

CITY OF AUBURN, NEW YORK

"History's Hometown"



Historic Resources Review Board

The Historic Resources Review Board Meeting will be held at 7:00 PM on November 12, 2019 at Memorial City Hall, 24 South Street, Auburn, NY 13021.

Accommodations: Requests for accommodations for individuals with disabilities may be made with prior notice of at least three work days in advance of the meeting by calling (315) 255-4100 or e-mailing disabilityaccess@auburnny.gov. As much advance notice as possible is needed to assure that appropriate services can be acquired.

AGENDA

1. APPROVAL OF MINUTES

1.a. August 13, 2019 Meeting Minutes for Approval

[HRRBMinutes 08.13.19.docx](#)

2. PUBLIC TO BE HEARD

2.a. Items Brought Before the Board by Members of the Public

3. CERTIFICATE(S) OF APPROPRIATENESS

4. OTHER BUSINESS

4.a. Approval of Letter to the City, RE: HRRB Goals

4.b. 11 Seminary National State and Register Nomination Consideration

[Letter to the City from SHPO.pdf](#)

[Criteria for Evaluation.pdf](#)

[FAQ.pdf](#)

[Nomination Form_11 Seminary.pdf](#)

5. ADJOURN

Next Meeting Date: December 10, 2019 at 7:00 PM

The City of Auburn
Historic Resources Review Board
c/o Office of Planning and Economic Development
Memorial City Hall-24 South St.
Auburn, NY 13021
(315)255-4115 Fax253-0282

Meeting Minutes
August 13, 2019
Council Chambers

Present: Jim Hutchinson (Acting Chair), Andy Roblee, Richard Stankus, Ed Onori

Absent: Michael Deming (Chair), Linda Frank and Jackie Gumtow

Staff Present: Holly Glor, Office of Planning and Economic Development; Nate Garland, Assistant Corporation Council; Coleen LaMay, City Clerk's Office.

Approval of Meeting Minutes

Motion to accept the meeting minutes of July 9, 2019 made by Richard Stankus, second by Ed Onori. All in favor, none opposed. Motion Carried.

Public to be heard: No one present.

Certificate(s) of Appropriateness

1. 80-84 South St. Dennis Culver for Farrell's Funeral Services, Inc.- The applicant is proposing to replace the existing asphalt shingle roof's with new asphalt shingle roofs. Holly showed the members what the existing roof looks like and then had samples of the new one.

Chair asks for a motion to approve the Certificate of Appropriateness. Motion is made by Andy Roblee and seconded by Richard Stankus. All in favor. None opposed. Motion carried.

2. 88 South St. James and Rita Loperfido- Mr. Loperfido gave a brief overview on what he would like to have happen over a 3 year span. He spoke of plans on bringing the house back to a single family home as well. In the 1st year he would like to have the roof redone and the porches. He spoke of taking this fall and winter to get the home winterized and getting the boiler back in working condition. For the 2nd year he would like to see the shingles replaced and painted properly. Year 3 would just be finalizing everything and he's looking into it being a \$2,000 investment.

Discussion occurred between staff regarding 88 South St.

Richard asked if there was anything happening with the Osborne Library.

Mr. Loperfido stated there was movement there and was hoping to bring a presentation to the board next month regarding the library.

Chair asks for a motion to approve Certificate of Appropriateness. Motion is made by Richard Stankus seconded by Andy Roblee. All in favor. None opposed. Motion carried.

3. 64 South St, Beardsley Architects & Engineers- proposing to repair the leaking south upper wall by removing the vinyl siding on the wall and replacing it with 60 mil Sarnafil G 410 SA peel and stick flashing, removing and replacing the metal window trim with trim to match, and removing and replacing the wall sheathing if rotted to match the existing plywood.

Discussion occurred between staff regarding 65 South St.

Chair asks to approve the Certificate of Appropriateness. The Certificate of Appropriateness was tabled because not enough staff was present. A motion was made to make it conditional for staff approval.

