda Joslyn Gage is rarely mentioned in present day literature on the Woman's Suffrage Movement.

Mohawk Nation Adoptee

While serving as president of the NWSA, and firmly devoted to women's rights, Gage recognized that the division of power between men and women were nearly equal among Native American families. Intrigued by this, she spoke out in support of native sovereignty. In 1893, Matilda was adopted into the wolf clan of the Mohawk nation and was given the name "Sky Carrier."¹² The Gage property is the only historic site in the country that interprets the Native American influence on the early women's rights movement.

Criterion C

Besides being significant for its association with a person significant to national, regional, or local history, the Gage property is eligible for listing on the National Register under criterion C because the house is a fine example of Greek Revival architecture, representative of the economic and cultural development of the Village of Fayetteville.

The period of time between 1820 and 1880 referred to as the Romantic Era included five different architectural styles: Greek Revival, Gothic Revival, Italianate, Exotic Revival, and the Octagon. The Greek Revival, dominant from about 1830 to 1850, emphasized cornice lines, doorways, porch support columns and windows.

The wide band of trim in the gable and beneath the cornice of both the main roof and the porch roof as well as the classical columns, provide the two most identifiable features found on the Gage house that exemplify the Greek Revival style. In addition, the door surrounds are a dominant feature of Greek Revival architecture. The main doorway at the Gage house is surrounded on both sides and top by a narrow band of rectangular panes of glass. The door and glass are recessed behind the front building wall, creating a complex three-dimensional effect.¹³

¹² Sally Roesch Wagner, *She Who Holds The Sky* (Aberdeen, South Dakota: Sky Carrier Press, 1998).

¹³ M^cAlester, Virginia and Lee, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2000).



Property Analysis

Landscape Context

Transportation Corridors

NY Route 5 (East Genesee Street)

Historic Condition: Built in 1810, NY Route 5, also referred to as East Genesee Street, was formerly the north branch of the Seneca Turnpike. Bordering on the entire north boundary of the property, the street was lined with elm trees throughout the period of significance.

Existing Condition: Approximately 1898, a trolley line was constructed on the side of the street. However, following 1931 the street was resurfaced in asphalt, the shoulders widened, and new roadside features such as signs and furnishings have been installed and the Elm trees removed. Presently owned and maintained by the State of New York Department of Transportation (DOT), the street is posted at 30 miles-per-hour in the vicinity of the property, has a right-of way of 132 feet and is divided into two travel lanes with a total width of 44 feet. While the original trees that lined the street were removed, new trees have been planted preserving the historic nature of the street.

Analysis: Existing, Contributing

The street contributes to the historic significance of the property as an integral feature of the landscape. Although the original surface material has been changed, the shoulders widened and transportation signs added the street retains integrity of location, design, setting, and association to the historic period.

Walnut Street

Historic Condition: Built c. 1820, Walnut Street, formerly Eatons Lane, borders the entire eastern edge of the gage property. During the historic period, the street was straight in alignment and was lined with elm trees.

Existing Condition: Since 1898, the road has been substantially modified. The Elm trees present during the period of significance were removed and the shoulders widened. In addition, the street was resurfaced. While new street trees have replaced the Elm species, the number of trees lining the street is significantly less.

Analysis: Existing, contributing

The street contributes to the historical significance of the property. Although the street has been resurfaced, widened and contemporary signage and furnishings have been installed the street retains integrity of location, setting, design, and association to the historic period.

Adjoining Properties

300 East Genesee Street

Historic Condition: J. Wells built the house before 1880. It is a rectangular two-story dwelling with a stylistic mixture of Italianate details. Located on the corner, the lot had a slight decrease in elevation from north to south. On the southern end of the property was an orchard.



Existing Condition: Other than the removal of landscape features, the property has seen no significant changes since the end of the historic period.

Analysis: Existing, contributing

The property contributes to the historical significance of the area. The property was developed during the period of significance and retains integrity of location, design, materials, and association.

109 Walnut Street

Historic Condition: During the period of significance, the house did not exist.

Existing Condition: Built c1910, a rectangular two story colonial house has a gable roof. Along the west elevation is a one story porch with a hip roof. Purchased in 2003 by the Matilda Joslyn Gage Foundation, Inc., the house has had vinyl siding installed on the exterior.

Analysis: Existing, non-contributing

109 Walnut Street does not contribute to the historic significance of the property. The property was developed after the historic period. The property detracts from the historic character of the area.

108-110 Walnut Street

Historic Condition: Located south of the property along Walnut Street, this parcel was not a separate property during the period of significance, but rather was historically part of the Gage site.

Existing Condition: The Gage property was subdivided in 1925 and a house was built on the new parcel between 1925 and 1929. The house is a rectangular two story Colonial Revival.

Analysis: Existing, non-contributing

108-110 Walnut Street does not contribute to the historic significance of the property. The property was developed after the historic period. The parcel detracts from the historic character of the area as well as the Gage property.

206 East Genesee Street

Historic Condition: Built c1876 for Dr. Nelson Wilber, the house located on the property was a rectangular two story dwelling with Italianate features.

Existing Condition: Since 1898, the property has seen no significant changes.

Analysis: Existing, contributing

206 East Genesee Street contributes to the historic significance of the area. The property was developed during the period of significance and retains integrity of location, design, setting, materials, and association.



Landscape Characteristics

As with the existing conditions portion of the document, this section organizes the landscape features found within the boundaries of the property based on the four spaces that surround the house: East Genesee Street Space, Walnut Street Space, South Space, and West Space.

East Genesee Street Space

Spatial Organization

Historic Condition: During the period of significance, the East Genesee Street space consisted of a variety of different deciduous and evergreen shrubs. With strong vertical elements of the house, vegetation and white picket fence, this space was enclosed.

Existing Condition: Since 1898, the fence and the majority of the vegetation occupying the space were removed. With the removal of the fence in 1899, the physical boundary that historically defined the space was lost, resulting in a space visually larger than the historic condition. Presently, with the exception to the vertical element of the front façade of the house, the space is relatively open in character with only a few deciduous foundation plantings present.

Analysis: Existing, contributing

The spatial organization of the East Genesee Street space contributes to the historic significance of the property. Although, the removal of the fence and vegetation has resulted in the loss of the historic enclosed space, the space is still completely intact

Circulation

NY Route 5 (East Genesee Street)

[See "Landscape Context"]

Public Sidewalk

Historic Condition: While the date of construction is unknown, during the period of significance a wooden plank sidewalk lined the northern boundary of the property.

Existing Condition: Since 1898, the sidewalk has been reconstructed multiple times using a variety of different surface materials. In 2003 a new sidewalk was built on the same alignment as earlier walks. The walk is 5.5' wide and is made of concrete aggregate.

Analysis: Existing, contributing

The public sidewalk contributes to the historic significance of the property. Although the surface material is different from the historic walk, it retains integrity of location, setting, and design.

Front Walk

Historic Condition: While the date of the walk is uncertain, during the period of significance it was located along the northern boundary of the property, and consisted of marble slabs approximately 1' in width and 3' in length.



Existing Condition: Since 1898, the marble has been removed. While the date is unknown, a new walk was constructed along the same alignment of the earlier walk. The walk is 3.9' wide and is made of concrete.

Analysis: Existing, contributing

The front walk contributes to the historic significance of the property. Although the surface material is different from the historic walk, it retains integrity of location, setting, and design.

Topography

Historic Condition: During the historic period, the topography in the East Genesee Street space sloped moderately to the west.

Existing Condition: The natural topography of the space remains largely unchanged since the historic period.

Analysis: Existing, Contributing

The topography of the East Genesee Street space contributes to the historic significance of the property. The topography retains integrity of location, setting, feeling, material and association.

Vegetation

Sugar Maple (*Acer saccharum*)

Historic Condition: There is no record of a sugar maple existing on the property during the historic period.

Existing Condition: One sugar maple was planted in 2002. Located within the East Genesee Street space, the maple measures 3" dbh and is 15' high.

Analysis: Existing, Non-contributing

The sugar maple was planted after the historic period and therefore does not contribute to the historic significance of the property. Although still a juvenile tree, it will eventually detract from the historic character of the property because it will be of different in form and habit of the earlier elm species thus diminishing integrity of setting, feeling and association.

Tree of Heaven (*Ailanthus altissima*)

Historic Condition: There is no record of a Tree of Heaven existing on the property during the period of significance.

Existing Condition: A Tree of Heaven was established c1990s. It is located along the fence line on the eastern edge of the space. It is 2" dbh and 6' high.

Analysis: Existing, Non-contributing

The Tree of Heaven was planted after the historic period and therefore does not contribute to the historic significance of the property. Although woody plant material existed along the fence during the historic period, plants did not exist at this specific location. As a result, the Tree of Heaven detracts from the open spatial character that was significant during the historic period.



Norway Maple (*Acer plantanoides*)

Historic Condition: A group of Norway maples did not exist during the historic period.

Existing Condition: Established c1990s, a group of young Norway maples is located along the fence.

Analysis: Existing, Non-contributing

The Norway maples were planted after the historic period and therefore they do not contribute to the historic significance of the property because there is no record of trees existing along the fence line during the historic period. This grouping therefore detracts from the historic character of the property.

Horsechestnut (*Aesculus hippocastanum*)

Historic Condition: During the period of significance, a horsechestnut stood at the front of the building. The date of its planting is unknown. It had a dbh of 1' and was 30-40' tall.

Existing Condition: In the years following 1898, the horsechestnut was removed and no longer exists.

Analysis: Not existing

Because of its location on the property, the horsechestnut was probably a prominent tree on the property during the period of significance. Since it existed throughout the historic period, its loss diminishes the historic character of the property.

Cherry (*Prunus spp.*)

Historic Condition: During the historic period, two cherry trees were located along the western edge of the space. While the date of their establishment is unknown, the approximate dbh of both trees were 3-4" and the height was 10-15'

Existing Condition: In the years preceding 1898, the two cherries were removed and no longer exist.

Analysis: Not existing

Frequently mentioned in Gage letters, the two cherry trees were prominent trees on the property during the period of significance. Since they existed throughout the historic period, their loss diminishes the historic character of the property.

American Elm (*Ulmus americana*)

Historic Condition: During the historic period, East Genesee Street was lined with American elms. While the exact number of trees present along the street is unknown, they had an approximate dbh of 1' and were 35-40' in height.

Existing Condition: In the years following 1898, the American elm trees were removed and no longer exist. They probably declined as a result of Dutch elm disease.



Analysis: Not existing

The large elms located along the northern boundary of the space were probably the most prominent tree species on the property during the historic period. Since they existed during the period of significance, their loss diminishes the historic character of the property.

Norway Spruce (*Picea abies*)

Historic Condition: During the historic period a Norway spruce existed within the East Genesee Street space. Approximate location and size is unknown.

Existing Condition: In the fall of 1885, Matilda Joslyn Gage had the Norway spruce removed.

Analysis: Not existing

Since the Norway spruce disappeared during the period of significance, its loss does not diminish the historic character of the property.

Red Cedar (*Juniperus virginian*)

Historic Condition: During the historic period, a red cedar existed within the East Genesee Street boundary. Approximate location and size is unknown.

Existing Condition: In the fall of 1885, Matilda Joslyn Gage had the red cedar removed.

Analysis: Not existing

Since the red cedar disappeared during the period of significance, its loss does not diminish the historic character of the property.

Bridalwreath Spirea (*Spirea prunifolia*)

Historic Condition: There is no record of bridalwreath spirea existing during the period of significance.

Existing Condition: Planted c1910, seven bridalwreath spirea are located along the north foundation of the house. These shrubs are 4' high and 4' wide.

Analysis: Existing, non-contributing

Planted in the earlier 1900s, the bridalwreath spirea is the oldest existing plant material on the property. However, records indicate that no shrubs existed along the foundation of the house during the period of significance. As a result, the bridalwreath spirea detracts from the historic character of the property.

Wintercreeper Euonymus (*Euonymus fortunei*)

Historic Condition: There is no record of wintercreeper euonymus during the period of significance.

Existing Condition: Planted c1990, the wintercreeper euonymus is located along the north foundation of the house on the eastern edge. It is approximately 2' wide and 2' high.



Analysis: Existing, non-contributing

The wintercreeper euonymus was planted after the historic period and therefore does not contribute to the historic significance of the property. Records indicate that there was an absence of shrubbery material existing along the base of the north foundation during the period of significance. As a result, this plant detracts from the historic character of the property.

Rose-of-Sharon (*Hibiscus syriacus*)

Historic Condition: There is no record of Rose-of-Sharon existing on the property during the period of significance.

Existing Condition: Planted in 2002, three Rose-of Sharon are located along the western edge of the space. These shrubs are 1' wide and 2' high.

Analysis: Existing, non-contributing

Three Rose-of-Sharon were planted after the historic period and therefore do not contribute to the historic significance of the property. Records indicate that there was an absence of shrubbery material existing along the eastern edge of the space during the historic period. As a result, the existence of shrubs detracts from the historic character of the property.

Rose Hybrid

Historic Condition: There is no record of a rose hybrid during the period of significance.

Existing Condition: Since 1898, a rose hybrid was planted on a date unknown. Located on the eastern edge of the space, this shrub is 1' wide and 2' high.

Analysis: Existing, non-contributing

The rose hybrid was planted after the historic period and therefore does not contribute to the historic significance of the property. Records indicate that there was an absence of shrubs existing along the eastern edge of the space during the historic period. As a result, the rose hybrid detracts from the historic character of the property.

Magnolia (*Magnolia spp.*)

Historic Condition: During the period of significance, a magnolia tree existed within the East Genesee Street Space. Located along the northern boundary of the space, this tree was approximately 5-7' tall with a 2-3' canopy.

Existing Condition: In the years following 1898, the magnolia was removed and no longer exists.

Analysis: Frequently mentioned in Gage letters, the magnolia was an important shrub on the property during the period of significance. Since it existed throughout the historic period, its loss diminishes the historic character of the property.

Rose hedge (*Rosa rugosa*)

Historic Condition: During the period of significance, a rose hedge existed along the northern edge of the flower garden. Located along the southern boundary of the space, these shrubs were approximately 4-6' high and 4-6' wide.



Existing Condition: In the years following 1898, the rose shrubs were removed and no longer exist.

Analysis: Mentioned frequently in Gage letters, the roses were an important feature in the landscape during the historic period. Since they existed during the period of significance, their loss diminishes the historic character of the property

Hosta species (*Hosta spp.*)

Historic Condition: There is no record indicating the presence of hosta existing within this space during the period of significance.

Existing Condition: Planted c1970, the hosta is located in the western edge of the space along the fence. The perennial is 1' wide and 1' high.

Analysis: Existing, non-contributing

The hosta was planted after the historic period and therefore does not contribute to the historic significance of the property. During the period of significance, records indicate the only location of hosta was in the flower garden. As a result, the current hosta detracts from the historic character of the property.

Buildings and Structures

The Matilda Joslyn Gage House

Historic Condition: The house was constructed in many stages and was located along the southern portion of the space. The earliest house believed to date from c1820 is incorporated into the larger Greek revival structure built in 1858. An addition built to accommodate Matilda's parents, located along the west, was constructed in 1863. The exterior of the house was sheathed in white-painted wood clapboards.

