United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

<table>
<thead>
<tr>
<th>historic name</th>
<th>Sweet Homestead</th>
</tr>
</thead>
<tbody>
<tr>
<td>other names/site number</td>
<td></td>
</tr>
<tr>
<td>name of related multiple property listing</td>
<td>N/A</td>
</tr>
</tbody>
</table>

2. Location

<table>
<thead>
<tr>
<th>street &amp; number</th>
<th>582-614 Center Hill Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>city or town</td>
<td>Copake</td>
</tr>
<tr>
<td>state</td>
<td>NY</td>
</tr>
<tr>
<td>code</td>
<td>NY</td>
</tr>
<tr>
<td>county</td>
<td>Columbia</td>
</tr>
<tr>
<td>code</td>
<td>021</td>
</tr>
<tr>
<td>zip code</td>
<td>12516</td>
</tr>
</tbody>
</table>

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination _ _ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets _ _ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

<table>
<thead>
<tr>
<th>national</th>
<th>statewide</th>
<th>local</th>
</tr>
</thead>
</table>

Signature of certifying official/Title

Date

4. National Park Service Certification

I hereby certify that this property is:

| _ _ entered in the National Register       |   determined eligible for the National Register |
| _ _ determined not eligible for the National Register |   _ _ removed from the National Register |
| _ _ other (explain:)                        |   ________________________ |

Signature of the Keeper

Date of Action
Sweet Homestead

5. Classification

Ownership of Property
(Check as many boxes as apply.)

[X] private

[ ] public - Local

[ ] public - State

[ ] public - Federal

Category of Property
(Check only one box.)

[ ] building(s)

[X] district

[ ] site

[ ] structure

[ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

<table>
<thead>
<tr>
<th>Contributing</th>
<th>Noncontributing</th>
</tr>
</thead>
<tbody>
<tr>
<td>buildings</td>
<td></td>
</tr>
<tr>
<td></td>
<td>9</td>
</tr>
<tr>
<td>sites</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2</td>
</tr>
<tr>
<td>structures</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>objects</td>
<td></td>
</tr>
<tr>
<td></td>
<td>11</td>
</tr>
<tr>
<td>Total</td>
<td>0</td>
</tr>
</tbody>
</table>

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC / Single Dwelling

AGRICULTURAL / Agricultural Outbuildings

DOMESTIC / Single Dwelling

LANDSCAPE/ Garden (Yard)

Current Functions
(Enter categories from instructions.)

WORK IN PROGRESS

AGRICULTURAL / Agricultural Outbuildings

DOMESTIC / Single Dwelling

LANDSCAPE / Garden (Yard)

7. Description

Architectural Classification
(Enter categories from instructions.)

MID 19TH CENTURY / Greek Revival

Materials
(Enter categories from instructions.)

foundation: Stone

walls: Clapboard

Board and batten

roof: Asphalt, Metal

other: __________________________
Sweet Homestead

Summary Paragraph

The Sweet Homestead is located at 582-614 Center Hill Road (County Route 7A), west of Robinson Pond, in the Town of Copake, Columbia County, New York. The Sweet Homestead is a family farm that evolved from a diversified cash crop farm to a dairy farm before becoming a gentleman’s country home after the historic period. Situated in the southeastern portion of the county near the Massachusetts border, Copake was historically and remains a largely rural farming community. The hamlet of Copake is located just west of New York State Route 22 at the intersection of Main Street, County Route 7 (Church Street), and County Route 7A. Copake’s landscape is characterized by open agricultural fields, historic homes and barns, and wooded hills and is dotted by small- and medium-scaled twentieth-century suburban subdivisions extending primarily off the old country roads and around Robinson Pond.

Center Hill Road is located on the eastern edge of a valley which is in continued agricultural use. The Sweet Homestead is attributed to Philo Dibble Sweet (1808-1889) and is a remnant of the 240-acre property he acquired in 1841. The nominated property includes the ca. 1845 Greek Revival farmhouse (with a semi-attached work shed), icehouse, a ca. 1855 secondary dwelling, associated outbuildings, a north pasture, and south production field likely used for subsistence farming. The farmhouse is set back and aligned to the road behind a front yard. At the roadside, two non-historic mortared stone pillars (too small to count) frame a bluestone walkway to the front entry. A complex of four historically associated mid-nineteenth century agricultural buildings and a small work yard are located across the road from the farmhouse. The homestead’s sitting on a low south and west-facing bluff above the surrounding farmland is a significant feature of the homestead. The residential and agricultural buildings are timber framed, similar in scale and use of materials, and the property retains a high degree of integrity and remains intact to its historic appearance.

The nominated property includes the entire parcel associated with the homestead and the barn complex portion of the parcel across the road. The remaining portion of the parcel across the road was repurposed from general agriculture to a tree farm during the twentieth century. This process resulted in modifications to field patterns and the historic agricultural landscape more generally and no longer retain integrity to their historic appearance and use. Thus, the tree farm was excluded from the nomination.

Narrative Description

The Sweet Homestead nomination boundary includes nine contributing buildings and two contributing landscapes: Main Dwelling/ Sweet Farmhouse (ca. 1845, ca. 1870-75), Icehouse (ca. 1845-50), Trafford House (ca. 1855), Wagon Shed (ca. 1870-1920), Chicken House (1845-1860), and four agricultural buildings (ca. 1845-1860): the Main Barn with connected Sheep Barn, the Carriage House/Stable, an Animal Stable, and Corn Crib. Contributing landscapes include the Dooryard (ca. 1845) and the Farmyard (ca. 1860). Names for residential buildings are taken from the 1858 Columbia County landownership map cited in this nomination.

Homestead Parcel

Sweet Farmhouse (Main Dwelling) and Dooryard, ca. 1845, ca. 1870-1875, ca. 1925 (1 contributing building and 1 contributing site)

The Sweet Farmhouse is a one and one-half story, five-bay by two-bay center-hall, side-gabled Greek Revival residence with a perpendicular one-and-one-half story, one-bay by two-bay gabled wing and what was likely an original single-story, one-bay by one-bay kitchen wing (now raised to two stories) behind it. The large four-bedroom dwelling was built to accommodate the Sweet household of eleven, including Philo (aka Fyler), wife
Sweet Homestead
Name of Property

Dorothea, and their nine children.\textsuperscript{1} The house was altered and expanded over decades as a reflection of its changing occupants and evolving uses. The house reflects three primary building campaigns: its ca.1845 construction, ca.1870-1875 alterations, and ca.1925 stylistic alterations (after the period of significance).