4. 29 Grover St. - Holly explained to the board that a complaint came in through a neighbor about a door being replaced. She reached out to the homeowners and handyman for the house and they explained that the locks were broken and the front windows were being used as their way to get in and out of the house. According to the lock smith there was no way of replacing the locks.

Richard asked since this was not brought to the boards attention can we make them come back redo the door. He also recommended that the person that is responsible for this problem come back and take the original door that is still there, center it and put it back to the original openings.

Discussion occurred between staff regarding 29 Grover St.

A motion was made to 1st put the original door back in and the 2nd is to install new locks. Motion carried.

Other Business

Holly explained to the board that she heard back on some grants that they had applied to in expanding the district to include Fort Hill Cemetery. It was up in the air because of how funding was presented and denied. They are looking into reapplying and modifying the scope of work and just listing Fort Hill and not a district expansion.

Andy asked if we could apply for a technical assistance grant.

Holly said yes.

Richard spoke to the board regarding the street lamps on South St. that are unsightly because of the paint chipping.

Holly suggested to the board that when writing the letter to the City that was discussed at a previous meeting that they add the street lamps as well.

Adjourn

The next regular scheduled meeting is Tuesday September 10, 2019 at 7 pm.

Chair-Asks for motion to adjourn. Motion made by Richard Stankus, seconded by Andy Roblee. All in favor. None opposed. Meeting adjourned.

Recorded by Coleen LaMay



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

Erik Kulledeid
Acting Commissioner

October 3, 2019

Hon. Michael D. Quill
Mayor, City of Auburn
Memorial City Hall
22 South Street
Auburn NY 13021

Re: Ezra A. Huntington House, 11 Seminary Street, Auburn NY

Dear Mayor Quill:

This letter is to notify you that the property listed above is being considered by the New York State Board for Historic Preservation for nomination to the State and National Registers of Historic Places at its next meeting on December 4, 2019. Enclosed is a draft copy of the fully documented nomination proposal and a copy of the criteria under which properties are evaluated.

As you may know, the City of Auburn is a Certified Local Government for the purposes of participating in federal and state historic preservation programs. Certified Local Governments are required to participate in the nomination process as follows:

- The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not the property, in its opinion, meets the criteria for listing on the State and National Registers.
- Within sixty days of notice from the State Historic Preservation Office, the chief local elected official shall transmit the report of the commission and his/her recommendation to the State Historic Preservation Office.

In the event that the commission and the chief elected official agree that the proposed nominations do not meet the criteria for listing, the chief elected official will return the nomination materials along with the commission's report and his/her recommendation to the State Historic Preservation Officer, who will take no further action unless appeal is filed with 30 days.

Please send your comments to the above address before December 4, 2019. For more information, please contact Dr. Virginia L. Bartos 518-268-2161 or virginia.bartos@parks.ny.gov.

Sincerely,

R. Daniel Mackay
Deputy Commissioner for Historic Preservation and Deputy State Historic Preservation Officer

Enclosure: Frequently Asked Questions, Criteria for Evaluation



FIELD SERVICES BUREAU

DIVISION FOR HISTORIC PRESERVATION

NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION

National and State Registers Criteria for Evaluation

The following criteria are used to evaluate properties (other than areas of the National Park Service and National Historic Landmarks) for listing on the National and State Registers of Historic Places.

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody 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 distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the State and National Registers. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.



DIVISION FOR HISTORIC PRESERVATION STATE AND NATIONAL REGISTERS OF HISTORIC PLACES PROGRAM

Frequently Asked Questions about the State and National Registers of Historic Places in New York State

What are the State and National Registers of Historic Places? The State and National Registers are the official lists of properties significant in history, architecture, engineering, landscape design, archeology, and culture. Properties may be significant in local, state and/or national contexts. More than 120,000 properties in New York have received this prestigious recognition.

What qualifies a property for listing on the registers? The registers recognize all aspects of New York's diverse history and culture. Eligible properties must represent a significant historic theme (e.g., architecture, agriculture, industry, transportation) and they must be intact enough to illustrate their association with that theme. Properties must usually be more than 50 years of age to be considered for listing.