Existing Condition: Since 1898, two additions have been to the house. In the years between 1909 and 1919, a southern wing located along the west elevation was constructed. The newest addition, located on the northern side of the wing constructed for Matilda's parents, was built in the years preceding 1929. The remaining portion of the house has remained unchanged since the period of significance.

Analysis: Existing, Contributing/Non-contributing

The portion of the house built during the historic period contributes to the significance of the property. However, the additions added to the building after 1898 do not contribute to the historic significance of the property. As a result, these additions detract from the historic character of the property.

Constructed Water Features

Based on the available documentation, there were never any constructed water features with in this space.



Small-Scale Features

History Marker

Historic Condition: The New York State history marker did not exist during the period of significance.

Existing Condition: In the years following 1898, a cast iron history marker has been installed in the edge of the East Genesee Street Space. While the date of its construction is unknown, the plaque is approximately 3' wide and 2.5' tall, for an overall height of 6'.

Analysis: Existing, Non-contributing

The New York State history marker does not contribute to the historic significance of the property because it was installed after the historic period. It does not detract from the historic character of the property due to its relatively small scale and because it's related to the historical significance of the site.

Transportation Signs

Historic Condition: Transportation signs did not exist during period of significance.

Existing Condition: In the years following 1898, two signs were located in the East Genesee Street space. Installed at an unknown date, a bus route sign, on the eastern edge of the space, is 4" wide and 1' tall, for an overall height of 8'. The no parking sign, installed at an unknown date, is approximately 4" wide and 1' tall with an overall height of 8'.

Analysis: Existing, Non-contributing

The transportation signs do not contribute to the historic significance of the property because they were installed after the historic period. They do not detract from the historic character of the property due to their small scale and unobtrusive design.

Chain Link Fence

Historic Condition: The chain link fence did not exist during the period of significance.

Existing Condition: This fence was constructed in c1952. Located along the property's western edge, the fence made of chain link, physically separates the Gage property from the adjacent property to the west. The fence is 170' long and 3.5' tall.

Analysis: Existing, Non-contributing

The chain link fence does not contribute to the historic significance of the property because it was installed after the period of significance. It detracts from the historic character of the property because of its design and material.

Picket Fence

Historic Condition: During the period of significance, a white picket fence surrounded the entire property. The fence was approximately 3' high and was constructed out of wood.

Existing Condition: In 1899, the fence was removed and no longer exists on the property.



Analysis: Not existing

Because of its location on the property, the fence was a prominent feature found in the landscape during the period of significance. Since it existed throughout the historic period, its loss diminishes the historic character of the property.

Urn

Historic Condition: During the period of significance, a small white urn existed within the East Genesee Street space. Approximately 2' tall and 1' wide, the urn was located diagonally 4-5' of the west corner of the house.

Existing Condition: In the years following 1898, the urn was removed and no longer exists.

Analysis: Not existing

With its mention in Gage letters as well as its appearance in photographs, the urn was an important feature found in the landscape during the period of significance. Since it existed throughout the historic period, its loss diminishes the historic character of the property.

Walnut Street Space

Spatial Organization

Historic Condition: The east/side yard was a small and confined space due to the proximity of Walnut Street to the house. With the tight confines of the space, created by street trees, fence, sidewalk and house, the space provided a feeling of enclosure.

Existing Condition: Since 1898, the fence and trees were removed. Additionally, the exterior and interior arrangement of the house was altered providing new organizational patterns in this space. Presently, the space is still confined and the proximity of the house to the street provides the feeling of enclosure.

Analysis: Existing, contributing

The spatial organization of the Walnut Street space contributes to the historic significance of the property. Although the removal of the fence and vegetation has altered the space considerably, the proximity of the house to the street maintains the feeling of enclosure. Furthermore, the space is still intact.

Circulation

Walnut Street

[See "Landscape Context" on page 42]

Public Sidewalk

Historic Condition: While the date of construction is unknown, during the period of significance a wood plank sidewalk lined the eastern boundary of the property.

Existing Condition: Since 1898, the sidewalk has been reconstructed multiple times using a variety of different surface materials. In 2003 a new sidewalk was built on the same alignment as earlier walk. The walk is 4.2' wide and is made of concrete aggregate.



Analysis: Existing, contributing

The public sidewalk contributes to the historic significance of the property. Although the surface material is different from the historic walk, it retains integrity of location, setting, and design.

Private Walk to House

Historic Condition: Although its date of construction and exact location is unclear, during the period of significance a small marble walk was located along the eastern edge of the property. The marble walk was approximately 1' in width by 3' in length.

Existing Condition: In the years following 1898, dramatic changes to the interior and exterior of the house occurred. In approximately 1917, entranceways to the house changed locations. With these changes, the marble walk that provided access to the house from the side street was removed.

Analysis: Not existing

Because of marble walks no longer extant, its loss diminishes the historic character of the property.

Topography

Historic Condition: During the historic period, the topography in the Walnut Street space was relatively flat, sloping slightly to the south.

Existing Condition: The natural topography of the space remains largely unchanged since the historic period.

Analysis: Existing, Contributing

The topography of the Walnut Street space contributes to the historic significance of the property. The topography retains integrity of location, setting, feeling, materials and association.

Vegetation

Wild Red Cherry (*Prunus pensylvanica*)

Historic Condition: There is no record a wild red cherry (*Prunus pensylvanica*) was present during the period of significance.

Existence Condition: Established in c2002, this plant is located along the western edge of the space. Established near the kitchen entrance this young specimen is approximately 3' wide and 8' high.

Analysis: Existing, non-contributing

The wild red cherry was planted after the historic period and therefore does not contribute to the historic significance of the property. Records indicate that there was an absence of shrubs existing along the base of the foundation on the eastern elevation during the historic period, therefore this plant detracts from the historic character of the property.



American Elm (*Ulmus americana*)

Historic Condition: During the historic period, Walnut Street was lined with American elms. While the exact number of trees present along the street is unknown, they were planted in 1862 and had an approximate dbh of 1' and were 35-40' in height.

Existing Condition: In the years following 1898, the American elm trees were removed and no longer exist. They disappeared probably as a result of Dutch elm disease.

Analysis: Not existing

The large elms located along the eastern boundary of the space were probably the most prominent tree species on the property during the historic period. Since they existed during the period of significance, their loss diminishes the historic character of the property.

Buckthorn (*Rhamus cathartica*)

Historic Condition: There is no record a buckthorn (*Rhamus cathartica*) was present during the period of significance.

Existence Condition: Established in c2001, this shrub is located in the northern edge of the space along the foundation of the house. It is 1' wide and 3' high.

Analysis: Existing, non-contributing

The buckthorn was planted after the historic period and therefore does not contribute to the historic significance of the property. Records indicate that there was an absence of shrubs existing along the base of the foundation on the eastern elevation during the historic period, therefore this plant detracts from the historic character of the property.

Rose-of-Sharon (*Hibiscus syriacus*)

Historic Condition: There is no record Rose-of- Sharon (*Hibiscus syriacus*) was present during the period of significance.

Existence Condition: Two Rose-of-Sharon were planted in 2002. Located along the northern edge of the space, these shrubs are 1' wide and 2' high.

Analysis: Existing, non-contributing

The Rose-of-Sharon were planted after the historic period and therefore do not contribute to the historic significance of the property. Records indicate that there was an absence of shrubs existing along the base of the foundation on the eastern elevation during the historic period; therefore this plant detracts from the historic character of the property.

White Cedar (*Thuja occidentalis*)

Historic Condition: There is no record White cedar (*Thuja occidentalis*) was present during the period of significance.

Existing Condition: Scattered throughout the space, three white cedars are located within the Walnut Street space. One cedar was planted in c.1990 and is 5' wide and 5' tall, while the remaining two cedars were planted in 2002 and are 1' wide and 1' tall.



Analysis: Existing, non-contributing

The white cedars were planted after the historic period and therefore do not contribute to the historic significance of the property. Records indicate that there was an absence of shrubs existing along the base of the foundation on the eastern elevation during the historic period; therefore these plant detracts from the historic character of the property.

Hosta Species (*Hosta spp.*)

Historic Condition: There is no record hosta was present during the period of significance.

Existing Condition: Four hostas were planted in c2000. They are located throughout the space and range between 1-2' wide and 1' high.

Analysis: Existing, non-contributing

The hostas were planted after the historic period and therefore do not contribute to the historic significance of the property. Records indicate that there was an absence of herbaceous material existing along the base of the foundation on the eastern elevation during the historic period; therefore these plants detract from the historic character of the property.

Gout Weed (*Aegopodium*)

Historic Condition: There is no record gout weed was present in this space during the period of significance.

Existing Condition: A mass of gout weed was established throughout the Walnut Street space in c2000.

Analysis: Existing, non-contributing

Gout weed was established after the historic period and therefore does not contribute to the historic significance of the property. Records indicate that there was an absence of herbaceous material within this space during the historic period; therefore this plant detracts from the historic character of the property.

Morning Glory (*Ipomoea indica*)

Historic Condition: During the historic period, morning glory grew along a trellis located on the east elevation of the portico.

Existing Condition: The years following 1898, the morning glory was removed and no longer exists.

Analysis: The morning glory location on the property made it an important feature within the space. Since it existed during the period of significance, its loss diminishes the historic character of the property.

Climbing Rose (*Rosa setigera*)

Historic Condition: During the period of significance, a climbing rose (*Rosa setigera*) was found within this space. While the date of planting is unknown, the rose was located along the east elevation of the house.



Existing Condition: The years following 1898, the climbing rose was removed and no longer exists.

Analysis: The climbing rose appeared in photographs taken in 1887. Having been the only shrub on the east elevation during the period of significance, its loss diminishes the historic character of the property.

Buildings and Structures

The Matilda Joslyn Gage House

[See “East Genesee Street Space” on page 49]

Constructed Water Features

Based on the available documentation, there were never any constructed water features within this space.

Small-Scale Features

Picket Fence

[See “East Genesee Street Space” on page 50]

East Portico Trellis

Historic Condition: A trellis was located along the eastern side of the portico during the period of significance. Approximately 2’ wide and 8-10’ high, the trellis was constructed of wood and painted white. Morning glory grew on this feature.

Existing Condition: In the years following 1898, the trellis was removed and no longer exists.

Analysis: Not Existing

Because of its location on the property, the trellis was a prominent feature found on the property during the historic period. Since it existed throughout the historic period, its loss diminishes the historic character of the property.

South Space

Spatial Organization

Historic Condition: During the period of significance the south space, occupying a large area, included an abundance of vertical elements including a barn, orchard, woodshed, retaining wall and fence. However, with significant space, these features were offset creating a feeling of openness.

Existing Condition: In the years following 1898, many changes occurred to the south space. Virtually all features that were present during the period of significance were removed. Additionally, in 1925 the property was subdivided into two parcels resulting in the loss of over half of the south space. Presently, with the exception of a few of deciduous and evergreen trees planted at a later date, the area is comprised mostly of lawn with a narrow strip of pavement at rear of the property.



Analysis: Existing (Partially), Non-contributing

The spatial organization of the south space does not contribute to the historic significance of the property due to its loss of integrity. With the property being subdivided and the features that created the vertical, overhead and ground planes removed, the south space has lost the elements that defined its historic character.

Circulation

Based on the available documentation, there were no circulation features within this space.

Topography

Historic Condition: During the period of significance, the topography of the south space dramatically sloped to the south.

Existing Condition: The natural topography of the space has changed dramatically since 1898. With the property being subdivided in 1925, the new parcel required a substantial amount of fill in order to construct a house. With the development of a garage in c1930, still more fill was required in order to achieve a level ground plane. Currently the south space gently slopes to the southern boundary. From the eastern edge of the space, the topography slopes down moderately to the west.

Analysis: Existing, Non-Contributing

The topography of the south space does not contribute to the historic significance of the property. With it frequently mentioned in letters by the Gage family, the topography of the south space was an important characteristic of the landscape during the period of significance. The topography no longer retains integrity of location, setting, feeling, material and association.

Vegetation

Norway Maples (*Acer plantanoides*)

Historic Condition: There is no record Norway maples (*Acer plantanoides*) were present during the period of significance.

Existing Condition: Six Norway maples were established c1940. Located along the northern boundary of the space, these trees measure approximately 3-4" dbh and are 30-35' high. Groupings of Norway maple were established at an unknown date. Established along the fence line, these trees are unable to be measured because of their young age.

Analysis: Existing, non-contributing

The Norway maple was planted after the historic period and therefore does not contribute to the historic significance of the property. Research indicates that in the location of the six maples was a woodshed during the historic period. In addition, records also indicate that there were no Norway maples on the property during the period of significance. As a result, these trees detract from the historic character of the property.



Sugar Maple (*Acer saccharum*)

Historic Condition: There is no record of Sugar maple (*Acer saccharum*) on the property during the period of significance.

Existing Condition: One sugar maple was planted c1930. Planted along the fence line, this tree measures approximately 2' dbh and is 80-90' high.

Analysis: Existing, non-contributing

The sugar maple was planted after the historic period and therefore does not contribute to the historic significance of the property. There is no record of trees existing along the fence line during the historic period, therefore, this tree detracts from the historic character of the property.

Balsam Fir (*Abies balsamea*)

Historic Condition: There is no record balsam fir (*Abies balsamea*) was present during the period of significance.

Existing Condition: One balsam fir was planted c1970. It is centrally located within the space and measures 3" dbh and is 20' high.

Analysis: Existing, non-contributing

The balsam fir was planted after the historic period and therefore does not contribute to the historic significance of the property. There is no record of evergreen trees existing within this space during the period of significance, therefore it detracts from the historic character of the property.

Wild Red Cherry (*Prunus pensylvanica*)

Historic Condition: There is no record wild red cherry (*Prunus pensylvanica*) was present during the period of significance.

Existing Condition: One red cherry was established at an unknown date. It is located within the western portion of the space. This tree measure 2-3" dbh and is approximately 10-15' high.

Analysis: Existing, non-contributing

The red cherry was established after the historic period and therefore does not contribute to the historic significance of the property. There is no record of trees existing along the fence line during the historic period, therefore it detracts from the historic character of the property.

American Elm (*Ulmus americana*)

[See "Walnut Street Space" on page 53]

Orchard

Historic Condition: While partially located in the west space, the majority of an orchard was located within the south space during the period of significance. Although the location and arrangement of the orchard is unknown, the trees were approximately 8-10' tall and 12-15' wide. The orchard included approximately 18-20 trees including pear, cherry, crabapple, apple, plum, and peach trees.



Existing Condition: Since 1898, the orchard was removed and no longer exists.

Analysis: Not-existing

The orchard was an important feature on the property during the historic period. Since it existed during the period of significance, its loss diminishes the historic character of the property.

Bridalwreath Spirea (*Spirea prunifolia*)

Historic Condition: There is no record bridalwreath spirea (*Spirea prunifolia*) was present during the period of significance.

Existing Condition: One spirea was planted c1910. Located along the south foundation of the house, it is approximately 4' wide and 4' high.

Analysis: Existing, non-contributing

Planted in the earlier 1900s, the bridalwreath spirea is the oldest existing plant material on the property. However, records indicate that no shrubs existed along the foundation of the house during the period of significance. As a result, the bridalwreath spirea detracts from the historic character of the property.