The farmhouse has a hand-hewn timber frame and is covered with original clapboard siding (beneath vinyl siding on side elevations). It has a fieldstone cellar and interior brick chimneys at each gable end. The façade is oriented to the road facing west. From the road, the dwelling presents a symmetrical façade, original fenestration, a plain architrave, simple frieze with attic windows, and Doric-style pilasters at the house corners and entry ways. The centered entry door is flanked by two sidelights with wood paneling at the side returns, a wood entablature above, and a plaster soffit. Originally, the house had a three-bay-wide projecting front porch supported by Doric columns; the porch is no longer extant.\textsuperscript{2} The entrance is slightly recessed behind a shallow portico supported by Doric piers. There is an extant stone stair and landing at the farmhouse entry. The historic fenestration largely remains, but all windows are modern vinyl replacements.\textsuperscript{3} The five-bay façade has five attic windows and four double-hung windows with a center door. The north elevation has two double-hung windows at the first story (one opening is concealed with a metal panel) and two smaller double-hung windows at the second story where the frieze breaks above the corner pilasters. The roof has overhanging eaves, a wide frieze and cornice returns. The south elevation has one visible double-hung window at the ground floor with one likely concealed and two attic windows at the horizontal frieze. The locations of the concealed windows occur where an interior closet was added at some later point. Each ground floor façade window is finished with eared window casings and a sill, with most of the original shutter hinges still in place.

The south elevation of the wing extension has an unexpectedly stylish, wide recessed porch framed with Doric pilasters that opens out onto the door yard. The porch leads to two entry doors: a centered door flanked by a double-hung window that opens to the dining room, and a side door (east) that opens to the side vestibule. A small toilet and sink room was added ca. 1925 inside the vestibule (east). The first-story fenestration was likely reconfigured when a small toilet room was added in the vestibule. A wide frieze band blends the main farmhouse volume with the wing. The roof at the south side of the wing was modified ca. 1875 with the addition of two bedroom dormers that break the frieze and the roof line. The roof on this elevation has overhanging eaves and a raking cornice. The wing’s north elevation was modified ca. 1925 when the roofline was raised to make room for the addition of two second floor bathrooms. The historic pilasters, frieze, and clapboard siding were removed and fenestration reconfigured at that time.

There is a fieldstone cellar beneath the entire south portion of the house, including the south parlor, and the length of the wing below the dining room, vestibule, and pantry. There is a fieldstone foundation wall and crawl space below the north parlor. A massive stone and corbelled brick foundation supports each of the two gable end chimney structures. The unfinished fieldstone cellar reflects the house’s original building campaign. It is accessed from what was an original exterior stair at the back (east) of the primary dwelling off the kitchen wing. The cellar was likely used to protect perishable food from winter freezing. The hot water heating system was likely added as part of the ca. 1925 building campaign.

On the interior, the Sweet Farmhouse has two primary floors connected by a central stair hall off the main (west) central entry. The first floor of the main farmhouse is divided into two parlors, a central stair hall, dining room, historic pantry since converted into a kitchen, large vestibule, and south-facing recessed porch. Original plaster walls and ceilings largely remain throughout, albeit beneath a thin layer of laminated gypsum board, as do the historic vertical two-paneled wood doors, moldings, and hardware. Most of the original heartwood pine plank flooring remains but is covered by ca. 1925 narrow floorboards installed in each room in a concentric

\textsuperscript{1} New York, Federal Census, 1850. Fyler D. Sweet was head of household of eleven members including wife, Dorothea Decker (1811-1875) and their nine children: Hoffman (21), Eleanor (18), Betsey (16), John (14), Sarah (12), Ann (9), Margrette (7) Sidney (5), and Emily (3).

\textsuperscript{2} Charles A. Peck (former property owner), in discussion with the author, 2020. He removed the original farmhouse porch decades ago because it had fallen into disrepair.

\textsuperscript{3} Historic windows would have been six-over-six double hung and three-over-one hopper sash at the frieze.
pattern. The two formal parlors were designed with a mantelpiece as the room’s focal point, likely the backdrop to a cast-iron stove.\(^4\) The stair hall includes a straight run stair with the original wood newel post, balustrade, and treads. The first-floor stair hall includes a large, square, floor hatch opposite the entry door that originally had an iron floor grille to allow heat to rise from the cellar warm air furnace to the second-floor bedrooms. The north parlor retains many Greek Revival features, including original crossetted (eared) and corner bullseye door and window moldings, a wood mantelpiece with a simple pilaster design, and a built-in bible cabinet. The south parlor retains the same original door, window, base, and cove moldings. However, the trimmed opening to the dining room was enlarged ca. 1925 and is supported by two Ionic columns on a knee wall. There is an exposed brick wall and an opening where there would have been a mantelpiece, and a ca. 1925 closet conceals an original window opening (south). The centrally placed dining room is the largest room in the house, with windows at the north and side porch entry to the south. A door connects the dining room to the historic pantry (east), which has since been converted to a full kitchen. An original window opening over the sink is sealed but originally would have been an east-facing exterior window. A sealed door opening (east) leads to what would have provided access to the historic kitchen wing. The unfinished basement is constructed of fieldstone walls and timber framing accessed by a historic exterior stair (northeast) and non-historic wood stair from inside the farmhouse dining room.

The second floor is divided into a central stair and hallway, four bedrooms, and two non-historic bathrooms. The north bedroom is the only room that has exposed, original heartwood pine plank floors with “king” boards as wide as fourteen inches. Elsewhere, the remainder of the farmhouse floors are finished with ca. 1925 narrow floorboards which conceal the historic plank. All bedrooms have simple profiled baseboards, door and window trim, and historic vertical two-paneled doors with hardware. There is a built-in shallow recessed closet at the top of the stairs. The two back-to-back bathrooms were constructed ca. 1925 in the rear of the stair hall along the north wall. The two bathrooms bisect the second floor of main farmhouse dwelling so that the rear bedroom and bathroom are today accessed only from the rear (east) addition.

At the back (east) of the principal dwelling is a two-story addition with a separate entrance from the farmhouse, currently serving as a separate two-bedroom, one-bathroom residential unit. The interior was gut-renovated ca. 1985. The addition was likely built around the original one-story, one-bay by one-bay connected kitchen wing, enlarged over subsequent buildings campaigns. The area of the historic kitchen is enclosed by an extant north-facing wall with exterior entry door abutting a brick chimney, and a south facing wall and door leading into the work shed. The original exterior stair to the cellar is today enclosed by a vestibule. The roof of the kitchen wing appears to have been raised ca. 1870-1875, possibly adding sleeping accommodations for two farm laborers and a boarder. In ca. 1925, it is likely the roof at the addition was raised and floor area expanded to connect to the farmhouse’s rear bedroom and bathroom. At some point, a shallow one-story framed addition with shed roof was added at the east and north, adding a new kitchen to the residential unit.