What are the benefits of being listed on the registers? The State and National Registers are a recognized and visible component of public and private planning. The registers promote heritage tourism, economic development and appreciation of historic resources. Benefits include:

- Official recognition that a property is significant to the nation, the state, or the local community.
- Eligibility to apply for the state homeowner tax credit and/or the state and federal commercial historic rehabilitation tax credits.
- Eligibility (not-for-profit organizations and municipalities only) to apply for New York State historic preservation grants. Other grants, also requiring listing, may be available through other public and private sources.
- Properties that meet the criteria for registers listing receive a measure of protection from state and federal undertakings regardless of their listing status. State and federal agencies must consult with the SHPO to avoid, minimize, or mitigate adverse effects to listed or eligible properties.

Will State and National Registers listing restrict the use of a property? If you are not using *federal or state funds* to complete your project (e.g. a grant or tax credit, CD funds, a Main Street Grant) and you do not require a *state or federal permit* to undertake it (e.g. DEC permit) , you are free to remodel, alter, paint, manage, subdivide, sell, or even demolish a National or State Register listed property (as long as you comply with local zoning). If state or federal funds are used or if a state or federal permit is required, proposed alterations may be reviewed by SHPO staff if the property is either listed or determined eligible for listing.

What kinds of properties can be included in the registers? Buildings and structures such as residences, churches, commercial buildings and bridges; sites such as cemeteries, landscapes and archaeological sites; districts, including groups of buildings, structures or sites that are significant as a whole, such as farmsteads, residential neighborhoods, industrial complexes and cultural landscapes; and objects, such as fountains and monuments.

What is a historic district? A historic district is a group of buildings, structures, and sites that are significant for their historical and physical relationships to each other. Properties in districts are not usually significant individually but gain meaning from their proximity and association with each other. A district may include any number of properties.

What is the process for listing a property on the registers? To begin, an application must be submitted to the State Historic Preservation Office (SHPO) for evaluation. If the property is determined eligible for listing, the nomination sponsor is responsible for providing documentation that describes the property's setting and physical characteristics, documents its history, conveys its significance in terms of its historic context, and demonstrates how it meets the register criteria. The New York State Board for Historic Preservation reviews completed nominations. If the board recommends the nomination, the New York State Historic Preservation Officer (Commissioner of the Office of Parks, Recreation and Historic Preservation) lists the property on the State Register and forwards it to the National Park Service for review and listing on the National Register.

Can an owner object to having his or her property listed on the registers? Yes. Private property owners may object to National Register listing. If the property has *one owner*, that owner's objection will prevent the listing. If the property has *multiple owners*, the *majority* of the owners must object in order to prevent listing. For properties with multiple owners, such as districts, objections only count toward the listing of the district as a whole. No one owner can exempt himself or herself from listing in a district by means of an objection. Although the State Register does not recognize owner objections, it is the policy of the SHPO to avoid listings with significant objections and to work with nomination sponsors and communities to provide information and education about the registers program.

How long does it take to get a property listed? The length of time required for the preparation and review of an individual nomination is typically six to twelve months, depending on the quality of the application and staff workloads. Historic districts generally require at least a year to account for their greater complexity and the additional need for public comment.

How do the State and National Registers differ from local landmark designation? State and National Registers listing should not be confused with local landmark designation. Many communities have enacted local landmark ordinances that establish commissions with the authority to review proposed work on locally designated properties. These commissions are established and operated independently from the State and National Registers, which do not regulate the actions of private property owners unless state or federal funds are used or a state or federal permit is required. National Register listing does not automatically lead to local landmark designation, and local districts often differ from those listed on the registers.

Must owners of listed buildings open their buildings to the public? No. There is absolutely no requirement to open register-listed properties to the public.

Will a property owner be able to leave his property to his children or anyone else he/she wishes? Yes. Listing on the registers in no way affects the transfer of property from one owner to another.

Will listing on the State and National Registers, either individually or in a historic district, affect local property taxes or zoning? No. Listing has no direct bearing on any of these local actions.