Common Lilac (*Syringa vulgaris*)

Historic Condition: There is no record common lilac (*Syringa vulgaris*) was present on during the period of significance.

Existing Condition: One lilac was planted c1940. Located within the western portion of the space along the fence near the northwest corner of the garage, it is approximately 5-6' wide and 6-8' high.

Analysis: Existing, non-contributing

The lilac was planted after the historic period and therefore does not contribute to the historic significance of the property. There is no record of shrubs existing along the fence line during the historic period, therefore detracting from the historic character of the property

Cinnamon Fern (*Osmunda cinnamomea*)

Historic Condition: There was no cinnamon fern (*Osmunda cinnamomea*) on the property during the period of significance.

Existing Condition: A grouping of ferns was established c. 1980. Located within the southern portion of the space along the north foundation of the garage, these ferns are found in a clump approximately 3-4' wide and 2' high.

Analysis: Existing, non-contributing

The cinnamon fern was established after the historic period and therefore does not contribute to the historic significance of the property. There is no record of ferns existing in the southern space during the historic period, therefore, these plants detract from the historic character of the property.



Hosta Species (*Hosta spp*)

Historic Condition: There is no record hosta was present during the period of significance.

Existing Condition: One hosta was planted at an unknown date. It located within the southern portion of the space along the north foundation of the garage; this perennial is 2' wide and 1' high.

Analysis: Existing, non-contributing

The hosta was after the historic period and therefore does not contribute to the historic significance of the property. There is no record of hosta existing in the southern space during the historic period, therefore, it detracts from the historic character of the property.

Gout Weed (*Aegopodium*)

Historic Condition: There is no record gout weed was present during the period of significance.

Existing Condition: A mass of gout weed was established throughout the space. While the date of its establishment is unknown, it varies in size and shape.

Analysis: Existing, non-contributing

Gout weed was established after the historic period and therefore does not contribute to the historic significance of the property. Records indicate that there was an absence of groundcover within this space during the historic period; therefore this plant detracts from the historic character of the property.

Vegetable Garden

Historic Condition: During the period of significance, a vegetable garden was located within the south space during the period of significance. Although the exact location and arrangement of the species found within the garden are unknown, the garden included corn, potatoes, tomatoes, cucumbers, red and black currants, raspberries, green beans, carrots, peas, onions, lettuce, radishes, strawberries and quince trees.

Existing Condition: Since 1898, the parcel was subdivided and the vegetable garden was removed and no longer exists.

Analysis: Not-existing

The vegetable garden was an important feature on the property during the historic period. Since it existed during the period of significance, its loss diminishes the historic character of the property.

Strawberry Patch

Historic Condition: During the period of significance, a strawberry patch was located within the south space during the period of significance.

Existing Condition: Since 1898, the parcel was subdivided and the strawberry patch was removed and no longer exists.



Analysis: Not-existing

The strawberry patch was an important feature on the property during the historic period. Since it existed during the period of significance, its loss diminishes the historic character of the property.

Buildings and Structures

The Matilda Joslyn Gage House

[See “East Genesee Street Space” on page 49]

Garage

Historic Condition: The Garage did not exist during the period of significance.

Existing Condition: Since the historic period, a garage was constructed in the 1930s. It is located along the southern boundary of the south space. It measures 20.5’ wide and 30.5’ long, and the exterior is sheathed in white-painted wood clapboards doors.

Analysis: Existing, non-contributing

The garage was constructed after the historic period and therefore does not contribute to the historic significance of the property. Records indicate that there was an orchard and vegetable garden located in the approximate location of the garage during the historic period, therefore the garage detracts from the historic character of the property.

Barn

Historic Condition: During the period of significance, a barn was situated within the south space. Located along the southern boundary on Walnut Street, the barn was approximately 37’ long by 17’ feet wide. It included a basement and housed a cow, chickens, and ducks. During the Civil War, the barn was extended to the south for the purpose of drying tobacco.

Existing Condition: In 1902 the barn was removed and no longer exists.

Analysis: Not existing

The barn located within the south space was one of the most prominent features on the property during the historic period. Since it existed during the period of significance, its loss diminishes the historic character of the property.

Woodshed

Historic Condition: During the period of significance, a woodshed was located along the southern elevation of the Gage house. While the date of its construction is unknown, the woodshed was approximately 37’ long and 17’ wide.

Existing Condition: In the year between 1904 and 1909, the woodshed was removed and no longer exists.

Analysis: Not existing

The woodshed located within the south space was a prominent feature on the property during the historic period. Since it existed during the period of significance, its loss diminishes the historic character of the property.



Apiary

Historic Condition: During the period of significance, an apiary was located within the south space behind the icehouse. Its exact location, size and shape are unknown.

Existing Condition: Since 1898, the apiary was removed and no longer exists.

Analysis: Not-existing

The apiary existed during the period of significance. Its loss diminishes the historic character of the property.

Ice house

Historic Condition: During the period of significance, an ice house was located within the south space. Its exact location, size and shape are unknown at this time.

Existing Condition: Since 1898, the ice house was removed and no longer exists.

Analysis: Not-existing

The icehouse existed during the period of significance. Its loss diminishes the historic character of the property.

Hot Bed

Historic Condition: During the period of significance, a hot bed was located within the vegetable garden. Its exact location, size and shape are unknown at this time.

Existing Condition: Since 1898, the hotbed was removed and no longer exists.

Analysis: Not-existing

The hotbed existed during the period of significance. Its loss diminishes the historic character of the property.

Constructed Water Features

Based on the available documentation, there were never any constructed water features found within this space.

Small-Scale Features

Chain Link Fence

[See “East Genesee Street Space” on page 50]

Retaining Wall

Historic Condition: During the period of significance, a retaining wall was located along Walnut Street. Based on research, the wall was necessary as the road was 8-12 feet higher than the Gage property. While the date of construction and exact location is unknown, it can be speculated that the material used was limestone.



Existing Condition: Since 1898, the property has been subdivided and a substantial amount of fill has been added to the property resulting in the removal of the retaining wall. However, c1930 a garage was built on and a small retaining wall was built along the southern boundary. The wall is constructed out of concrete and is approximately 32' long and 4-5' tall at it highest point.

Analysis: Existing/not-existing, Non-contributing

The retaining wall located along Walnut Street existed during the period of significance. Its loss diminishes the historic character of the property. However, the retaining wall constructed c1930 does not contribute to the significance of the property because it was built after the historic period. While it may be not contribute, it does not detract from the historic character of the property because of its small scale and location.

Picket Fence

[See "East Genesee Street Space" on page 50]

West Space

Spatial Organization

Historic Condition: During the period of significance the west space included many trees, shrubs and structures that characterized it as being an enclosed space. Lacking any hard surface, the base plane was mostly comprised of a garden and lawn.

Existing Condition: The spatial organization dramatically changed following the period of significance. With the exception of the strong vertical element of the house, the remaining features that combined to create a feeling of enclosure were lost. Additionally, in 1925, as the property was subdivided into two parcels, the width of the property was decreased by 10 feet in the west space. Presently the west space still retains the feeling of enclosure with the introduction of new elements that create the vertical, overhead and ground planes.

Analysis: Existing (Partially), contributing

Although the width of the property was decreased by 10 feet, the space is still intact and retains the feeling of enclosure created by the vertical, overhead and ground planes.

Circulation

Stone Walk

Historic Condition: During the period of significance, a small stone walk, extended from the west porch to the flower garden. The walk consisted of an assortment of different size fieldstones.

Existing Condition: Since 1898, the stone walk has been removed. It might have been removed at the same time as the flower garden, or when the addition was constructed c1929 in the approximate location of this walk.

Analysis: Not existing

Because of the stone walk no longer existing, its loss diminishes the historic character of the property.



Topography

Historic Condition: During the period of significance, the topography of the west space sloped subtly to the south and west.

Existing Condition: The natural topography of the space has changed subtly since 1898. While the property historically had a moderate slope from the east to west, it is currently flat with a subtle slope to the south.

Analysis: Existing, Non-Contributing

The topography of the south space does not contribute to the historic significance of the property. Although the topography has changed subtly and does not retain historic character, it does not detract from the historic character of the landscape.

Vegetation

White Cedar (*Thuja occidentalis*)

Historic Condition: There is no record white cedar (*Thuja occidentalis*) was present during the period of significance.

Existing Condition: Nine cedars were planted in 1993. Centrally located within the space, these shrubs are approximately 4' wide and 7' high. Three additional cedars were planted in 1993. Located along the east foundation of the house, these cedars are approximately 5-6' wide and 8-12' high.

Analysis: Existing, non-contributing

The white cedars were planted after the historic period and therefore do not contribute to the historic significance of the property. Research indicates that in the location of the cedars was a woodshed during the historic period. In addition, records indicate that there were no cedars found within the space during the period of significance. As a result, these trees detract from the historic character of the property.

Mockorange (*Philadelphus coronaries*)

Historic Condition: There is no record mockorange (*Philadelphus coronaries*) was present during the period of significance.

Existing Condition: One mockorange was established c2000. It is located in the west portion of the space along the fence line. Established from the stump of a previous mockorange planted in the 1930s, this tree is approximately 1" dbh and 4-5' high.

Analysis: Existing, non-contributing

The mockorange was established after the historic period and therefore does not contribute to the historic significance of the property. There is no record of trees existing along the fence line during the historic period, therefore detracting from the historic character of the property.



Horsechestnut (*Aesculus hippocastanum*)

Historic Condition: During the period of significance a horsechestnut (*Aesculus hippocastanum*) was found along the eastern edge of the west space. This tree was approximately 35'-40' high with a dbh of 1'.

Existing Condition: Since 1898, the horsechestnut was removed and a new horsechestnut was established c1950. Located along the fence line, this tree approximately 4-5" dbh and 30'-40' high.

Analysis: Not existing/Existing, non-contributing

The horsechestnut located on the eastern edge of the west space was a very prominent feature on the property during the historic period. Since it existed during the period of significance, its loss diminishes the historic character of the property. The horsechestnut established after the historic period does not contribute to the historic significance of the property. There is no record of trees existing along the fence line during the historic period, therefore it detracts from the historic character of the property.

Bridalwreath Spirea (*Spirea prunifolia*)

Historic Condition: There is no record bridalwreath spirea (*Spirea prunifolia*) was present during the period of significance.

Existing Condition: Planted c1910, two bridalwreath spirea are located along the west foundation of the house. These shrubs are 4' high and 4' wide.

Analysis: Existing, non-contributing

Planted in the earlier 1900s, the bridalwreath spirea is the oldest existing plant material on the property. However, records indicate that no shrubs existed along the foundation of the house during the period of significance. As a result, the bridalwreath spirea detracts from the historic spatial character of the property.

Rose-of-Sharon (*Hibiscus syriacus*)

Historic Condition: There is no record Rose-of-Sharon was present during the period of significance.

Existing Condition: Planted in 2002, one Rose-of Sharon is located in the western edge of the space near the fence. This shrub is 1' wide and 2' high.

Analysis: Existing, non-contributing

The Rose-of-Sharon was planted after the historic period and therefore does not contribute to the historic significance of the property. This plant detracts from the historic character of the property.

Orchard

[See "South Space" on page 57]



Weigela (*Weigela florida*)

Historic Condition: During the period of significance, a weigela shrub existed within the west space. While research indicates the existence of the weigela, the exact location and size is unknown.

Existing Condition: Since 1898, the weigela has been removed and no longer exists.

Analysis: Not-existing

Because of the weigela no longer existing, its loss diminishes the historic character of the property.

Deutzia (*Deutzia spp.*)

Historic Condition: During the period of significance, a deutzia shrub existed within the west space. While research indicates the existence of the deutzia, the exact location and size is unknown.

Existing Condition: Since 1898, the deutzia has been removed and no longer exists.

Analysis: Not-existing

Because of the deutzia no longer existing, its loss diminishes the historic character of the property.

Hosta Species (*Hosta spp.*)

Historic Condition: While the existence of hosta may have been present within the garden, they were not present anywhere else in the space during the period of significance.

Existing Condition: Six hostas were planted in c1980. Surrounding the concrete basin, these perennials are 1' wide and 1' high.

Analysis: Existing, non-contributing

The hostas were planted after the historic period and therefore do not contribute to the historic significance of the property. This plant detracts from the historic spatial character of the property.

Flower Garden

Historic Condition: During the period of significance, a flower garden was located within the west space. The garden was laid out into different size and shape beds. With the exception of a few, each bed was bordered with boxwood and included a mix of perennials and annuals.

Existing Condition: Since 1898, the flower garden was removed and no longer exists.

Analysis: Not-existing

The garden located within the west space was probably one of the most prominent features on the property during the historic period. Since it existed during the period of significance, its loss diminishes the character of the property.



Climbing Roses (*Rosa setigera*)

Historic Condition: During the period of significance, climbing roses (*Rosa setigera*) were found within this space. While the date of planting is unknown, the roses were located along the west elevation of the house and on the rose trellis located approximately 30' behind the summerhouse.

Existing Condition: The years following 1898, the climbing roses were removed and no longer exist.

Analysis: Not-existing

The climbing roses appeared in photographs taken in 1887. Their loss diminishes the historic character of the property.

Virginia Creeper (*Parthenocissus quinquefolia*)

Historic Condition: During the historic period, Virginia creeper grew along a trellis located on the west elevation of the portico.

Existing Condition: The years following 1898, the Virginia creeper was removed and no longer exists.

Analysis: Not-existing

The Virginia creepers location on the property made it an important feature within the space. Since it existed during the period of significance, its loss diminishes the historic character of the property.

Grape Vines (Vitaceae spp.)

Historic Condition: During the historic period, grape vines grew along a summer house located in the west space. There were approximately sixteen vines.

Existing Condition: The years following 1898, the grape vines were removed and no longer exists.

Analysis: Not-existing

The grape vines existed during the period of significance. Having been frequently mentioned in Gage letters seen in historic photographs, their loss diminishes the historic character of the property.

Buildings and Structures

The Matilda Joslyn Gage House

[See "East Genesee Street Space" on page 49]

Summerhouse

Historic Condition: During the period of significance, a summerhouse was located within the west space. Found in the garden, the summerhouse was approximately 8' wide and 10-12' high and had intricate latticework and marble floors. Covering the summerhouse was sixteen grape vines.

Existing Condition: Since 1898, the summerhouse has been removed and no longer exists.



Analysis: Not-existing

The summerhouse located within the west space was one of the most prominent features on the property during the historic period. Since it existed during the period of significance, its loss diminishes the historic character of the property.

Constructed Water Features

Concrete Basin

Historic Condition: The concrete basin did not exist during the historic period.

Existing Condition: Constructed c1970, this basin originally was installed to hold fish. The basin currently lacks water and is disrepair. The basin is made of concrete and is ovular in shape. It size is approximately 3-4' in length and 2-3' in width.

Analysis: Existing, Non-contributing

The concrete basin does not contribute to the historic significance of the property because it was installed after the historic period. It detracts from the historic character of the property because of its location, design, and materials.

Small-Scale Features

Chain Link Fence

Historic Condition: The chain link fence did not exist during the period of significance.

Existing Condition: This fence was constructed in c1952. Located along the property's western edge, the fence physically separates the Gage property from the adjacent property to the west. The fence is 170' long and 3.5' tall.