A long, one-story work shed is connected to and perpendicular to the farmhouse’s original kitchen wing, defining a south facing exterior dooryard that provided spatial and experiential focus to life on the family farm.\(^5\) The work shed, which is not internally connected to the farmhouse, is a historic one-bay by three-bay hand-hewn timber structure using non-mechanical joinery such mortise and tenon joints and wooden pegs, with undressed log rafters, live wood roof decking, with a combination of concrete and dirt floor. The structure sits on a combination of stone piers and concrete knee walls, suggesting modifications over time. The east wall is enclosed with vertical board and batten and has a pedestrian door (north) closest to the icehouse. The south facing gable end has a wagon-sized pair of doors facing the homestead’s south production field. The west wall is enclosed in non-historic sheathing and horizontal cedar clapboard suggesting that the building was once


\(^5\) Thomas C. Hubka, Big House, Little House, Back House, Barn: The Connected Farm Buildings of New England (Lebanon, NH: University Press of New England, 1984). “The south-facing door yard is best understood as a working porch for the active farm, providing a spatial and experiential focus to life on the family farm. It was the place to meet neighbors and talk... and the workplace of many domestic, agricultural and home industry activities.”
open to the door yard. The roof is asphalt shingles. The structure resembles other original outbuildings on the site, suggesting that it may have been relocated to its current location. The work shed and dooryard together would have served to expand kitchen and domestic functions and to meet the needs of a growing farm and household. It is conceivable that the work shed was attached ca. 1870-1875 to expand domestic use among the large multi-family household, including non-family farm laborers and boarders.

Icehouse, ca. 1845-1850 (1 contributing building)

The icehouse is a one-story, one-bay by one-bay side-gabled framed outbuilding set on a stone foundation with non-historic horizontal cedar siding. It has a north-facing entrance door and operable windows which were added ca. 1985. Double wood walls were insulated with sawdust to keep the building cool in the summer. The icehouse is sited behind (east) the farmhouse to minimize visual intrusion, in proximity to the historic kitchen door and a short distance to nearby Robinson Pond, which was the ice source. Above-ground icehouses like this one became prevalent on mid-nineteenth century rural residential properties due to its lower cost of construction. The icehouse would have provided a cool space for keeping meats, fruits, butter and milk – key agricultural products of the Sweet farm by 1850. By the early 1900s, the icehouse was likely abandoned, possibly replaced by the electric powered refrigerator. The icehouse was converted ca. 1985 into a residential cottage.

Trafford House, ca. 1855, (1 contributing building)

The Trafford House is a one and one-half story, one-bay by three-bay front-gabled house with a one-story, two-bay by one-bay gabled ell wing. The main portion of the house has a front-gabled roof with deeply overhanging eaves, a projecting cornice, and a wide frieze. It is aligned to and set back slightly from the road and is sited at the far south border of the property away from the main farmhouse. The house is hand-hewn timber-framed with original exterior board and batten siding concealed by vinyl siding. The house has a one-story hipped roof porch on the façade; it is supported by simple square posts. The side-hall entrance is flanked by a window to the north; another window is located on the second story. The house has replacement windows in a historic pattern; the north and south elevations both have an attic window pattern under the roofline characteristic of the Greek Revival style. At the rear (east) is a two-story gabled structure that extends the massing and roofline of the original dwelling, with the kitchen located at the first floor. A single-story gabled addition is attached to the south elevation of the kitchen.

The building was gut renovated ca. 1985 and the bathroom enlarged. On the first floor, the original plaster walls and ceilings were removed; the walls were finished in cedar siding and the hand-hewn timber ceiling beams and joists and pine planks above were left exposed. New floorboards are installed on top of original pine planks throughout. Beneath the front two bays of the main section is a fieldstone cellar accessed by stairs. The second floor is accessed by a non-historic stair which leads to a center room which opens onto two bedrooms, each with attic windows and a double-hung window at each of the gable ends.

Wagon Shed, ca. 1870-1920 (1 contributing building)

In proximity to the Trafford house is a one-bay by one-bay, outbuilding constructed of milled wood wall and roof framing, board and batten siding, and a gable end pair of wagon-sized hinged doors. The walls have two blocked original pedestrian door openings to the east and two window openings to the west. It has a gabled roof structure with asphalt shingles.

---

6 Hubka, Big House. “Traditionally, the back house in combination with the kitchen was a small-scale farm production center. Workrooms may have included a summer kitchen, milk room, laundry or washroom, woodshed, general storage and wagon shed.”
Sweet Homestead DRAFT
Columbia County, NY

**Farmyard, ca. 1860 (1 contributing site)**

Situated north and parallel to the farmhouse is a large, level, open mowed field that has the characteristics of a mid-nineteenth century recreation yard, a common feature on New England farms and usually added after 1860. The farmyard is bordered to the west by the road, to the north by a post and wire fence separating the yard from the nearby chicken house and north pasture, and a hedgerow to the east.

**Outbuilding (Chicken House), ca. 1845-1875 (1 contributing building)**

Situated north of the farmyard is a long, low-profiled, one-bay by two-bay single-story enclosed structure, in proximity to the historic farmhouse kitchen. It is a timber-framed building with vertical board and batten siding, historic fenestration, and an asymmetric gabled roof. Its main space is accessed by a wide, south-facing hinged door (perhaps a later alteration) and it connects inside to a small room (east), which is entered from outside by a south-facing pedestrian opening. The outbuilding sits on a concrete footing which suggests that it may have been relocated at some point. There is an old electric panel box inside. East and adjacent to the outbuilding is a worn, extant concrete slab and curb approximately the same size and shape as the structure.

**Agricultural Complex**

A small agricultural complex composed of four mid-nineteenth century agricultural buildings is located directly across the road from the Sweet Farmhouse. They are set on a low bluff above land that was historically part of the farm but no longer retains integrity to its historic appearance and is excluded from the nomination boundary. The barns are oriented to the south and are organized along a historic wagon path that connects to the farmhouse compound (east) and farmlands below (west). The complex historically included a ca. 1900-1920 dairy barn and two silos built by Frank Sherman and located just behind (west) the main barn. These structures were destroyed by arson sometime between 1980 and 1992. Despite this loss, the barn complex reflects the mid-nineteenth uses and historic character.

**Main Barn, ca. 1845-1850 (1 contributing building)**

The mid-nineteenth century Main Barn is a two-story, three-bay by two-bay building with hand-hewn heavy timber, mortise-and-tenon framing, board and batten siding, metal gable roof, and stone footings. The barn’s primary road-facing elevation has a pair of sliding doors made up of vertical boards each with a fixed six-pane window, and a hinged door above to the second-floor hay loft. The south elevation has five square windows at the first floor with a door at each end and a six-over-six double hung window at the eave. The barn was extended west with a wide one-story gabled-roof addition likely used to accommodate the herd of seventy-five sheep that lived on the farm in 1850. The extension connected to the main barn through a wide internal opening, and outside by a wide pair of sliding doors on the north that open onto the wagon path. There is also a south facing pedestrian door that opens outside to the west and into a fenced field enclosure. The barn’s interior is daylit with small window openings at the exterior walls.