How can an owner get a State and National Registers plaque to display on his or her building? Although the SHPO does not provide plaques, a list of manufacturers is available upon request.

How does listing protect a building and its surroundings? The registers are a valuable tool in the planning of publicly funded, licensed or permitted projects. Government agencies are responsible for avoiding or reducing the effects of projects on properties that are eligible for or listed on the registers. Listing raises awareness of the significance of properties, helping to ensure that preservation issues are considered early and effectively in the planning process.

Where can I find out more about the State and National Registers? Contact the Division for Historic Preservation at (518) 237-8643, visit our website at www.nysparks.state.ny.us/shpo/register/index.htm or see the National Park Service website at www.nps.gov/history/nr/.

09/14



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

DRAFT

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

historic name Huntington, Ezra A., House
other names/site number N/A
name of related multiple property listing N/A

Location

street & number 11 Seminary Street

N/A

 not for publication
city or town Auburn

N/A

 vicinity
state New York code NY county Cayuga code 011 zip code 13021

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:
 national statewide x local

Signature of certifying official/Title _____ Date _____

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

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 _____

Huntington, Ezra A., House
 Name of Property

Cayuga County, NY
 County and State

5. Classification

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

- private
- public - Local
- public - State
- public - Federal

Category of Property
 (Check only one box.)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC/residence

Current Functions
 (Enter categories from instructions.)

DOMESTIC/residence

7. Description

Architectural Classification
 (Enter categories from instructions.)

Mid-19th century Italianate

Materials
 (Enter categories from instructions.)

foundation: stone
 walls: brick

 roof: asphalt
 other: _____

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Name of Property

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Ezra A. Huntington House in Auburn, Cayuga County, New York is a two story, brick, four-bay by five-bay Italianate house constructed in 1861 with two telescoping north additions and a one-story, three-bay early twentieth century attached textured concrete garage. The main block of the house follows the front gable and side wing form with a centrally located entrance, limestone stone foundation and six-over-six double hung sash in the façade. The majority of the windows have stone sills and lintels. The entrance is highlighted by a single height, one-bay porch with sloping pyramidal roof and squared posts with curved braces. The roof has wide eaves and the gable ends feature a slight raking cornice. Visible from the façade are two centrally placed brick chimneys. Prominent gable ends have a centered round-arched four-light window. Fenestration in the remainder of the house is fairly regular and consists of double hung sash with either four-over-four or six-over-six lights. Some of the windows are paired. Basement windows are generally placed below first floor windows in the stone foundation. Two more one-story porches are on the west and northeast sides of the house. The interior consists of four main rooms in the first floor with secondary staircases, kitchen, pantry and a sewing room in the rear or north end. The second floor has four large bedrooms off of the main stair landing and central hall. Two smaller bedrooms are in the rear section of the house. The interior retains much of its period features, including paneled doors, wood floors; wood door, window and crown moldings; window panels, plaster walls and ceilings; a wood staircase with heavy turned newell post, curved railing and turned balusters, and built-in cabinets in the second floor.

Narrative Description

The Ezra A. Huntington House is a two-story Italianate-inspired residence located at 11 Seminary Street in the City of Auburn in Cayuga County, New York. The property occupies an approximately one-half-acre rectilinear lot in a mixed commercial and residential neighborhood approximately a quarter-mile north of downtown Auburn. It is situated on the north side of Seminary Street midway between the intersections with North Street to the west and Seminary Avenue to the east. The property is marked on the east and north by a chain-link fence, to the south by Seminary Street, and to the west by light vegetation and the driveway entrance to Tompkins Trust Company at 86 North Street.

Huntington, Ezra A., House
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Exterior

The Ezra A. Huntington house is a two-story Italianate-inspired brick house with an asymmetrical plan, featuring short “wings” to the east and west of the main block, and a rear wing extending north. It was originally constructed in 1861 and remains remarkably unchanged. The house features modest Italianate details such as decorative brackets on the front and back porches, tall, narrow windows overall, and semicircular arched windows in the attic gables of the main block. It is framed with heavy timbers (visible in the attic spaces) to support the roof and superstructure. Four brick chimneys extend out from the roof. The house rests upon a foundation of a limestone coursed quarry-faced ashlar. The original slate roof was replaced with asphalt shingles in 1993, and the asphalt system re-roofed in 2003.