Analysis: Existing, Non-contributing

The chain link fence does not contribute to the historic significance of the property because they were installed after the historic period. It detracts from the historic character of the property because of its design and material.

Picket Fence

[See "East Genesee Street Space" on page 50]

West Portico Trellis

Historic Condition: A trellis was located along the western side of the portico during the period of significance. Approximately 4 feet wide and 10-12 feet high, the trellis was constructed of wood and painted white. Virginia creeper grew on this feature.

Existing Condition: In the years following 1898, the trellis was removed and no longer exists.



Analysis: Not Existing

Because of its location on the property, the trellis was a prominent feature found on the property during the historic period. Since it existed throughout the historic period, its loss diminishes the historic character of the property.

Rose Trellis

Historic Condition: A trellis was located approximately 30' behind the summerhouse during the period of significance. While size and shape of the trellis is unknown, it can be speculated that the trellis was constructed of wood and painted white. A climbing rose grew on this feature.

Existing Condition: In the years following 1898, the trellis was removed and no longer exists.

Analysis: Not Existing

Because of its location on the property, the trellis was a prominent feature found on the property during the historic period. Since it existed throughout the historic period, its loss diminishes the historic character of the property

Summary

An historic property typically must retain sufficient integrity in order to eligible for the National Register of Historic Places. While the house still retains a high level of historic integrity based on the comparison of the existing conditions with conditions during the period of significance (1854-1898), the remaining landscape features retain minimal integrity. Since the historic period, the landscape context has retained sufficient integrity.

Programming





Programming

Introduction

In order to prepare a treatment plan for the Matilda Joslyn Gage property, the new uses of the property must be defined and programs must be understood. Identifying the requirements of the parties involved and the needs associated with the new uses will drive the successful implementation of a treatment plan for the property.

The mission of the Gage Foundation is to promote an increased understanding of the life, work, times and co-workers of Matilda Joslyn Gage. It emphasizes the ongoing relevance of her issues, including her contribution to the women's rights movement, her work as an abolitionist, her relationship with the Haudenosaunee (Iroquois), her influence on the work of L. Frank Baum, and her commitment to free religious thought and the separation of church and state.¹ As part of its mission, the Foundation has obtained funding from public and private sources, in order to carry out the rehabilitation of the house and landscape.

Requirements

Identifying the requirements of the new contemporary uses was the primary objective in the preparation of the treatment plan. Presently the property is open to the public year around, Monday and Saturday from 9:00AM -3:00PM and the remaining days by appointment. The property is administered by the Foundation and is managed and maintained by staff based on the site. There are two permanent three-quarter time staff who oversee operation of the museum and organization. The house has two residential rental units and the remaining portions of the building are used for office and museum space. Although current local zoning laws prohibit the use of the property as a museum, Article II-*Carnivals, Circuses and Theatrical Performances* of the Village Ordinance has enabled the Foundation to obtain a license to operate as a museum.² Based on meetings with Sally Roesch Wagner, Executive Director of the Foundation, it was determined that future programming would involve the complete rehabilitation of the house with certain rooms on the first floor being restored based on photographs taken by Frank Baum in 1887. Because of the financial obligations of the organization, current apartment space would remain intact and the offices of the Foundation would be relocated to the recently purchased property at 109 Walnut Street.

With the exception of minimal landscape care, the property (excluding the house) is rarely ever used for recreational or educational purposes. Rather than limiting the house as the only connection to Matilda Joslyn Gage, the Foundation agreed that the landscape should be showcased, highlighting its importance to Gage and her family. The program would include re-establishing features, based on letters written by Gage and family members, as well as using the photographs taken by Baum in 1887. Interpretive signage and brochure located on the property explaining the importance of these features would be available to visitors.

Based on *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, the most feasible overall treatment for the property is rehabilitation. Rehabilitation allows for the alteration of a historic property to accommodate a compatible use while retaining the property's historic character.

¹ The Matilda Joslyn Gage Foundation, *What is the Matilda Joslyn Gage Foundation*. May 2002. 10 March 2004.
< <http://www.pinn.net/~sunshine/gage/mjg.html>.>

² The Village of Fayetteville Code of Ordinances, *Article II-Carnivals, Circuses and Theatrical Performances*. 1972.



Contemporary use of the property will necessitate certain requirements be addressed. For example, while the first floor of the Gage house is open to the public, it does not meet the Americans with Disabilities Act (ADA) standards. In addition, public arrival to the site is primarily achieved by private automobile. Although Walnut Street allows for limited on-street parking, the property does not adequately provide sufficient space to accommodate a high number of vehicles.

Summary

The programming needs of the Matilda Joslyn Gage Foundation, Inc., and the requirements established because of the new property use are addressed in the treatment plan.

Treatment





Treatment Plan

Introduction

The overall intent of this capstone project is to produce a treatment plan for the rehabilitation of the Matilda Joslyn Gage property. In evaluating the historic and existing physical conditions of the property and determining the programming requirements of the Gage Foundation, the following issues were identified:

- ✍ **Educational Outreach:** The Foundation's mission is to promote a better understanding of the life, work, and times and co-workers of Matilda Joslyn Gage. To accomplish this goal, the Foundation seeks to rehabilitate the property at 210 East Genesee Street based on interpretation of letters, as well as photographs taken in 1887.
- ✍ **Contemporary Use:** Housing a museum, office space and two apartments, the new operation of the Gage property is significantly different from its historic use. Balancing the new and future use of the Gage property with the historic character and features is the principal objective.
- ✍ **Rehabilitation:** In addition to complying with rules and regulations triggered by the change in property use, rehabilitation will improve the exterior and interior spaces of the house and re-establish features found in the landscape.

The proposed treatments for this property are consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. Four approaches are defined in the *Standards*:

- ✍ **Preservation:** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.
- ✍ **Rehabilitation:** The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
- ✍ **Restoration:** The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.
- ✍ **Reconstruction:** The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.¹

The preferred overall treatment for the Gage property is rehabilitation because of the need to accommodate new uses at the property. By definition, preservation is an inappropriate overall treatment because substantial rather than limited intervention is necessary to adequately address the physical needs of

¹Charles A. Birnbaum and Christine Capella Peters, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (Washington, DC: National Park Service, 1996).



individual landscape features, as well as successfully re-establishing the historic character of the property. The lack of precise information about historic conditions makes it infeasible to use either restoration or reconstruction as the primary treatment, as both require conclusive documentation to accurately re-create the historic character of the property. Rehabilitation allows the greatest degree of flexibility in making changes to accommodate new uses, while still respecting the property's historic character.

The following chapter is organized based on the four spaces described in the Existing Conditions Chapter. Within each space a variety of tasks are identified each described through a combination of text and graphics. Tasks are further broken down into phases:

- ✍ **Phase One:** Task to be completed within 1 year after obtaining funding.
- ✍ **Phase Two:** Task to be completed within 2-3 years after obtaining funding.
- ✍ **Phase Three:** Task to be completed within 5 years after obtaining funding.

To insure the appropriate rehabilitation of the Matilda Joslyn Gage property, the following tasks should be carried out under the direction of a professional landscape architect, architect or engineer having demonstrated experience in historic preservation. However, when the photographs taken by Baum do not provide sufficient information to guide design decisions, feature details, materials and/or finishes must be based on styles, practices or methods typical of the period of significance. Historic "reproduction" or "replica" features commercially available from home improvement, garden or discount stores are inappropriate and should not be used at the property. In addition, offers of gifts or donations should be directed towards features that have been documented in this plan, to avoid the introduction of contemporary elements that do not relate to landscape during the period of significance. Locations for all features, and dimensions for constructed features, will be based on the treatment plan [Figure 5.5]. All orchard trees will be no less than 1 ½" caliper at installation, and all other trees will be no less than 2 ½"-3" caliper at installation. All woody shrubs, including roses, will be no less than 2-3' high and balled and bur lapped, or when appropriate in no less in than 3 gallon containers. All herbaceous material will be installed no less than 15" on center. All plant material species will be selected from documented heritage plant lists, with specific attention to plants used and commercially available during the period of significance.

Landscape Rehabilitation Tasks

East Genesee Street Space

Based on photographs taken by Frank L. Baum in 1887 and letters written by the Gage family, information regarding the East Genesee Street is more complete than the remaining spaces [Figure 4.9]. Although Baum only took a few photographs of the property, two images virtually capture the entire space. As a result, the historic character of this space can be more accurately interpretive of the landscape in 1887. Specific tasks for the East Genesee Street Space include:

Phase One

- ✍ Remove fence along west boundary and vegetation that surrounds it. Grade area and seed with grass or install sod.
- ✍ Remove wintercreeper euonymus (*Euonymus fortunei*), sugar maple (*Acer saccharum*), three Rose-of-Sharon (*Hibiscus syriacus*), rose hybrid and hosta. Grade areas and seed with grass or install sod.
- ✍ Plant horsechestnut (*Aesculus hippocastanum*), cherry tree (*Prunus avium*), magnolia (*magnolia soulangiana*) and street trees that provide the same habit and form as American Elm (*Ulmus americana*) such as the American Liberty Elm tree. Plant shrub roses (*Rosa rugosa*).



Phase Two

- ✍ Remove existing front walk and replace with a walk representative of the color and texture of marble.
- ✍ Install urn and plant with perennials that are similar in form and habit as their historic predecessors.

Phase Three

- ✍ Design, custom build and install wood fence comparable to historic fence along north and west property boundaries.

Walnut Street Space

Given the Foundation's commitment to restore the exterior of the house, it is assumed that building conditions will conform to those in the 1887 Baum photographs. With the width of the space substantially narrower than it was historically, emphasis is on interpreting the historic character rather than re-creating it [Figure 5.0]. Specific tasks for the Walnut Street Space include:

Phase One

- ✍ Remove large white cedar (*Thuja occidentalis*), buckthorn (*Rhamnus cathartica*), wild red cherry (*Prunus pensylvanica*), and gout weed (*Aegopodium*). Grade areas and seed with grass or install sod.
- ✍ Remove two Rose-of Sharon (*Hibiscus syriacus*), four hosta, and two globular cedars (*Thuja occidentalis*) off of property. Grade areas and seed with grass or install sod.

Phase Two

- ✍ Install a walk representative of the color and texture of marble.
- ✍ Plant a climbing rose (*Rosa setigera*).
- ✍ Design, Custom build and install wood trellis along east end of portico and plant morning glory (*Merremia tuberosa*) at base of trellis.

Phase Three

- ✍ Design, custom build and install wood fence comparable to historic fence along east property boundary.

South Space

With the removal of half this area by subdivision in 1925, it is not possible to re-establish many of the features historically found in the space. There is sufficient room, however, to interpret some of the primary features once located in close proximity to the house, thereby providing contemporary references to the historic physical and visual characteristics of the space. With the assumption that the rehabilitation of the building had already taken place, this space provides the opportunity to locate an ADA ramp within the re-constructed woodshed. [Figure 5.1 and 5.2]. Specific tasks for the South Space include:



Phase One

- ✍ Remove fence along west boundary and vegetation that surrounds it. Grade area and seed with grass or install sod.
- ✍ Remove six Norway maples (*Acer plantanoides*), sugar maple (*Acer saccharum*), common lilac (*Syringa vulgaris*), balsam fir (*Abies balsamea*), wild red cherry (*Prunus pensylvanica*), violets (*viola*), cinnamon ferns (*Osmunda cinnamomea*), hosta and gout weed (*Aegopodium*). Grade areas and seed with grass or install sod.

Phase Two

- ✍ Remove garage and asphalt driveway. Grade and seed with grass or install sod.

Phase Three

- ✍ Install orchard consisting of 14 trees; 1 peach, 3 plum, 3 pear, 3 cherry, 1 crabapple, and 3 apple. Two of the apples trees are to be located along the west elevation of the house.
- ✍ Construct interpretations of apiary and icehouse.
- ✍ Design, custom build and install wood fence along west property boundary
- ✍ Design, custom build and install a wood fence, similar to but distinguishable from the historic fence.

West Space

While the width of the space was reduced by approximately 10 feet, most of the historic features can be interpreted through contemporary additions that reflect the historic physical and visual characteristics of the space [Figure 5.3 and 5.4]. Specific tasks for the West Space include:

Phase One

- ✍ Remove nine cedars (*Thuja occidentalis*), Rose-of-Sharon, mockorange (*Philadelphus coronaries*), and six hosta. Grade areas and seed with grass or install sod.
- ✍ Remove fence along west boundary and vegetation that surrounds it. Grade area and seed with lawn.
- ✍ Remove concrete basin.

Phase Two

- ✍ Install flower garden and orchard that interpret their historic counterparts. Refer to [Figure 5.4] for planting locations and recommendations for plant species.
- ✍ Construct interpretations of summerhouse, fieldstone path, rose trellis, and trellis on west portico.
- ✍ Plant rose vine (*Rosa setigera*) at base of rose trellis, Virginia creeper (*Parthenocissus quinquefolia*) along base of portico trellis, sixteen grapevines at base of summerhouse, weigela (*Weigela florida*), and horsechestnut (*Aesculus hippocastanum*).

Phase Three

- ✍ Design, custom build and install wood fence along west property boundary.