**Carriage House/Stable, ca. 1845-50 (1 contributing building)**

Adjacent to and north of the Main Barn is the historic Carriage House/Stable, situated on the road and directly opposite the main farmhouse. It is a one-story, timber-framed outbuilding with board and batten siding, gabled metal roof, and a stone foundation. The road-facing southeast elevation has two large sliding doors each with an eight-pane glass window. Above the doors running the full length of the building is a pitched and bracketed overhang and small gabled pediment. Above the overhang is the eave pediment finished in clear wood shingles, and in the gable eave is a horse-shoe-shaped window composed of ten perimeter panes around a

---

9 Hubka, *Big House*.
10 Based on ca. 1950s photo of the barns complex under the ownership of Bradford Peck. Courtesy of Town Historian Howard Blue.
central glass pane within a wood frame. A metal weathervane sits atop the gable end. At both the south and north elevations are three window openings, some with extant three-over-one double hung windows set into a white trim. At the west elevation is a pedestrian door opening.

**Animal Stable, ca. 1845-1850 (1 contributing building)**

Behind the Carriage House/Stable is a one-story, gable-roofed frame building with board and batten siding and asphalt shingled roof. The building is accessed from a south-facing pedestrian entry. There are internal wood partitions with Dutch doors that create stalls used for small animal housing. Above the stalls is a hay loft accessed by a central wood ladder and west-facing loft door above.

**Corn Crib, ca. 1845-1850 (1 contributing building)**

At the back of the barn complex is a single-story one-bay by one-bay gabled Corn Crib building with an attached one-bay by one-bay shed-roofed grain storage area, both with asphalt shingle roofs. The front gabled bay has vertical board and batten siding and a south-facing pedestrian door with side windows covered in wire – perhaps a workspace used for shelling corn and mixing feed for the livestock. The grain storage to the west is a shed roofed addition with open horizontal slat walls that are canted, and a raised framed floor supported on stone piers.
8. Statement of Significance

Applicable National Register Criteria
(Mark “x” in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Areas of Significance
(Enter categories from instructions.)

- Agriculture
- Architecture

Criteria Considerations
(Mark “x” in all the boxes that apply.)

Property is:

- Owned by a religious institution or used for religious purposes.
- Removed from its original location.
- A birthplace or grave.
- A cemetery.
- A reconstructed building, object, or structure.
- A commemorative property.
- Less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)
The period of significance for the property is ca. 1845-1923. It begins in ca. 1845, when Fyler Sweet built the primary house and initial outbuildings. The property remained in agricultural use through 1923, when his grandson and the last commercial farmer of the property, Frank Sherman, sold the land. This sale is associated with the end of the property’s agricultural significance; after this time, it was primarily used as a country home, different kinds of agricultural production, and eventually as a residential rental property.

Criteria Considerations (explanation, if necessary)
Sweet Homestead DRAFT
Name of Property: Columbia County, NY

Statement of Significance Summary Paragraph
(Provide a summary paragraph that includes level of significance and applicable criteria.)

The Sweet Homestead is locally significant under Criterion A in the area of Agriculture for its association with nearly a century of varied agricultural use illustrating changing trends in agriculture in Columbia County. The Sweet Homestead was occupied by four generations of the Sweet-Sherman family. Established in the mid-nineteenth century, the family farm enterprise initially focused on diversified cash crops, including oats, hay, rye, potato and corn, as well as wool and butter, in addition to subsistence crops for the household. By the 1890s, production was specialized to focus on dairy. The farmhouse and tenant house dwellings were altered and expanded over decades as a reflection of the changing occupants and evolving uses. Between 1845 and 1923, the farm focused on diversified cash crops such as wool, butter, and rye, and transitioned to dairy farming in a way that fit within larger patterns of agriculture in Columbia County. The timber-framed residential and agricultural buildings are intact, retain their functional and architectural character, and are significant for their integrity and association with local farming practices of the period.

The Sweet Homestead is additionally locally significant under Criterion C in the area of Architecture as a good example of a rural Hudson Valley agricultural homestead. The ca. 1845 Greek Revival Sweet Farmhouse is at its core. It is largely intact and exhibits key features of the Greek Revival style, including a central entry with pilaster surround, symmetrical façade and fenestration, corner Doric pilasters, unadorned architrave with attic windows, and a shallow gabled roof with side pediments. The tenant house and agricultural outbuildings associated with the homestead reflect historic period vernacular construction. The property reflects two historic building campaigns: ca. 1845, when Fyler Sweet constructed the farmhouse and began developing the surrounding agricultural buildings, and ca. 1870-75, the pinnacle of the farm’s success, when the farmhouse was modified to serve a large multi-family group. The barn buildings are largely intact to their original construction, while the main farmhouse went through some modifications over time to accommodate changing occupants and uses. The farm buildings are a rare collection of agricultural outbuilding that remain virtually unaltered since the mid-nineteenth century.

Statement of Historical Significance

Early History of the Livingston Manor and Copake

Livingston Manor was chartered in 1686 by New York colonial Governor Thomas Dongan on behalf of the English Duke of York. It was located in the southern third of modern-day Columbia County and comprised the present towns of Livingston, Clermont, Germantown, Taghkanic, Gallatin, Copake and Ancram. It was bordered on the west by the Hudson River and extended twenty miles east to the present Massachusetts and Connecticut state line. Livingston Manor was an early and among the most successful of the large colonial landholdings in New York. Under the manor system, the proprietors of the manors – or “manor lords” – contracted with farmers to clear and develop virgin land. In return tenant farmers paid an annual rent of wheat to the manor lord for use of the land. The Livingston Manor grew slowly as settlers were either recruited or found their way to the region in search of economic opportunity. They included mostly Dutch, English, Scots, and Palatine German immigrants who brought with them farming and specialized manufacturing skills. In the nineteenth century, the manor became a diverse economic enterprise that, in addition to agriculture, included timber and grist milling operations, ironworks, textile and clothing manufacturing, and many tenant farmer families.