View to the northeast toward 11 Seminary Street, (c. 1870).

The south, or main, elevation features a front gable form with a slightly recessed lateral (east) projection totaling four bays; three across the main block of house, and one bay on the projection. The first and second story of the main block feature six-over-six, double-hung windows, while on the lateral projection are paired sets of narrower four-over-four, double-hung windows. All have stone sills and lintels. The attic gable features an arched, fixed-pane window with four lights. The main entrance doorway is set in the main block’s eastern bay and features a set of French doors topped by a fixed rectilinear light. Glass and metal storm doors have been installed to protect the original set of wooden doors.

The entrance doorway is set in a modest casement topped with a stone lintel and protected by a covered entrance porch constructed of wood, and accessible by five risers. The porch features a small, square roof

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featuring a frieze with dentils, supported by gently curved wood arches springing from a set of square columns. Each column features a simple square capital and pedestal, with fluting carved into each side. These columns are paired with matching pilasters supporting the porch on the house exterior. Elements of rotted wood on the front porch were replaced in-kind in 2004.

The east elevation consists of three different planes; a two-bay block projecting from the main block of the house at the south, a two-bay central block, and the three-bay rear projection. This elevation features a variety of double-hung windows, including six-over-six, four-over-four, and one-over-one designs. Each window features a stone sill, while only the windows on the south plane have stone lintels. A one-story porch built into the northeast inside corner of the house features modestly decorative spindles and brackets. Elements of rotten wood on this porch were replaced in-kind in 2018.

The addition of a one-story, hipped-roof three-car garage in 1910 to the rear, or northern side of the house is the only substantial addition to the house since its original construction. It retains nearly all of its original materials, save for a replaced steel door on the west elevation. The garage is constructed of preformed concrete block with large, smooth rectilinear steel lintels over the garage's doors and windows. Preformed concrete was a popular material in the early decades of the twentieth century and was marketed heavily by concrete manufacturers like the nearby Auburn Cement Company as a fire-proof and inexpensive building material. Three bays of garage doors are located on the east facade. The windows are all three-over-three sashes. A metal door is located on the west facade. The garage roof was replaced in 1991. Radiators removed from the house in the same year are currently stored inside of the garage.

The north, or rear elevation of the house is relatively simple, with the exterior of the garage featuring two three-over-three double-hung windows. The rear extension of the house features two three-over-three, double-hung windows on the second story, and a small fixed-pane attic window in the gable. The west elevation of the three-car garage features three, three-over-three double-hung windows, and a replacement steel door.

The west elevation of the house features the three planes of the rear projection, central lateral projection, and the south portion. The rear projection features a porch built onto the rear house extension. The space within contains the service areas of the house (i.e. kitchen, sewing room), and this was likely the porch utilized by servants who worked in the kitchen. It features spindles and brackets similar to those found on the south elevation, with square piers featuring pedestals and capitols. Elements of rotted wood were replaced in-kind in 2004. The door is set in a simple, recessed casement and is topped by a fixed rectilinear light. The original windows are both six-over-six, double hung sash. The only replacement window in the house is a small square fixed-pane window at the upper right of the rear wing's west façade.

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The central lateral projection has two bays on each story. Both stories feature single and paired narrow, four-over-four, double-hung windows. The attic gable features an arched, fixed-pane window with four lights. Sets of fixed, two-by-two basement windows are set in the foundation. The south, or front, projection of the house features a single set of paired four-over-four double-hung windows. All of the windows except for the attic feature stone lintels and sills.

Interior

The interior of the house has remained unchanged with regard to the layout of interior walls and floor plan. Throughout the main house, the walls feature wide and highly detailed original crown and baseboard molding. Nearly every element of the house remains original to the period of the Seminary's ownership, including the bathroom fixtures and kitchen sink. However, several fireplaces have been put out of use, and the chimneys capped.