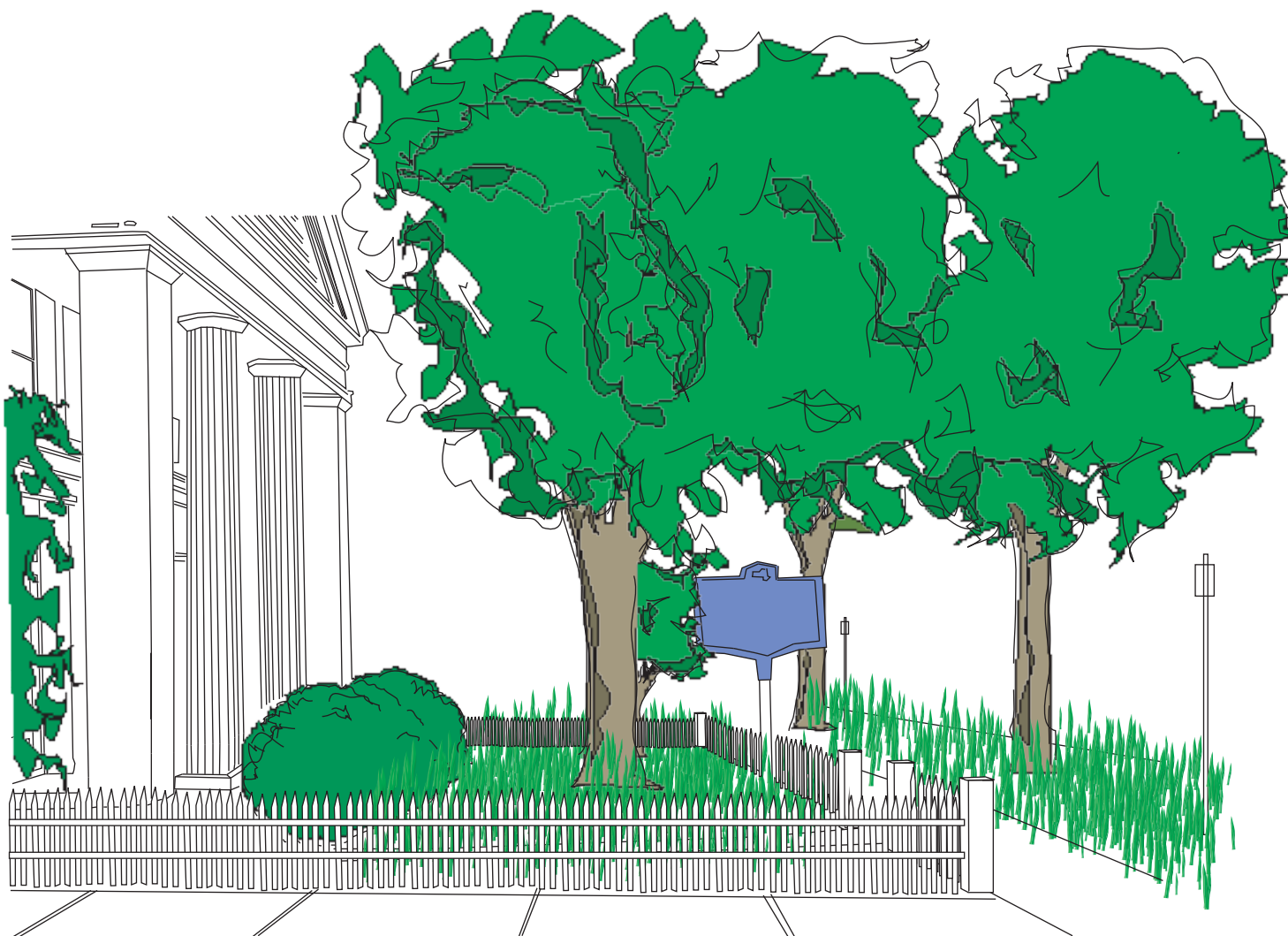


Summary

Completion of all the recommended tasks will produce a landscape more evocative of the time when Matilda Joslyn Gage lived and worked at the property. While some tasks will result in dramatic transformations, others will yield more subtle changes. Therefore, an interpretive brochure should be developed to adequately convey how individual landscape features relate to Gage, and her interest regarding and activities in the landscape. At a minimum, the brochure should illustrate the overall property and features found within the property [Figure 5.6].

With the purchase of 109 Walnut Street, the Gage Foundation has the opportunity to locate all contemporary vehicular functions at this property and concentrate on interpreting the historic character of the Gage property. The size of the Walnut Street parcel provides ample space for a parking lot to accommodate employees and visitors. Equally important, the close proximity of the properties allows for short, safe and convenient pedestrian access between the two parcels. The proposed interpretive brochure can be made available at both locations, allowing for exploration of the Gage property landscape as part of museum visits as well as during off-hours.

Lastly, the Gage Foundation should develop a landscape maintenance plan for all its holdings, but particularly the Gage property. The plan should identify daily, seasonal and cyclical tasks for all features, including parties responsible for each (i.e., volunteers, trained trades or crafts people, professionals) and sources of funding.



Rehabilitation Treatment Plan *for the* Matilda Joslyn Gage Property

View of North Space From Walnut Street

MICHAEL COMMISSO

George W. Curry, Major Professor
Christine Capella Peters, Committee

LSA 800, Spring 2004 - Faculty of Landscape Architecture
S.U.N.Y. College of Environmental Science and Forestry, Syracuse

Scale: No Scale

Figure: 4.9

Date: April 15, 2004





Rehabilitation Treatment Plan *for the* Matilda Joslyn Gage Property

View of East Space From Walnut Street

MICHAEL COMMISSO

George W. Curry, Major Professor
Christine Capella Peters, Committee

LSA 800, Spring 2004 - Faculty of Landscape Architecture
S.U.N.Y. College of Environmental Science and Forestry, Syracuse

Scale: Not to Scale

Figure: 5.0

Date: April 15, 2004





Rehabilitation Treatment Plan *for the Matilda Joslyn Gage Property*

View of South Space From Walnut Street

MICHAEL COMMISSO

George W. Curry, Major Professor
Christine Capella Peters, Committee

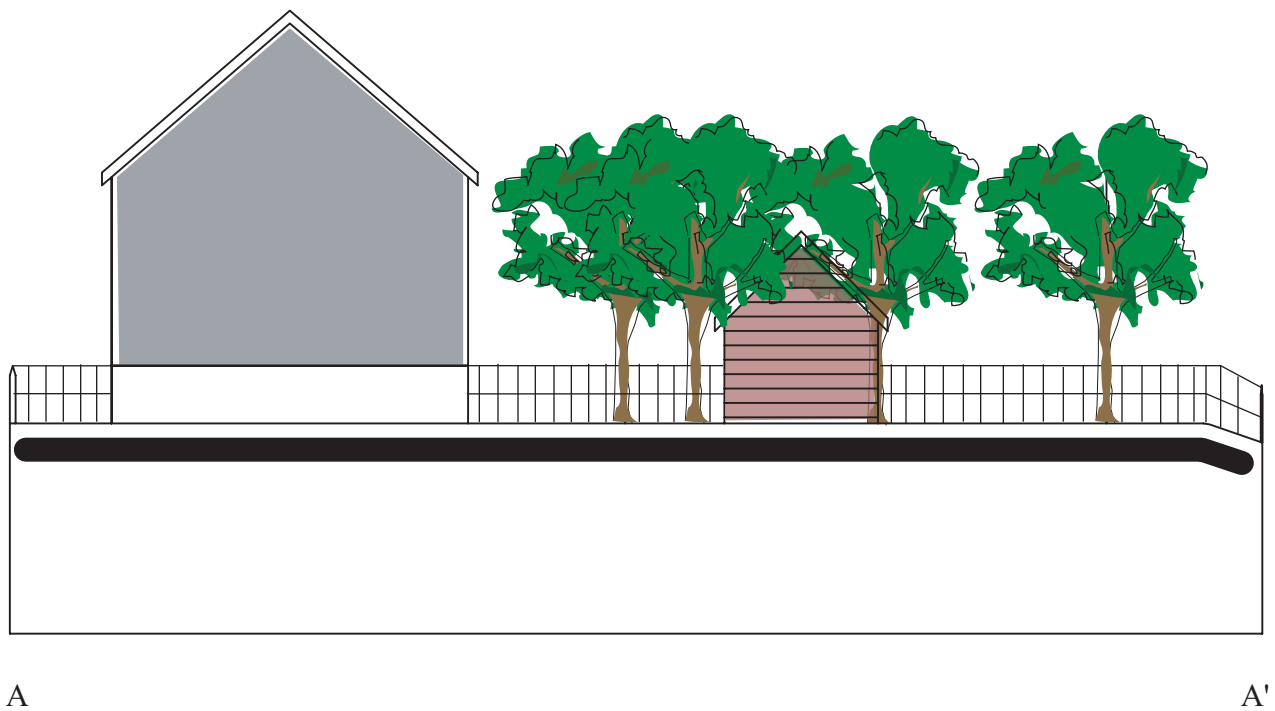
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Scale: Not to Scale


Figure: 5.1

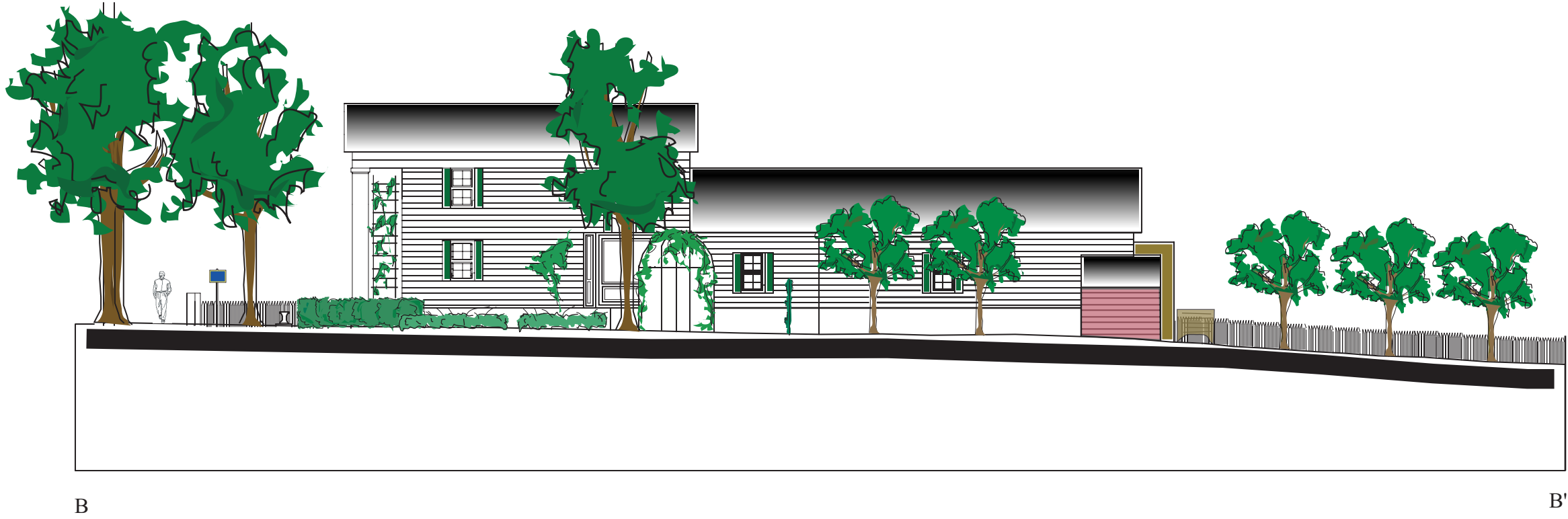
Date: April 15, 2004





Rehabilitation Treatment Plan <i>for the</i> Matilda Joslyn Gage Property		
Section of Property Along South Elevation	MICHAEL COMMISSO	Scale: 1"=10'
	George W. Curry, Major Professor Christine Capella Peters, Committee	Figure: 5.2
	LSA 800, Spring 2004 - Faculty of Landscape Architecture S.U.N.Y. College of Environmental Science and Forestry, Syracuse	Date: April 15, 2004



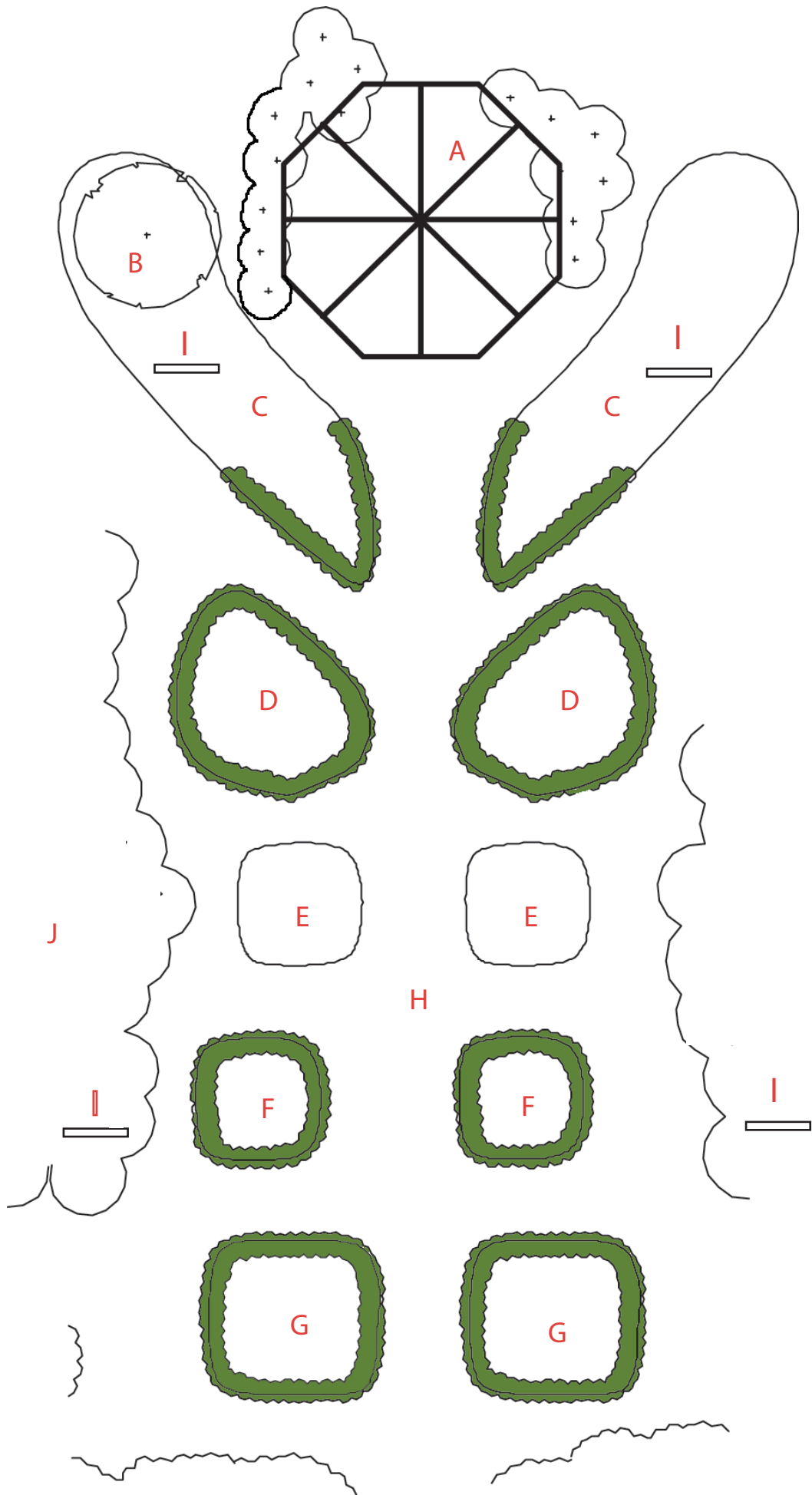


Rehabilitation Treatment Plan for the Matilda Joslyn Gage Property

MICHAEL COMMISSO
George W. Curry, Major Professor
Christine Capella Peters, Committee
LSA 800, Spring 2004 - Faculty of Landscape Architecture
S.U.N.Y. College of Environmental Science and Forestry, Syracuse

Section of Property Along West Elevation

Scale: 1"=16'
Figure: 5.3
Date: April 15, 2004



To insure the appropriate installation of the Gage flower garden, the following recommendations should be carried out under the direction of a professional landscape architect or horticulturist having demonstrated experience in historic preservation. The use of photographs taken by Frank Baum and family letters will guide design decisions. However, if the photographs do not provide sufficient information, plant species, feature details, arrangements and materials must be typical of the period of significance. Locations and dimensions for constructed features will be based on the treatment plan. All woody shrubs, including roses, will be in no less than 3 gallon containers and herbaceous material will be installed no less than 15" on center. All plant material species will be selected from documented heritage plant lists.

A. Summerhouse and sixteen grapevines

Design of summerhouse should be carried out by a preservation architect. The recommended grape species is the frost grape (*Vitis cordifolia*).