---

The manor underwent changes in the post-Revolutionary War era. Columbia County was formed in 1786. Following the death in 1790 of the last manor lord, Robert Livingston Jr., the manor lands east of Albany Post Road (modern Route 9) were divided into four Great Lots among his four sons: Walter Livingston, Robert Cambridge, Henry Livingston, and John Livingston. The Livingston Manor underwent civil divisions between 1788 and 1830 to form the smaller towns of Livingston (1788); Taghkanic, Copake, and Ancram (1824); and modern-day Gallatin (1830). By the early nineteenth century, the manor lands had become thoroughly domesticated, its landscape composed of mostly small tenant farms augmented with a handful of communities involved in mercantile and manufacturing activities. By 1848, New York State abolished feudal tenures and the manor lands were sold off to private buyers. Nowhere did they turn into plain rentals or individually owned farms faster than on Livingston lands, the result of small sales by the many Livingstons who owned what had once been the manor.

Sweet Family History and Establishment of the Sweet Homestead

The Sweets of Copake are descendants of the colonial Sweets of Rhode Island. John Sweet Sr. (1603-1637) emigrated in 1632 from Hackney, England, during the Puritan Migration, settling in Salem, Massachusetts, and eventually in the Rhode Island Colony. Generations later, Rowland Sweet (1771-1859) was born in Kings County, Rhode Island. He and his wife, Margaret Hoffman (1786-1871), emigrated by 1800 to New York, where he became a major landowner in Dutchess and Columbia Counties. Between 1814-1836, Rowland purchased several parcels of land from the Livingston heirs that were once part of the Livingston Manor’s Great Lots One and Two. The 1798 Wigram map shows the land that Sweet purchased was inhabited under the Livingston Manor, indicating that the land had been cleared and farmed by earlier tenant farmers.

Philo (aka Fyler) D. Sweet (1808-1889), eldest son of Rowland Sweet and Margaret Hoffman, was born in 1808 in Copake, New York. He married Dorothea Decker (1811-1875) in about 1828. In 1841, Rowland conveyed 240 acres of his land to Fyler. By 1851, Rowland Sweet’s sons Elisha W. and Henry H. had also established farms in the vicinity of Fyler’s and Rowland’s farms. In 1858, Walter D. Sweet also had a separate landholding. In 1860, the five Sweet family farms together composed 1,020 acres with a combined real estate value of $56,800. Between 1860-1875, Fyler, his son, and his brother served as important town officers in the Town of Copake, suggesting the family’s affluence and position. In 1860, Fyler served as justice of the peace, and in 1863 as supervisor; in 1868 and 1870, his son, Hoffman Sweet, served as town clerk and in 1872 as supervisor; and in 1875, Fyler’s brother, Elisha W. Sweet, served as collector.

In 1852, Fyler D. Sweet sold a half-acre of land at the southern edge of his homestead to Milton Trafford for the sum of fifty dollars. The 1860 census recorded that Milton, age 37, was a master carpenter, living with...
wife, Louisa, and four children in a frame dwelling valued at $300 with personal value of $185. It is conceivable that Trafford settled on the Fyler Sweet land to be close to members of the Sweet family for whom he worked. It would have been during this period that they were constructing their timber-framed homes and barns. In 1901, the Trafford property - the same land conveyed by Fyler D. Sweet to Trafford – was sold by Trafford's heirs back to Fyler’s heir for $100 and became a tenant home on the Sweet Homestead.

Development of the Fyler Sweet Farm

Purchased in 1841, the Sweet property was one of the early deeded farms in the Town of Copake. The farmhouse was built ca. 1845 in the popular Greek Revival style. The 1851 Columbia County Landownership Map recorded Fyler Sweet as owner of the nominated parcel – surrounded by other early landowners. The façade of the Sweet farmhouse reflects the classic characteristics of the Greek Revival style as expressed on a story-and-a-half residence. The symmetrical façade has a recessed central entrance and sidelights with paneling enframed by Doric pilasters and a plain entablature. The façade is framed by Doric pilasters extending to a deep frieze with eyebrow windows and a central molding. The simple, almost severe, and heavy appearance of the pilasters is typical of the period.

The house extends to the rear with a wing that is perpendicular to the main house. The frieze under the roofline and windows continues onto this elevation, as well as an additional Doric pilaster to mark its end. This elevation is distinguished by a second, somewhat unusual high-style entrance to the house. Similar to the façade, the entrance is inset with paneling and enframed by Doric pilasters and a plain entablature. Greek Revival treatments were extended to the interior, which features a historic period stair, mantelpieces, two-panel doors, and trim with corner blocks.

The property’s site plan also reflects a vernacular understanding and application of site and climate, form and function, and local materials and skills. The residential compound and barns complex are sited on a low bluff protected from flooding and surrounded by low hills to provide buffer from the cold winter winds. Its buildings and yards are oriented south and west to optimize solar radiation and daylight, westerly views, and cooling summer breezes. Also, the Greek Revival farmhouse is a compact form responsive to wide changes in seasonal temperature. The south-facing farmhouse dooryard was sited to be warmed by the sun and favorable for use as a gathering and work center for the farm household. The heavy-timber mortise and tenon framing systems use non-mechanical joinery, built of locally harvested wood and executed with a high-level of craftsmanship. Notably, the white Greek Revival farmhouse would have stood in sharp contrast to the dark cluster of nearby agricultural buildings, signifying the distinct realms of formal and working areas.

By 1850, the main barn and attached sheep barn, carriage house, animal stable, corn crib, and icehouse would have supported a farming operation that included raising of livestock, production of crops, grains, sheep's wool, and butter. This diversified agricultural operation supported the family’s needs and resulted in the substantial production of cash crops to send to urban markets. By the early nineteenth century, this focus on specialized crops grown for commercial markets was typical within the region; many farmers focused on dairy and meat production.

---

25 Three of the five Sweet family homes are extant, all Greek Revival homes similar in scale and details to the subject property. These dwellings are located north on Sky Farm Road and Center Hill Road.
26 Deed of land from Trafford heirs to Frank Sherman, 1901. Columbia County Clerk’s Records, Libre 172, Page 394.
28 Hubka, Big House.
In 1850, at age 42, Fyler Sweet was managing a successful agricultural enterprise. Valued at $10,000, the 240-acre property housed eleven horses, seven milking cows, four oxen and four other cattle, seventy-five sheep, and forty swine. The farm’s chief agricultural products included butter (885 lbs.) as well as substantial amounts of hay (30 tons), Indian corn (1,200 bushels), oats (600 bushels), potatoes (150 bushels) and wool (115 lbs.). At the start, the farm supported a small beeswax and honey business ($25 value) and home manufacturing industry ($10 value). The homestead’s subsistence crops were likely grown on the small production field south of the field.

In 1860 at age 51, Fyler continued his diverse agricultural enterprise. From the prior decade, the property increased in value to $13,500. The primary product was butter (750 lbs.) produced by twelve milking cows, wool (340 lbs.), and a significant increase in slaughtered animals ($150 value) suggesting that a good portion of crop except for Indian corn was used as animal feed. The farm shifted its crop production away from barley and buckwheat to other grains such as oats (1,000 bushels), Indian corn (800 bushels), rye (600 bushels), and wheat (30 bushels). The farm sustained production of potatoes (150 bushels) and hay (50 tons). Other livestock included six horses, four oxen, two other cattle, and fifty swine. By this time, Fyler was engaging two farm laborers, both who were Irish immigrants.