The first floor retains a high level of integrity in terms of floor layout, and even the utilization of space. The front hall contains a relatively simple original staircase which leads to the second story. Historic photographs show high level of integrity in these interior spaces. The room to the east of the Front Hall is the Office.

The Front Parlor is a located in the southwest corner of the first floor and features a deeply recessed window casement on the west wall, with an original radiator installed below. The sofa in the historic photo has been reupholstered but remains in its historic position in the parlor. Just off the Front Parlor to the east is the Front Hall.



Historic view of Front Parlor, c. 1890

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The Office is situated in the southeast corner of the house's first floor. It also retains a high degree of integrity. Except for the bookcases, which have been removed to another part of the house, the Office remains as it was in Huntington's day, and functions as the current owner's office. Beyond the Front Parlor to the North is another large room. Situated as it is between the Dining Room and the Front Parlor, this room could likely be designated the Drawing Room, into which diners could withdraw after eating and was a less formal area than the Front Parlor. A small bathroom is located north of the Drawing Room, featuring early twentieth century sink and bathtub. East of the Drawing Room is the Dining Room, a large room suitable for entertaining guests or for formal dining with the family of the house. North of the Drawing Room and Dining Room the character of the rooms changes, and it is clear that these areas, consisting of a Servant's Hall, Kitchen, Pantry, and Sewing Room, functioned as the work areas for the house staff.



Dr. Huntington in his office/study, ca. 1890

Second story

The second story follows much the same pattern as the first story. The second story has a common area which leads south to the front of the house, as well as west and north to adjoining rooms and staff quarters.

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The southeast and southwest corners of this floor are occupied by bedrooms of roughly equal size. The southwestern room is arguably the Master Bedroom, as it has more than one point of access and is slightly larger. It also is connected to a bathroom which was likely an antechamber or dressing room at the south end of the common area hallway.

The western side of the house features a large Guest Room which may have been used as a spare room for boarders or students, as Dr. Huntington was known to let students in need of a place to stay into his home (Auburn Weekly Bulletin 1901). This room had an adjoining closet with the master bedroom. This closet, like all the built-in storage of the house, retains its original hardware and design. A bathroom is located to the north of the Guest Room, and features original sink and bathtub fixtures, dating to the time of the Seminary's ownership. Across the hallway and to the east of the Guest Room is the Second Guest Room, a smaller and more modest sleeping quarters, but still within the more formal "main" part of the house. At the northern end of the common area hallway is a door leading to a rear area in which staff lived. US Census records indicate that staff continually resided in the house until the end of the Seminary's ownership. These areas, like the related work area on the first story below, are of different character than the main house. A small common area/kitchen leads to two side-by-side bedrooms of equal size. A separate staircase connects the upstairs and downstairs of this part of the house.

Attic

The attic is accessed through a door in the common area. It is a single, unfinished space reflecting the footprint of the central lateral and south (main) projections of the house. Heavy timber framing is visible, utilizing king post trusses to support the roof. Another attic space is located above the rear wing of the house and contains a large, empty metal cistern. This space is accessed by a small door placed in the floor near the gable slope. This space is attributed by tradition to have been a hiding place for fugitive slaves. This is strongly implied in Judith Wellman's *Sites Relating to the Underground Railroad, Abolitionism, African American Life* (Wellman 2005), and the Auburn Theological Seminary's own website (ATS 2019) but is not corroborated with any documentation yet known.

Upon careful consideration of the built structure, it is not probably, but not impossible, that the space would have been used as such. Given the late date and relative safety of Auburn for freedom seekers, such a safe house would probably not have been necessary in Auburn in 1861. Furthermore, the space in question has a window clearly visible from the outside, as well as an entrance doorway clearly visible inside the attic, which would have provided little subterfuge to a fugitive, in the unlikely event that Dr. Huntington would have allowed

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a slave-catcher to search his home. At any event, further research into the activity of the Underground Railroad relative to the Auburn theological Seminary is needed.