B. Showy Deutzia (*Deutzia magnifica*)

C. Flower Bed

Bordered on its northern tip with boxwood (*Buxus sempervirens*), both flowerbeds will have have perennials and annuals including but not limited to; mums (*Chrysanthemums spp.*), christmas rose (*Helleborus niger*),false spirea (*Astilbe arendsii*), purple blazingstar (*Liatris pycnostachya*), peony (*paeonia officinalis*), ox-eye daisy (*Chrysanthemum leucanthemum*), lambs ear (*Stachys byzantina*) tulips (*Tulipa sp.*), daffodils (*Narcissus pseudo narcissus*),hyacinth (*Hyacinthus sp.*) and crocus (*Crocus susianus*).

D. Flower Bed

Bordered by boxwood (*Buxus sempervirens*), both flowerbeds will have perennials and annuals including but not limited to; begonias (*Megasea cordifolia*), lambs ear (*Stachys byzantina*), nigra hollyhock (*Alcea rosea*), yarrow (*Achillea filipendulina*), hosta (*Hosta sp.*), cleome (*Cleome hassleriana*), phlox (*Phlox divaricata*, purple blazingstar (*Liatris pycnostachya*), joe pye weed (*Eupatorium purpureum*), purple coneflower (*Echinacea purpurea*), false spirea (*Astilbe arendsii*),tulips (*Tulipa sp.*), daffodils (*Narcissus pseudo narcissus*), hyacinth (*Hyacinthus sp.*) and crocus (*Crocus susianus*) and snowdrop (*Galanthus nivalis*) purple coneflower (*Echinacea purpurea*).

E. Flower Bed

Each bed will have perennials including but not limited to; Easter lily (*Lilium longiflorum*), spiderwort (*Tradescantia sp.*), cranesbill geranium (*Geranium sanguineum*), tulips (*Tulipa sp.*), daffodils (*Narcissus pseudo narcissus*), hyacinth (*Hyacinthus sp.*) and crocus (*Crocus susianus*).

F. Flower Bed

Bordered by boxwood (*Buxus sempervirens*), both flowerbeds will have perennials and annuals including but not limited to; sensation mixtures cosmos (*Cosmos bipinnatus*), tulips (*Tulipa sp.*), daffodils (*Narcissus pseudo narcissus*), hyacinth (*Hyacinthus sp.*) and crocus (*Crocus susianus*).

G. Flower Bed

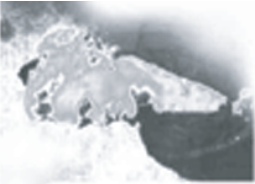
Bordered by boxwood (*Buxus sempervirens*), each bed will have perennials and annuals including but not limited to; Easter lily (*Lilium longiflorum*), and spiderwort (*Tradescantia sp.*), tulips (*Tulipa sp.*), daffodils (*Narcissus pseudo narcissus*), hyacinth (*Hyacinthus sp.*) and crocus (*Crocus susianus*).

H. Gravel Path

I. Trellis

J. Woody Plants

Woody plants may be established around the flower beds include; oakleaf hydrangea (*Hydrangea quercifolia*), rose bay rhododendron (*Rhododendron maximum*), mezerion shrub (*Daphne mezereum*), and hydrangea (*Hydrangea radiata*). While the majority are woody plants, the following herbaceous plants may be included; nigra hollyhock (*Alcea rosea*), yarrow (*Achillea filipendulina*), hosta (*Hosta sp.*), cleome (*Cleome hassleriana*), phlox (*Phlox divaricata*), purple blazingstar (*Liatris pycnostachya*), joe pye weed (*Eupatorium purpureum*), and purple coneflower (*Echinacea purpurea*).



MICHAEL COMMISSO

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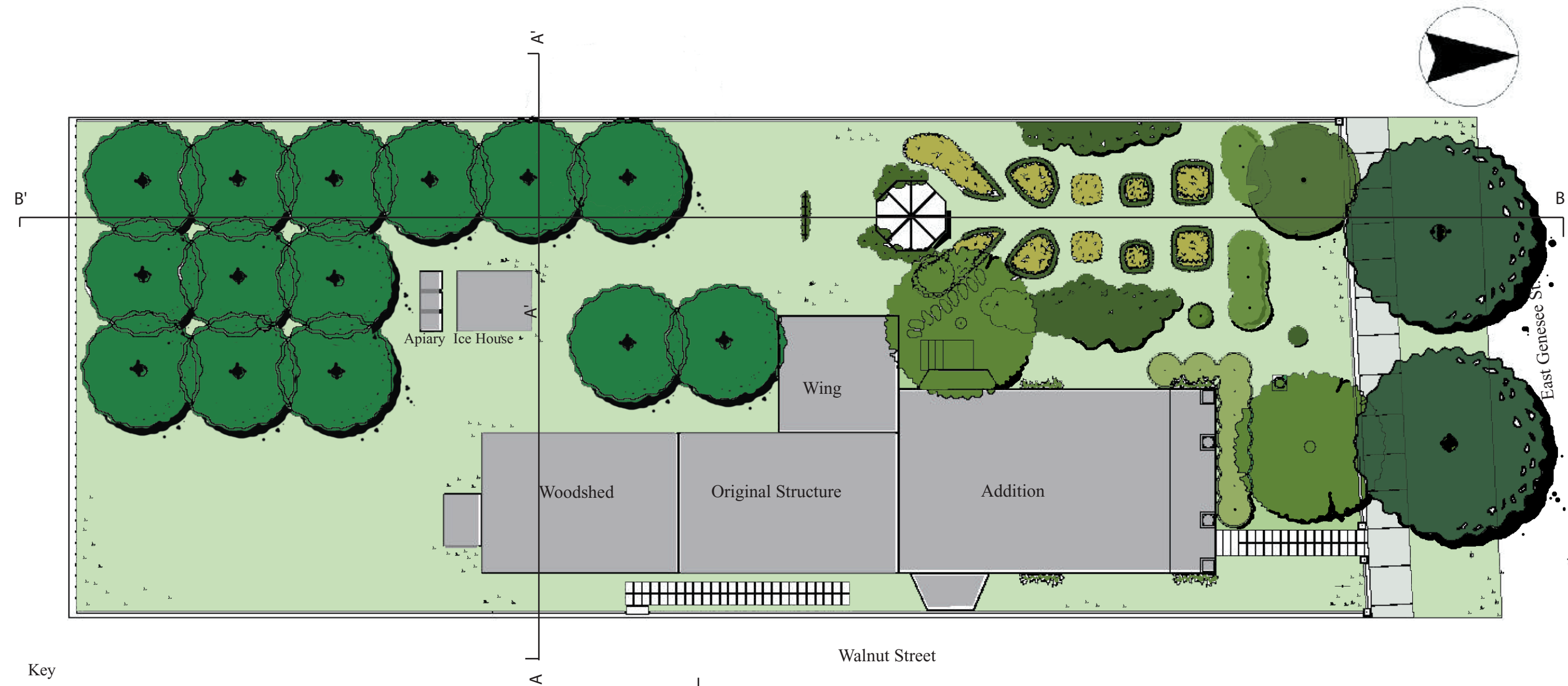
West Space Flower Garden

Scale: No Scale


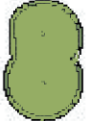
















Figure: 5.4

Source:Photographs, family letters, Old Fashioned Gardening by Grace Tabor.

Date: April 15, 2004



Key

- | | | | | | | | |
|--|--|---|---|---|------------------------------|---|----------------------|
|  | American Liberty Elm Tree |  | Existing Bridalwreath Spirea (Spirea prunifolia) |  | Rose Trellis |  | Stone Walk |
|  | Horsechestnut (Aesculus hippocastanum) |  | Weigela (Weigela florida) |  | Vines |  | Historic Marker Sign |
|  | Cherry Tree (Prunus avium) |  | Magnolia (Magnolia spp.) |  | Urn |  | Street Sign |
|  | Orchard(Pears, Cherry, Apples, Plums, Crabapples, Peach) |  | Garden (Different shaped beds with variety of annuals and perennials) |  | Front Walk | | |
|  | Woody Plant Species |  | Rose Shrubs |  | Summerhouse with Grape Vines | | |

Rehabilitation Treatment Plan for the Matilda Joslyn Gage Property

MICHAEL COMMISSO

George W. Curry, Major Professor
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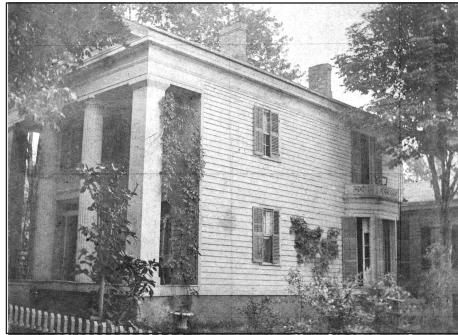
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Treatment Plan

Scale: 0 10 20ft

Figure: 5.5

Date: April 15, 2004



A WALKING TOUR of the GAGE PROPERTY

The Matilda Joslyn Gage Foundation, Inc.

The Matilda Joslyn Gage Property Tour

The rehabilitation of the Matilda Joslyn Gage property was accomplished based on interpretations from Gage family letters and photographs taken by L. Frank Baum in 1887.

This walking tour will provide participants with a historical background of the features found within the landscape that are based on interpretations from Gage family letters and photographs taken by L. Frank Baum in 1887.

The tour will highlight at least eleven features, including but limited to:

1. Gage House
2. Orchard
3. Icehouse
4. Apiary
5. Flower Garden
6. Property Loss
7. Elm Trees
8. Cherry Trees
9. Woodshed
10. Marble Walk
11. Horsechestnut Trees

Property History

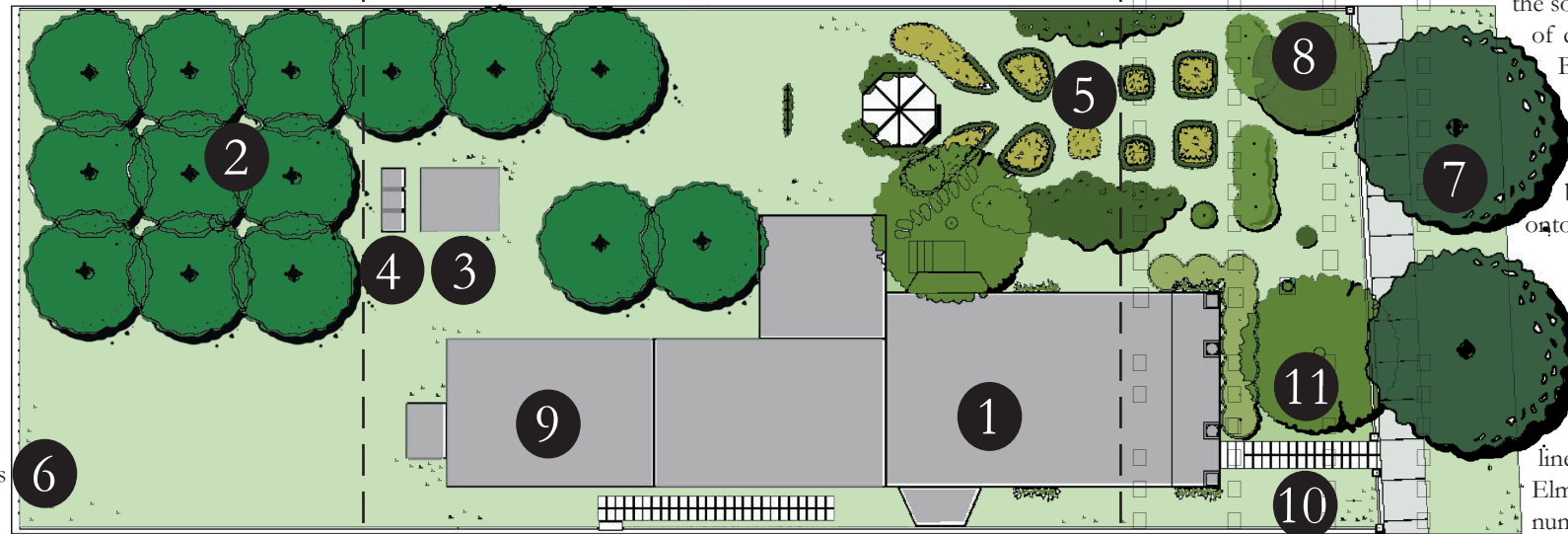
In 1854, realizing the influx of industries and businesses in Fayetteville Henry Gage, a dry goods merchant, moved with his wife Matilda Joslyn and their three children from nearby Manlius to Fayetteville. The Gage family rented a property on East Genesee Street owned by Beach Beard, a noted businessman who owned a handful of properties within the village. Located in the most prominent section of the village, the property roughly half an acre in size had a modest house on it. In 1858, the Gage family purchased the property and lived on the premises until 1898. Besides the house the property, approximately 76 feet wide and 272 feet long, included a barn, icehouse, woodshed, apiary, orchard, garden, vegetable garden and a variety of flowering shrubs and trees. In addition, the entire property was surrounded by a white picket fence.

1. The Matilda Joslyn Gage House

After purchasing the house in 1858, Henry and Matilda moved the one and a half story dwelling from its location on Genesee Street to the rear portion of the property and built a two story, Greek revival addition on the north elevation. The addition, approximately 24 feet wide by 44 feet long, included a portico along the north elevation with four pillars, and a bay window on the east elevation. In 1863, the Gage's built a small wing, approximately 18-20 feet in length by 13-15 feet wide, to accommodate Matilda's parents.

2. The Orchard

While the majority of the orchard, existed along the western edge of the



yard, it extended to the southern edge of the property. The orchard included approximately 18-20 trees including pear, cherry, crabapple, apple, plum, and peach trees. As a result of the subdivision in 1925, all trees that were present during the period of significance cannot be established within the existing property.

5. The Flower Garden

The tour will highlight the significance of the flower garden. The garden was laid out into different size and shape flowerbeds. For the most part, each bed was bordered with boxwood and included a mix of perennials and annuals. Within the garden resided a summerhouse, which had sixteen grapevines. Surrounding the flower garden was a mix of shrubs including deutzia, weigela and roses

6. Property Loss

Within the south portion of the property, a vegetable garden, orchard, and strawberry bed were all located in this space. The vegetable garden included corn, potatoes, tomatoes, cucumbers, red and black currants, raspberries, green beans, carrots, peas, onions, lettuce, radishes, strawberries and quince trees. In addition to the vegetable garden, a barn was located in the southern portion of the property. The barn, approximately 37 feet long by 17 feet wide, included a basement, which housed a cow, chickens and ducks. On the first floor, the Gage's kept a horse, carriage and harnesses. Accordingly to 1890 and 1896 Sanborn maps, the barn was roughly 8 feet over the property line. During the Civil War, the barn needed to be extended to the south for the purpose of drying out tobacco. Based on this fact, it can be speculated that this is the reasoning for the barns encroachment onto the other property.

7. Elm Trees

During the historic period, East Genesee Street was lined with American Elms. While the exact number of trees present along the street is unknown, they were 35-40' in height. In the years preceding 1898, the American elm trees were removed and no longer exist. They disappeared probably as a result of Dutch Elm disease. For the rehabilitation of the Gage property, the treatment called for trees that were comparable to historic American Elms. The trees that were used are American Liberty Elms.