Between 1858-1870, Fyler’s two adult sons lived mostly away from the family farm with their own households and pursued occupations other than farming. During this period, alternatives to farm work became more attractive and numerous and sons and daughters from farming families were drawn to wage work or to leave the countryside for town life. By 1858, Fyler’s oldest son, Hoffman (1830-1910), owned and operated the Sweet Hotel in Copake Flats. He worked primarily as a hotel keeper throughout his life. Between 1858-1877, Hoffman owned land that was conveyed by his father, Fyler, but it was sold back to the family in 1877. The second son, Sidney (1845-1929), resided in Fyler’s household as a laborer until age twenty. By 1870, at age twenty-five, he was a saloon keeper married to Emily Rose Sweet; he lived with his wife’s family. In 1875, Sidney and Emily rejoined Fyler’s household for a brief time. By 1880, Sidney and his wife had left the household for the last time to settle in Hillsdale.

In 1866, Fyler’s daughter, Betsey Sweet Sherman (1834-1912), was widowed at the young age of thirty-two following the death of her husband, Ebenezer Sherman (1812-1866). By 1870, Betsey and her only child, Frank Sherman (1866-1938) joined Fyler’s household, where she served as housekeeper. Betsey and Frank would remain in Fyler’s household for the remainder of his life.

In 1870, at age sixty-one, Fyler continued to operate a growing and successful agricultural enterprise. The property expanded to 260 acres; his real estate increased in value to $19,500 and his personal valuation to $4,000. The value of farm machinery increased to $580, likely a result of the replacement of work animals with new higher cost farm machinery. During the prior decade, Fyler’s real estate holdings and farm production had continued to grow. Fyler Sweet employed two farm laborers, both Irish immigrants, to whom he paid $400 in wages and board. The primary agricultural products were butter (450 lbs.) produced by seven milking cows, and slaughtered animals ($200 value). The farm continued to increase production of rye (800 bushels) and included other grains such as oats (850 bushels), Indian corn (600 bushels) and buckwheat (50 bushels). The

---

30 New York Federal Census, Agricultural Schedules, 1850. Note: the term “Indian corn” was often used historically to refer to native American corn, which was unknown in Europe.
34 Deed of sale 1858 from Fyler D. to Hoffman Sweet. Columbia County Clerk Records, Liber 15, page 460. In 1860, the real estate was valued at $6,000, and in 1870 the farm was valued at $16,000. In 1877, Hoffman sold his landholdings back to his father and sister, Fyler D. Sweet and Betsey Sherman. Liber 58, Page 295.
farm reduced its production of potatoes (75 bushels), wool (75 lbs.) and the size of the sheep herd. Other livestock included four horses, two oxen, ten other cattle, and eight swine.37

Fyler Sweet appears to have achieved the height of his farming success and affluence in 1872, coinciding with a period of U.S. economic expansion. In that year, he and his wife mortgaged their farm for $3,000.38 Perhaps funds were intended for new investments in the property. However, the Panic of 1873 followed by the Depression of 1873-1979 caused falling farm prices, wage cuts, and unemployment that resulted in many farmers being unable to meet their financial obligations. Still, the family took on additional debt in subsequent years. In 1877, Fyler Sweet and Betsey Sherman purchased Hoffman Sweet’s landholdings by taking on a mortgage for $11,500 and $5,000, respectively, at a total value of $16,500.39 Fyler’s wife, Dorothea, died in 1875. Coupled with the impacts of the Depression, this likely contributed to the dramatic change in the size and makeup of his household. By the 1875 census, Fyler was a widower and head of a household of fourteen that included four of his adult children and three of their families, one young cousin, a paid boarder, and two farm laborers.40 These circumstances suggest the family’s financial strain.

Modifications to the Sweet Farmhouse dating to ca. 1870-1875 coincided with the pinnacle of Sweet's success, the Panic of 1873, the 1875 death of his wife, and subsequent growth of the household now including family and non-family members living under the same roof. During this period, exterior modifications to the wing included the addition of two south-facing dormers at second floor bedrooms. It is likely during this time that the work shed was relocated and attached to the kitchen, serving to further define the dooryard and expand domestic and farm-related workspace for the growing, multi-family household. There is evidence that a second floor was added to the original kitchen wing was added at this time, possibly to create new sleeping accommodations for the farm laborers that were separate from the family residence.

By 1880, perhaps in part to Fyler’s debt and improved fortunes of other family members, the household was drastically reduced in size to five to include Fyler, Betsey, Frank, and two local farm laborers.41 In 1887, at age twenty-one, Frank married Nannie Miller (1866-1959). In 1888, ownership of the Sweet farmstead was transferred to Betsey Sherman.42 Later that year, Betsey conveyed the property to her son, Frank. Fyler D. Sweet died on August 30, 1889 and is buried at the Methodist Cemetery in Copake. At that time, Frank Sherman assumed Fyler’s mortgage debt as trustee.

Patterns of Agriculture

The pattern of agriculture in Columbia County reflected the area’s evolution from manor-owned tenant farms to privately owned family farms, spurring the growth and diversification of cash crops such as wheat, wool and butter and eventual specialization that led to the predominance of the dairy industry in Columbia County.43 The development of the Sweet farm (1841-1923) mirrors these larger patterns of agriculture in Columbia County.

When explorer Henry Hudson arrived in the Hudson Valley in 1609, he found the indigenous Mahican people growing maize, beans, pumpkins, flax, apple, plum, and mulberry. The Dutch settlers in the seventeenth.

38 Mortgage Liber 28, Page 411, Columbia County Clerk’s Office.
39 Mortgage Liber 58, Page 295, Columbia County Clerk’s Office.
40 New York State Census, 1875.
42 Deed Liber 83, Page 406, Columbia County Clerk’s Office.
43 Piwonka, A Portrait of Livingston Manor, 28. According to an early 1687 lease between Robert Livingston and Mattheus Van Deusen, for land in the eastern “Taghkanic” area of the manor, “the landlord’s obligation was to supply material needed to develop the farm, such as building materials, tools, two hundred fruit trees, a slave, and a quantity of livestock: eight milking cows, two mares, two geldings, six sheep and a sow. In exchange, the tenant was obliged to clear the land and to build a farmhouse with full cellar, and a barn... and an annual rent of one yearling fat pig, four hens, and six pounds of butter from each of his cows.”
The Sweet Homestead was located along a network of roads used to convey the agricultural produce of the county westward to ports along the Hudson River. Later in the century, expanded rail and road connections to New York and other cities opened new and expanded agricultural markets for the county’s fresh milk and fruit. As farmers more deeply entered markets during the nineteenth and twentieth centuries, they began to specialize their production. In the southeastern part of Columbia County, agriculture was focused on dairy and apple production. Frank Sherman mirrored this trend through 1923 with his farm’s evolution to dairy farming.