10. Marble Walk

During the period of significance, a marble sidewalk provided pedestrian access to the front of the house. It connected with the public sidewalk along the northern boundary. Because of the high expense of marble, the treatment plan required the use of a material that resembled marble for the new walk.

Conclusion





Conclusion

The Matilda Joslyn Gage property has been substantially modified throughout its history. Because of the new use as an income producing property open to the public, local regulations that govern such uses must be addressed, including provisions for parking and handicap accessibility. Normal wear and tear and a lack of professional maintenance have led to the deterioration of many features and the removal of others in the landscape. As a result of these factors, future, or the implementation of incompatible programming or insensitive responses to regulatory requirements will result in the loss of other defining features that contribute to its historic significance.

To address these issues, this rehabilitation treatment plan for the Matilda Joslyn Gage property was prepared. The treatment plan successfully balances the current and future uses of the Gage property. Rehabilitation was the preferred overall treatment because by definition because it allows for the greatest flexibility to accommodate contemporary uses at the property.

By following an established methodology for researching cultural landscapes, the preparation of the treatment plan involved documenting the landscape's history and analyzing the historic and existing conditions. The Gage property is eligible as a historic and cultural resource because the house is architecturally significant as a fine example of Greek Revival architecture and for its association with Matilda Joslyn Gage, a nationally known abolitionist and women's right leader. During the period of significance, between 1854 and 1898, Gage and her family lived at this location. In the years following the death of Matilda Joslyn Gage, the property changed ownership many times. In the analysis of the existing and historic conditions of the property, it was found that the majority of the features present during the period of significance no longer exist. Taking this into account, the treatment for the landscape involves tasks that will re-establish many, although not all of the lost historic features.

Further Research Topics

The research for this treatment plan was very thorough. While the majority of the resources found within Onondaga County were analyzed, the investigation of sources outside the county was not possible due to time constraints. Other repositories may have additional photographs or documentation on the property which may yield more information pertinent to this document.

Throughout the duration of the capstone studio, questions were raised regarding the grade and elevation of Walnut Street in comparison to the southern portion of the Gage property. There was a discrepancy between what was mentioned in the Gage family letters and what was perceived from historic photographs. A thorough investigation of local government record might yield additional information regarding the street conditions and, therefore, clarify outstanding issues related to the property.

With little documentation available for the southern portion of the property an archeological survey might identify locations of several historic features that were present. Additional research into L. Frank Baum might provide more information on the property.

Finally, this project did not involve any substantial research regarding the property 109 Walnut Street. Because the site will be integral to the overall mission and activities of the Gage Foundation, Prior to work being initiated at the property, extensive research should be carried to determine whether the property is historically significant.



Summary

Matilda Joslyn Gage is regarded as “one of the most logical, fearless, and scientific writers of her day.”¹ She lived and worked at the site on East Genesee Street from 1854 until her death in 1898. Overshadowed for the most part by the importance of the house, the landscape is perhaps the more significant property feature, telling the history of one woman’s attempt to escape the stress and demands of her many causes by seeking solitude in the yard and garden that she maintained. The implementation of this rehabilitation plan will recapture the landscape that Matilda Joslyn Gage developed and cherished, and help promote a better understanding of her life, work and times.

¹ Sally Roesch Wagner, *The Historical and Architectural Significance of the Matilda Joslyn Gage House Fayetteville, New York* (Fayetteville, NY: Matilda Joslyn Gage Foundation, 2002)



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Appendix A

Letter Inventory with Emphasis on Landscape

1793-1840 Folder

No letters with any information on landscape

1840s-1850s Folder

Gage, Matilda Jewell Gage. Letter to G.I. Clark. 21 Feb. 1855. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“Mother and Father moved to Fayetteville in 1854 in May from Manlius New York.”- *HLG’s hand*

Joslyn, Helen Leslie. Letter to Hezekiah Joslyn. Late 1850s. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“I am better today, than I was yesterday, and feel much pleased with the probability, that we may not be obliged to move, and if we do, going to the back house will be very different...”

Gage, Matilda Joslyn Gage. Letter to Thomas Clarkson Gage. 7 Aug. 1859. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“Pa says you are up early to drive the cow. I hope she has not run away again...Do you and Eddy keep store anymore?”

1860s Matilda Joslyn Gage Correspondence Folder

Joslyn, Helen Leslie and Hezekiah. Letter to Thomas Clarkson Gage 20 Feb. 1861. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“We shall not try to live in the lower part of this house, or any other. The air is too damp- we must occupy upper rooms.”

1870-1875 Folder

Gage, Henry Hill. Letter to Thomas Clarkson Gage. 14 May 1871. Matilda Joslyn Gage Foundation. Fayetteville, New York.

*First letter that mentions flower garden and vegetable garden

*Financial problems had to sell mare and buy cheap horse

“ Rather chilly winds but vegetation is quite f__d, flower garden is looking fine, vegetable garden is all planted and have potatoes, peas, onions, lettuce, radishes, etc.”



Gage, Henry Hill. Letter to Thomas Clarkson Gage. 28 May 1871. Matilda Joslyn Gage Foundation. Fayetteville, New York.

"I took the children out riding today with the new horse. I am fearful he is much to spirited. He bounds when he starts from the barn, but is a very pleasant driver when he gets started..."

1876-1880 Folder

No letters with any information on landscape

1881 Folder

Gage, Matilda Joslyn Gage. Letter to Thomas Clarkson Gage. 2 Oct. 1881. Matilda Joslyn Gage Foundation. Fayetteville, New York.

- * Cat "Elegant" died and was buried in flower garden
- * Closing store

"Everything here is dried up and no rain can save crops now. Cucumbers are 50⁴ per hundred, usually 12⁴. Tomatoes are not ripening. Corn dried up very soon; potatoes are small, and I am quite sure that many trees will never recover. Maples seem more affected than elms."

Gage, Matilda Joslyn Gage. Letter to Thomas Clarkson Gage. 28 Nov. 1881. Matilda Joslyn Gage Foundation. Fayetteville, New York.

- *Research clarify's that they lived at property in 1854
- *Real Estate endeavors in Aberdeen and E. Syracuse
- *Clarkson moves to Aberdeen

"At bed time we found the front door still locked. It had not been opened during the day. I don't think such a thing has ever occurred before in the twenty-seven years we have lived in this house."

1882 Folder

No letters with any information on landscape

1883 Folder

Gage, Henry Hill. Letter to Julia Louise Carpenter. 4 Oct. 1883. Jocelyn Burdick Collection. Fayetteville, New York.

"I have had the weeds hoed out of the garden."

1884 Folder

- * Gage's and Beard's were friends

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 26 May 1884. Matilda Joslyn Gage Foundation. Fayetteville, New York.



"Had the garden plowed Monday and planted Tuesday. It has been very wet here, that we have probably lost nothing by this late planting."

1885 Folder

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage and Sophia. June 1885. Matilda Joslyn Gage Foundation. Fayetteville, New York.

* Thomas recent marriage

"The weather is lovely, trees in blossom, air full of sweet odors, warm and hazy."

"Many grapes seem killed but parts of ours are lovely."

Gage, Matilda Joslyn. Letter to Sophie Gage. Fall 1885. Matilda Joslyn Gage Foundation. Fayetteville, New York.

"We have an abundance of pears this year but no other fruit-not a dozen bunches of grapes on our sixteen vines."

"I have been doing some work in my flower garden-hope to have it in better condition next year. I am putting it almost entirely into perennials and vines. Shall grow asters for transplanting, but cannot raise annuals because of the shade. Have set a quite a number of Virgin Mary Lily."

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 13 Aug. 1885. Matilda Joslyn Gage Foundation. Fayetteville, New York.

"It has been very hot here. Our pears are ripe. We are to have a good many of various kinds. The graft of Sheldon died and the standard bore July pears this year. I have taken up my tulip hyacinth and lily bulbs and had the red cedar and the Norway Spruce removed from the front yard. Shall set vines east end of piazza. Sowed flower seeds on ice house place but ground was hard and they did not do well. Intend that that for a red raspberry plat next year and shall set currants in the middle of the garden, I think."

Gage, Matilda Joslyn. Letter to Sophie Gage. 23 Aug. 1885. Matilda Joslyn Gage Foundation. Fayetteville, New York.

*Existing conditions have raspberries, possible from time period.

"By the way, we have had pears since the middle of July, and Clarkson's Sickle, which looked like dying, seems to have recuperated since I have had the dead limbs removed."

"Last week I had considerable work done in my flower garden and expect to do much more during the fall; also set currants and raspberries in the vegetable garden."

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 14 Nov. 1885. Matilda Joslyn Gage Foundation. Fayetteville, New York.

*Letter was torn, hard to read!

*Repairs on the house

"I am having the fence painted < > today to prevent < > looks badly < > the house < > I have done < > premises in order to keep them from utter destruction. Garlock raising the barn with Jack screws, and is now shingling the whole north half."



"I am also obliged to have the front S.E. abutment laid over, and some < > boards on lower part... I am also to have strips nailed under in the garret where are great crevices open to the weather etc. It will take the good part of my two years, for the necessary repairs on the premises-repairs that should have been done at intervals several years ago."

1886 Folder

Gage, Matilda Joslyn. Letter to Leslie Gage. 14 June 1886. Matilda Joslyn Gage Foundation. Fayetteville, New York.

"Grandmother has white and red and yellow roses. If you were here you could have some."

Gage, Matilda Joslyn. Letter to Leslie Gage. 15 Sept. 1886. Matilda Joslyn Gage Foundation. Fayetteville, New York.

* Letter suggest decreased slope of land from house to barn

"Mr. Wheeler dug grandma's potatoes today. I think I shall have to give them to your papa and mama. Most of all my flowers have dried up."

"Your kitty has not been to the house to see me, at all. I went into the barn yesterday and she lay on the hay in a stall, so I brought her some meat and carried it down to the barn."

"I bought some big nails, and Mr. Wheeler nailed the boards down in front of the barn. He also mended the sidewalk..."

1887 Folder

Gage, Matilda Joslyn. Letter to Helen Leslie Gage. 23 May 1887. Matilda Joslyn Gage Foundation. Fayetteville, New York.

"Not seen C. Brown at house since you left. Had Jim Nixon to finish garden, move stove, shake carpets etc. Expect to paper this week and finish cleaning."

"If dry weather continues, shall have few strawberries."

Baum, Maud Gage. Letter to sister Helen Leslie Gage. 3 July 1887. Matilda Joslyn Gage Foundation. Fayetteville, New York.

* Letter suggests and confirms that when Maud and family came to visit Fayetteville, he brought his camera and took photos of the garden and house.

"We had our lunch down at Tremain Park....Frank took a picture while we were at the table. We came home by way of Gardiner's. We had a real nice time."

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 15 July 1887. Matilda Joslyn Gage Foundation. Fayetteville, New York.

"We have dry time. My garden is simply spoiled. The potatoes destroyed corn good for nothing-beans ditto, etc."

Gage, Matilda Joslyn. Letter to Helen Leslie Gage. 17 July 1887. Matilda Joslyn Gage Foundation. Fayetteville, New York.



* President Cleveland was in town

“I had my Chinese lanterns from over the kitchen door to cherry tree, and a flag out of play room window.”

Gage, Matilda Joslyn. Letter to unknown source. 15 Sept. 1887. Matilda Joslyn Gage Foundation. Fayetteville, New York.

*Financial difficulty

“It is nearly nine and I expect Mrs. Applegate to work. Tried to get Wheeler also as I wish my carrots and grapes hoed out.”

“It is now half past three and I have worked with Mrs. Applegate until I am worn out.”

1888 Folder

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 23 Jan. 1888. Matilda Joslyn Gage Foundation. Fayetteville, New York.

*Based on letter, Gage's moved to Manlius in 1848

*Rented property when they first moved to Fayetteville

“I have sometimes wondered at your expense acc't-even before you were married. The first six years of our life in the county-Manlius-our expenses averaged only about \$650 per year-with two and finally three children-house rent to pay about \$60 per year-two clerks to board, a girls wages to pay (10/week) our own clothing, doctor bills, etc....of course now, since the war when everything changed, even here, our expenses were much greater.”

Gage, Matilda Joslyn. Letter to Leslie Gage. 14 Apr. 1888. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“It rained last night and the grass begins to look a little green. I found five snow drops and a crocus in my garden at home. The daffodils were budded but not out.”

“George Kimberly keeps his horse in grandma's barn. Harry Eaton and some girls got in and trimmed up the horse with ribbons.”

Gage, Matilda Joslyn. Letter to Helen Leslie Gage. 22 Apr. 1888. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“Have not touched a brush until today when I painted tulips from my garden...”

1889 Folder

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 5 June 1889. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“The rain threw down the wall in front of the barn, man are at work on it and also raising my walk. The platform is up and all to be laid over.”



Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 10 July 1889. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“Shall have plenty of pears for you. I have done up a little red raspberry jam for you and Sophie to eat, as you will be here past berry time.”

“I have had the flower garden put in order, had six or more days work in it. I want you and Sophie and Matilda to enjoy it.”

1890 Folder

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 7 March 1890. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“The house wants painting, and roofing in some parts-the barn requires repair-the fences likewise and I think it will take all of the \$340 to do it.”

1891 Folder

Gage, Matilda Joslyn. Letter to Leslie Gage. 12 July 1891. Barbara Rivette Collection. Fayetteville, New York.

*Letter provides insight on how many trees were on property

“Grandma wishes you and other babies were here now to eat cherries-great firm fleshed luscious Tartarian and red ones on more than half a dozen trees. Pears soon to be ripe and grapes by and by.”

“The flower garden has been lovely with wigelia, wisteria, roses, deutzia, lilies, etc. But just now is not looking quite as fine.”

“Tell your mama and Aunt Judy that the birds sang every day almost all day through June. Down in the garden among the plum trees is a cat bird...”

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 5 Aug. 1891. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“I think I have never enjoyed the old home as well as this summer, but July was too cold for pleasantness. June was a lovely month and the flower garden then looks its best with hundreds of roses, deutzia, weigela, wisteria etc. The glory of the wisteria vine was before I reached home, but it was very handsome when I came with hundreds of exquisitely sweet blossoms.”

“I had ripe apples from graft on tree near wing doors, in July, they made superior apple sauce. I still have cherries, currants and pears.”

Gage, Leslie. Letter to Parents. 27 Sept. 1891. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“We had a garden party last night...The summerhouse was lighted with lanterns out by the spring on the apple tree so it was light around...We hung a row of Chinese lanterns from the summer house to Mr. Wilbers.”



Gage, Matilda Joslyn. Letter to Helen Leslie Gage. 30 Sept. 1891. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“For the party I had Chinese lanterns between the house and horse chestnut tree and from the summer house to the wisteria... Had it lighted by the swing.”

Gage, Leslie. Letter to Helen Leslie Gage. 7 Oct. 1891. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“I stood up high on a ladder and picked pears and grapes for Grandma.”

Gage, Matilda Joslyn. Letter to Matilda Gage. 7 Nov. 1891. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“Grandma has two clusters of Chrysanthemums in blossom in the garden, but the other flowers have frozen up and gone to sleep for the winter.”

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 17 Nov. 1891. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“I have a geranium still out and still untouched by the frost unless today has nipped it...”

1892 Folder

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 9 June 1891. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“Tell Matilda grandma has had many flowers until just now, but soon the roses and white lilies will be out.”

Gage, Matilda Joslyn. Letter to Matilda Gage. 18 Sept. 1892. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“The Christmas rose Aunt Helen set is doing well. Did you ever see a Christmas rose? They blossom under the snow—a beautiful white blossoms that change to a delicate pink, or partly so. Tell your mama there was a beautiful bed of the new style Begonia’s which have large blossoms like a single rose. That bed was very gorgeous, with bright red and yellow blossoms and much handsomer than a bed of geraniums near it.”

1893 Folder

Gage, Matilda Joslyn. Letter to Matilda Gage. 18 April 1893. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“I thought we should have a nice time in the flower garden, and you could swing under the apple tree...”

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 11 July 1893. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“Mrs. Wilbur writes me to come home, as Lowe’s children are ruining my garden, taking flowers, breaking trellises etc.”



1894 Folder

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 25 May 1894. Matilda Joslyn Gage Foundation. Fayetteville, New York.

"I am too late now to see my tulips, wisteria, magnolia, apple blossoms, etc."

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 14 June 1894. Matilda Joslyn Gage Foundation. Fayetteville, New York.

- * Property is disrepair, need of fixing
- * They had an entrance gate

"This house is very bad, shows red on the end of the old part. Severance house had to be scraped and so I think this would. The stoop-kitchen is giving away-front one. I had a new back stoop since your father died...Bay steps are poor. Would take \$500 or \$600 to put the premises in order besides barn. New fence needed and as it is a corner and the one where the walk is, a fence is required. Big gate was stolen last fall."

Gage, Matilda Joslyn. Letter to Matilda Gage. 24 June 1894. Matilda Joslyn Gage Foundation. Fayetteville, New York.

"A man is hoeing the walk in the flower garden today and next week grandma must have a sidewalk made east of the home."

Gage, Matilda Joslyn. Letter to Leslie Gage. 26 Aug. 1894. Matilda Joslyn Gage Foundation. Fayetteville, New York.

"I wish you were here and could have the fruit which lies on the ground decaying. I have three kinds of pears now, apples, and plums nearly ripe that I shall not use..."

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 27 Aug. 1894. Matilda Joslyn Gage Foundation. Fayetteville, New York.

"Miss Barbour came Saturday and I am no longer alone. I wish you were all here to have the fruit. At dinner we had currants, very ripe and sweet-pears cut up and applesauce for tea. I have stemmed blue plums such as Sophie liked so well when here.... Sickle pears are getting ripe."

1895 Folder

No letters with any information on landscape

1896 Folder

Gage, Matilda Joslyn. Letter to Julia Louise Carpenter. 20 Jan, 1896. Matilda Joslyn Gage Foundation. Fayetteville, New York.

*Because of Matilda not living at the residence all the time, living in Aberdeen, her property is real disrepair and the garden is suffering as well.



“Your beautiful flowers were indeed a pleasant reminder of the old flower garden at home, on which I was given a premium without entering it. The flowers are now mostly perennials, but I still enjoy it when at home and I enjoy being home in the summer very much, but not when it comes cold weather.”

“The house is in very bad repair and I may have to rent it for the purpose of getting it repaired as I have no money for it otherwise.”

Gage, Matilda Joslyn. Letter to Leslie Gage. 23 Nov. 1896. Matilda Joslyn Gage Foundation. Fayetteville, New York

“Those leaves that look as if they had a piece bitten out of one side near the stem, are elm leaves; from my place. The thick large green leaf, is a magnolia. The thin ones are day lily leaves. There are green oak leaves, brown one.”

1897 Folder

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 15 July 1897. Matilda Joslyn Gage Foundation. Fayetteville, New York.

*Considerable work being done at the house

“I am having and have had to have a great deal of work done on the place. Have had nine dead trees-pear, plum and cherry cut down and up-so have a good stock of wood.”

Gage, Matilda Joslyn. Letter to Helen Leslie Gage. 9 Sept, 1897. Matilda Joslyn Gage Foundation. Fayetteville, New York.

“Everyone still continues to speak of how nice the house looks. Elder Smith says I have added \$500 to its value if I wished to sell or rent. The window sashes are painted dark green, which I think has added much to the good looks of the house. I also built an awning west end of front piazza-seven feet in length; 2ft. 9 inches out at the bottom...I also had heavier outside casings put to west parlor and west front chamber windows.”

“There has been 20 days work on the grounds alone. Then I had 17 doors fixed, 18 or 20 glass set....”

“I have a few blue plums and shall have abundance of grapes.”

Gage, Matilda Joslyn. Letter to Thomas Clarkson Gage. 9 Nov. 1897. Matilda Joslyn Gage Foundation. Fayetteville, New York.

* Reference to selling house, potentially

“The Beach Beard lot, fifty ft. front, and not very deep cost \$1000. Mine is in every way worth double. It is over 72 ft. front and contains 48/100 acre. It is a corner lot, always more valuable has front trees, shade trees, garden lots etc. Main part of house and wing not very old. Wing 34 years only; part we built about 39 years old and the front part only a year or two older.”

1898 Folder

Gage, Matilda Joslyn. Letter to Helen Leslie Gage. 15 Jan. 1898. Matilda Joslyn Gage Foundation. Fayetteville, New York.



"I want a little garden work done if you are coming, and it is needed early in May you know."

"Yes, I should like the fruit < >. I have none now. Send you most of mine years ago, and the last to J. and you last fall. How did you like the cherries. I fear it will not be a cherry year this year. There were so many and so nice last year, no worms."

Gage, Matilda Joslyn. Letter to Helen Leslie Gage. 15 Jan. 1898. Matilda Joslyn Gage Foundation. Fayetteville, New York.

"I wish to go home early as possible in April so as to get a garden going. I want a parsley bed and tomatoes, cucumbers, etc."

"We will have nice times there; and you will enjoy the summer house, I think, and the flowers. I have a good many roses, a wisteria vine, a wigelia bush and a pine apple shrub; also the remnants of my magnolia besides red and black raspberries, red and black currants, plums, pears, apples, and grapes, and cherries.."

1899 Folder

Aetna Insurance Company. Letter to Thomas Clarkson Gage. 24 July 1899. Matilda Joslyn Gage Foundation. Fayetteville, New York.

"I thought you would be anxious to hear from here by this time-Well I went and took down the old fence. All that was worth saving I had stored in the barn. It was badly broken the posts were nearly rotted off-I had it all cleaned out about the house and yard, and had a regular cleaning and burning up of rubbish-then had the walk taken up. There was a low place just above the barn that had graded up with drain. we had to use stringers for the walk the entire length. We used all the plank that was worth laying.."

"The village had to build over the wall south of the barn and lay a new walk-so now the street is very fine. When we came to take the fence away it allowed the new walk to be laid in a few inches so did not have to cut away the trees as much."

1899-1905 Folder

No letters with any information on landscape

1906-1910 Folder

No letters with any information on landscape

1911-1919 Folder

No letters with any information on landscape

1920- Present Folder

Gage, Thomas Clarkson. Letter to Helen Leslie Gage. 30 Nov. 1924. Matilda Joslyn Gage Foundation. Fayetteville, New York.

"You asked me to write some of the things that were around the old home in Fayetteville. The house stood on a corner surrounded by a fine picket fence, with marble walk leading from street to house both front and



back. The house (colonial) stood about 25 feet from front with four large pillars in front. The house was only about 7 feet from the side street with a bay window that reached to the fence with an asphalt sidewalk on all sides. There was nearly half an acre of ground, it was 75 or 78 feet front extending to a brook at the foot of garden in the rear. In front yard was a cedar and horse chestnut tree, with a magnolia and two cherry trees, further west there was also a rose hedge, a stone base with a large urn full of flowers, with a rhododendron, horse chestnut, and flowering bushes west of house, next to the flower garden with various shaped beds with summer house covered with grape vines, etc.”

“(p.4) in rear about 10 feet from arbor was a rose trellis in rear of that, where was all kind of fruit mostly plums, pears and apples with one hardy peach tree (not very good) back of all was an Ice house and cooling room about 30 feet from West kitchen door, back of ice house was an apiary with five or six hives of bees from this the ground gradually sloped downhill to a small brook at foot, all surrounded by a garden picket fence of sharp points. In the garden was a hot bed for early flowers and plants and a small strawberry bed from which we picked 3 bushel during season of about four weeks. On rear end of house was a large woodshed piled full of split wood as the side street was elevated from our ground there was a stone retaining wall so that the street was about 12 feet higher than the garden. The barn was built on the street with a basement where we kept a cow, chickens and ducks, in the barn we kept a house and carriage, side saddle and men saddle, harness /nut/ etc. The barn was extended south to make a tobacco drying shed for tobacco during Civil War.”

“(p.5) In the cellar of the house was a fine spring of water always running through a drain leading underground through the grounds west of the house of our neighbors. In cellar I- fall was always a barrel of cider, -bins of all kinds of apples and vegetables. In the cellar way was always a whole codfish, ham, /k / and can etc. We always had a barrel of corn beef (and sometimes corned mutton) a /kit/ of mackerel and other fish. There was a box furnace, one of the first ever, first one in Fayetteville during the sixties. There was a large stewart range in the kitchen with elevated hot water tank with a lead pipe leading down into cellar and up into bathroom for hot water. There were two large cisterns with a filter between them with pump in kitchen and bathroom.”

“(p.6) There was parlor, sitting room, dining room, kitchen, store room and two bedrooms on the first floor with ample closet, pantries, etc. On second floor was five bedrooms and a library with walls covered with books and specimens. (MG writing: Probably the geological ones) Out of the front bedroom was stairs leading to a large unfloored attic. On peak end of front of house was a flag pole where old glory waved during the Civil War. Throughout the house was ample halls. I have made this letter long and hope I have filled your request.”

“There was a row of Elm trees just out side of sidewalk which father and I set out in 1862, he doing the work and I steadying the trees, they are now very large trees reaching half way across the street. There was such a long walk that I had a /hand/ snow plow to clean the walk in the winter. In the house there was two fireplaces, sitting room and library.”

Helen Leslie Gage Ledger Book. Letter from Thomas Clarkson Gage. 28 June 1929. SRW Collection. Fayetteville, New York.

“We moved from manlius in 1854 and bought the house the following year, when it was moved farther out to (Clinton) the side street. The kitchen and dining room were moved farther back, leaving the parlor front between the two, (fashion) was put in a living room and a bed room and bathroom downstairs, a library and bedroom upstairs. In the early sixties a large room and closet as a wing were added that mother’s father and mother could live there....”

Gage, Julia Carpenter. Date uncertain. Jocelyn Burdick Collection. Fayetteville, New York.

“There was a large & beautiful flower garden laid out /in/ different shape beds - -bordered /with/ Box Graveled walks. The main walk leading into Arbor. Flowers of all kinds & conditions climbing roses etc.



Back of Ice house wonderful vegetable garden. A stream of water at bottom of garden. Maude Gage Baum born in this house.”

“Our Fayetteville home had 12 large rooms. Parlor, sitting room or living room, dining room, Father’s bed room, Mother’s bed room, kitchen, front hall , two back halls, store room, pantry, china closet, 2 clothes closets, bath room, very large wood shed - - these all down stairs.”

“arge front chamber with closet, Clarkson’s bed room, large hall closet, [upper] hall, /Earl/ chambers at head of stairs, Library with French doors opening upon Sitting room bay window roof, which also had French windows, large play room over dining room which had a four poster bed, back stairs & small hall into Maud’s room with closet and store room.”

“Basement with furnace, coal bins, & vegetable & apple bins. Hot air furnace two fireplaces Library & Living room. There were 7 seven outside doors besides the six French doors. Corner lot 75X200 or more. Own private ice house, large barn, arbor or summer house covered with roses & grapes. Lattice work with marble floors.”

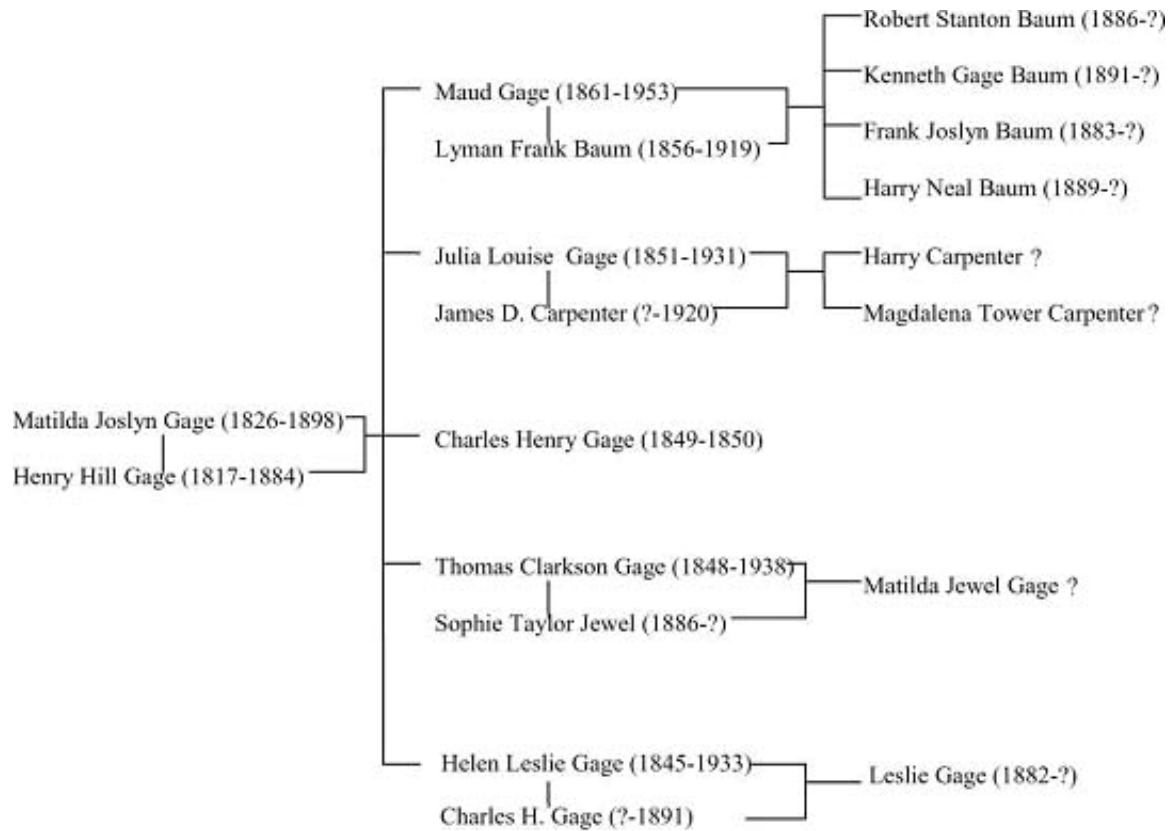
“Harry Gage Carpenter born in this house Jan. 17, 1886. Born in front chamber at right of picture.”

“All kinds of fruit trees on the lot - - Cherries, Apple, Plum, Peach, currants, raspberries, strawberries, gooseberries, crabapples and quince.”



Appendix B

Family Tree





Source of information collected from the archives at the Matilda Joslyn Gage Foundation, Inc.