Frank Sherman’s Ownership

Frank Sherman was the land’s owner for thirty-four years (1889-1923) and its last farmer. In 1900, Frank’s household was composed of his wife, Nan, son, Harry, daughter, Harriet, his mother, Betsey, a cousin, and two farm laborers. Frank’s mother died in 1912, at which time he assumed her debt. Federal census records in 1900, 1910, and 1920 document that the farmhouse he lived in was mortgaged. His occupation was reported as farmer on a general farm until 1920, when he is recorded as a dairy farmer. Sherman built a dairy barn and silos ca. 1900-1920 (not extant) to support his growing dairy business. Son Harry resided in Frank’s household through 1915 and worked in Copake as a bookkeeper. Harry did not enter farming and by 1917 he left Copake to settle in New Jersey.

In 1923, Frank Sherman, at age fifty-seven, sold the farm to Dr. Frank E. Miller, a resident of New York City. With the sale proceeds, Sherman satisfied three outstanding mortgages in 1925: Betsey Sherman (1872),

---

44 Ellis, *History of Columbia County*.
46 Ellis, *History of Columbia County*.
47 Ellis, *History of Columbia County*.
48 Vispo, *The Nature of the Place*.
49 Federal census documentation in the late nineteenth century (1880-1890) is sparse. As a result, the 1880 federal agricultural schedule for Fyler and the 1890 federal census record for Frank Sherman are unavailable.
50 Harry Sherman’s 1917-1918 World War II draft record shows that he was married and living in Newark, New Jersey. New Jersey, Federal census, 1920: Harry was living in Bloomfield, New Jersey with his wife Bertha where he was employed by General Electric as a production man.
51 Deed of Sale from Frank Sherman to Frank E. Miller, Columbia County Clerk Records, Liber 182, Page 119.
Fyler D. Sweet (1872), and Frank E. Miller. It is noteworthy that the two 1872 mortgages remained active so long, suggesting that the family never fully recovered from the lingering debt that resulted from the economic depression fifty years earlier. In 1930, Frank lived in Ancram with his wife and daughter in a non-farm home that he owned outright (value $5,000). He was recorded as a wage or salary worker. Frank died in 1938 and is buried at the Methodist Cemetery in Copake.

Later History and Changing Use of the Sweet Homestead

In 1923, sixty-year-old Frank E. Miller (1860-1932) became the third owner of the farm property. This mirrors a larger early twentieth century pattern of city residents purchasing second homes and retirement homes in the countryside. Miller, a self-employed physician, was a long-time New York City resident. Between 1910-1930, Miller’s primary residence was a rental home on Manhattan’s west side where he lived with his wife. Emily W., two daughters, and as many as five servants. Miller likely came to Copake through his relationship with Ernest C. Brown. Brown was a New York City-based publisher who lived with his wife and two servants in a Tudor-style mansion he built for himself on the bluff above the Sweet-Sherman homestead, and where he lived during his retirement. There is no record of a federal farm schedule for Miller or other evidence of him operating a gentleman’s farm; the property was solely used a country retirement home. Miller and his family occupied the property for about nine years, until his death in 1932.

The ca. 1925 alterations of the house are attributed to Frank E. Miller. Miller’s stylistic upgrades and functional alterations are a result of the property’s transformation from agricultural use to a country home and are outside of the property’s period of significance. Stylistic modifications included the installation of narrow floorboards that conceal most of the wide-plank pine boards, and the enlargement and embellishment of the trimmed opening between the south parlor and dining room. Other alterations likely included the addition of indoor plumbing and two bathrooms, installation of a hot-water heating system, modifications to wing’s north elevation and roofline, and further expansion of the rear-wing addition, possibly to expand sleeping accommodations for the Miller’s many servants. These improvements reflected early twentieth century technologies and lifestyle comforts that would have been familiar and desirable for an urban family.

When Frank E. Miller died in 1932, his estate was managed by his friend and executor Ernest C. Brown. However, Brown died the following year, in 1933. In 1936, Brown’s estate executor Paul Russell sold the Miller parcel to Paul E. Vernon and wife, Louise T. Vernon, residents of Brooklyn, New York. The Vernons owned the property for only three years. In 1936, they sold the property to local farmer Adrian Dinehart (A.D.) Langdon upon the condition that the premises be used for agricultural purposes only. Langdon was part of an old established and prosperous local farming family that had settled in the Copake area before 1798. He
operated a successful dairy farm and was known as a major cow dealer in the area. Langdon held onto the property for ten years before he was forced to sell to satisfy an outstanding debt.

In 1950, A.D. Langdon and wife, Ethel B., sold the subject property to Copake residents Bradford Wilsey Peck (1914-1984) and Harriet Wilkinson Ackley (1914-1985). Harriet and Bradford were married in 1936. She was a daughter of J.D. Ackley, president of Copake Telephone, a prominent and wealthy local businessman. Bradford worked as an undertaker in his parents’ business, Peck and Peck Funeral Home. In 1940, the couple lived in a home they owned in town valued at $8,500. They purchased the Langdon parcel for cash provided by J.D. Ackley to satisfy a $17,000 bank mortgage owed by A.D. Langdon. Bradford would be the historic farm’s last gentleman farmer while remaining a part of the family business. In 1959, Bradford and Harriet divorced, and as part of the settlement, Bradford conveyed the farm deed to Harriet W.A. Peck. In 1963, Harriet remarried and as Mrs. Harriet A. Strasburger conveyed the deed back to Bradford with the intention of keeping the farm in the Peck family. Bradford retained ownership of the farm until 1982, at which time he conveyed the property for $1 to his son, Charles A. Peck (1944- ). Bradford died in 1984. Charles operated the property as an investment and revenue generating asset with tenant-farmed land and the homestead’s conversion to residential rentals. In ca. 1985 he converted the historic Sweet farmhouse, icehouse, and Trafford house into four residential units, at which time he removed the historic farmhouse porch and made other maintenance-related upgrades. In 2010, Charles subdivided the remainder of the original farmland when he sold 152.5 acres to Underhill Farm LLC for use as a tree nursery. The modification of the land for this new agricultural use resulted in changes to the historic landscape and field patterns. In 2020, Peck sold the 18.25-acre homestead as the last remaining parcel from the historic Sweet Homestead.

---

61 Donna Peck (former owner of the property, wife of Charles A. Peck) in conversation with the author, 2021. A.D. Langdon was a gambler and had a gambling debt that forced him to sell the property as a cash deal.
62 Columbia County Deed records, Liber 298, page 351.
63 Columbia County Clerk Deed Records, Liber 394, Page 485; Oral history from Donna Peck, 2021.
64 Columbia County Clerk Deed Records, Liber 563, Page 198.
65 Charles Peck’s only child, Nell Peck Langdon, owes a farm in Copake with her husband, John Langdon, and had no need for the old farmstead, which is why he eventually sold it.
9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)


Columbia County Clerk’s Office. Deed Records, Mortgage Libers Index, Satisfied Mortgage Records.


New Jersey, Federal Census, 1930.


New York, Federal Census Agricultural Schedule, 1850, 1860, 1870

New York, State Census, 1875


Sweet Homestead

10. Geographical Data

Acreage of Property  19.01
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation sheet.)

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary is indicated by a heavy line on the enclosed map with scale.

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundary for the Sweet Homestead incorporates the intact historic core of the farm, including its ca. 1845 Greek Revival farmhouse, tenant house, agricultural complex, additional outbuildings, and landscapes. These resources remain largely intact to their historic appearance and retain their functional and architectural character. These resources span both sides of Center Hill Road. The boundary excludes the rest of the historic farmland associated with the Sweet Farm due to its loss of integrity. In 2010, this land was sold to an owner who is operating a tree farm from the property. The repurposing of the land as a tree farm resulted in modifications to the historic agricultural landscape and field patterns, resulting in a significant change from its historic appearance.
Sweet Homestead
Town of Copake, Columbia County, New York

582–614 Center Hill Road
Copake, NY 12516
Sweet Homestead
Town of Copake, Columbia County, New York

Note: The boundary for parcel 176.-1-5 is based on the October 18, 2021 property survey by Philip P. Massaro.

Area: 19.01 ac

Point | Easting | Northing
--- | --- | ---
1 | 618961 | 4664318
2 | 619086 | 4664273
3 | 618942 | 4663837
4 | 618818 | 4663789
5 | 618786 | 4664092
6 | 618801 | 4664118

Coordinate System: NAD 1983 UTM Zone 18N Coordinate Units: Meter Parcel Year: 2021
Sweet Homestead
Town of Copake, Columbia County, New York

Area: 19.01 ac

Point | Easting  | Northing
-----|----------|----------
1    | 618961   | 4664318  
2    | 619086   | 4664273  
3    | 618942   | 4663837  
4    | 618818   | 4663789  
5    | 618786   | 4664092  
6    | 618801   | 4664118  

Coordinate System:
NAD 1983 UTM Zone 18N
Coordinate Units: Meter
Orthoimagery Year: 2021
Sweet Homestead
Name of Property

Columbia County, NY
County and State
Name of Property: Sweet Homestead
City or Vicinity: Copake
County: Columbia  State: NY
Photographer: Caitlin Makielski
Date Photographed: April 5, 2022

Description of Photograph(s) and number:

1 of ___.

New York_Columbia County_Sweet Homestead Historic District_0001
Homestead site, camera facing north

New York_Columbia County_Sweet Homestead Historic District_0002
South production field and Sweet farmhouse, camera facing north

New York_Columbia County_Sweet Homestead Historic District_0003
Sweet Farmhouse with attached work shed, camera facing north

New York_Columbia County_Sweet Homestead Historic District_0004
Homestead site, camera facing southwest
Sweet Homestead DRAFT
Name of Property

New York_Columbia County_Sweet Homestead Historic District_0005
Sweet Farmhouse (with attached work shed), camera facing east

New York_Columbia County_Sweet Homestead Historic District_0006
Farmhouse with door yard, camera facing northeast

New York_Columbia County_Sweet Homestead Historic District_0007
Farmhouse door yard and barns, camera facing west

New York_Columbia County_Sweet Homestead Historic District_0008
Farmhouse work shed and rear addition, camera facing northwest

New York_Columbia County_Sweet Homestead Historic District_0009
Work shed interior, camera facing south

New York_Columbia County_Sweet Homestead Historic District_0010
Icehouse and farmhouse east and north elevations, camera facing west

New York_Columbia County_Sweet Homestead Historic District_0011
Sweet Farmhouse north elevation, camera facing south

New York_Columbia County_Sweet Homestead Historic District_0012
Sweet Farmhouse entrance detail, camera facing east

New York_Columbia County_Sweet Homestead Historic District_0013
Farmhouse south parlor interior, camera facing southeast

New York_Columbia County_Sweet Homestead Historic District_0014
Farmhouse cellar and access stair, camera facing east

New York_Columbia County_Sweet Homestead Historic District_0015
Farmhouse compound, south field and Trafford House from north pasture, camera facing south

New York_Columbia County_Sweet Homestead Historic District_0016
Icehouse and farmhouse across farm yard, camera facing southwest

New York_Columbia County_Sweet Homestead Historic District_0017
Farm yard, farmhouse and barns, camera facing southwest

New York_Columbia County_Sweet Homestead Historic District_0018
Chicken house with farm yard, farmhouse and barns beyond, camera facing southwest

New York_Columbia County_Sweet Homestead Historic District_0019
Chicken house, camera facing northwest

New York_Columbia County_Sweet Homestead Historic District_0020
Trafford house south and west elevations, camera facing southeast

New York_Columbia County_Sweet Homestead Historic District_0021
Trafford house south elevation (façade and addition), camera facing east

New York_Columbia County_Sweet Homestead Historic District_0022
Trafford house north and east elevations, camera facing southwest
Sweet Homestead

**Name of Property**

**County and State**

New York_Columbia County_Sweet Homestead Historic District_0023
Wagon shed north and west elevations, camera facing southeast

New York_Columbia County_Sweet Homestead Historic District_0024
Agricultural complex (four barns), camera facing southwest

New York_Columbia County_Sweet Homestead Historic District_0025
Main barn and Carriage House east and north elevations, camera facing west

New York_Columbia County_Sweet Homestead Historic District_0026
Carriage house east elevation, camera facing west

New York_Columbia County_Sweet Homestead Historic District_0027
Animal stable and corn crib on wagon path, camera facing west

New York_Columbia County_Sweet Homestead Historic District_0028
Animal stable and corn crib south and east elevations, camera facing west

New York_Columbia County_Sweet Homestead Historic District_0029
Main barn and attached sheep barn east and south elevations, camera facing northwest

New York_Columbia County_Sweet Homestead Historic District_0030
Main barn east elevation detail, camera facing northwest

New York_Columbia County_Sweet Homestead Historic District_0031
Main barn interior, camera facing southwest

New York_Columbia County_Sweet Homestead Historic District_0032
Main barn and animal stable on south grazing field, camera facing north

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.