The basement is access through a narrow, spiral staircase in the staff area of the house. It occupies most of the footprint of the house and has six spaces. The walls of the foundation are limestone, and the interior walls are brick. The basement floor is dirt in some areas and pour concrete in others. At the northeast corner of the basement is a coal storage area, separated from the other spaces by a concrete lip which protrudes from the floor just a few inches and a shoulder-height wall of wood planks. It is accessible through an opening in the planks.

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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.)

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

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

Areas of Significance

(Enter categories from instructions.)

Education

Architecture

Period of Significance

1861-1901

Significant Dates

1861, 1901

Significant Person

(Complete only if Criterion B is marked above.)

Ezra A. Huntington

Cultural Affiliation

N/A

Architect/Builder

unknown

Period of Significance (justification)

Criteria Considerations (explanation, if necessary)

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

The Ezra A. Huntington House is significant under Criterion C in architecture as the oldest and only antebellum building remaining from the Auburn Theological Seminary's original complex (the other extant building is the Willard Memorial Chapel-Welch Memorial Hall [90NR02888]). The house was as use as head faculty housing and is an example of mid-nineteenth century residential architecture, featuring modest Italianate influences and a high level of integrity. Although not specifically referenced in the Multiple Property Documentation Form (MPDF) *Historic Resources Associated with the Freedom Trail, Abolitionism, and African American Life in Central New York, 1820-1870* (Sernett and Wellman 2001), the house meets the requirements outlined in the MPDF Section F-2 (pp.13-14) and is specifically mentioned and described on pages 102-106 of the companion work to the MPDF, *Sites Relating to the Underground Railroad, Abolitionism, African American Life* (Wellman 2005), as a site significant because it "Represents abolitionist and Underground Railroad activity of Auburn Theological Seminary."

In addition, Ezra A. Huntington House is also significant under Criterion B for its association with Ezra A. Huntington, Professor of Biblical Criticism and President of the Auburn Theological Seminary for nearly 50 years. Under his direction, the seminary became a globally-significant and influential center of religious training for Presbyterians during the Second Great Awakening of the nineteenth century. The impact of Dr. Huntington cannot be understated. His guidance led the Seminary through its most successful years of operation, he instructed scores of students, Presbyterian and others, during the second half of the nineteenth century. These students engaged in missionary work across the globe, spreading the methodical and deep understanding of scripture that Dr. Huntington had imparted to them. His reach extended far and wide in the unique way in which only educators can reach. In addition to the seminary, Huntington was also involved in the abolitionist movement as it manifested at the Auburn Theological Seminary.

Developmental history/additional historic context information (Provide at least **one** paragraph for each area of significance.)

Historic Context

The founding of the Auburn Theological Seminary

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The city of Auburn was founded in 1793 by Colonel John Hardenburgh, a Revolutionary War veteran who took possession of "Aurelius" Lots 46 and 47 of New York State's New Military Tract.¹ Hardenburgh observed the potential power of the Owasco River, which dropped 180 feet as it passed through the lot from its source at Owasco Lake. The following year John's brother Abraham, a State Highway Commissioner, directed the course of the Old Genesee Road through John's land just feet from the door of his mill. The combination of the manufacturing power of the Owasco River and the westward overland route helped the settlement grow into a small hamlet called Hardenbergh's Corners. Cayuga County was formed from part of Onondaga County in 1799, and the village was renamed Auburn in 1805. Roads began to be platted, with Seminary Street being so in 1806 (Hall 1869).

Like many communities in what was then known as Western New York, Auburn grew rapidly in the early nineteenth century. The earliest settlers came from Pennsylvania but were soon followed by emigres from Massachusetts and Connecticut. By 1820, many wealthy and highly-educated families from New England made their homes in the towns and villages of Cayuga County, including Auburn (Anderson 2015). The influence of these New Englanders began to show in the types of civic and cultural institutions that sprang up during this period. A handful of small, one-room frontier schoolhouses were succeeded by the Auburn Academy in 1811. The Academy was a quasi-municipal entity with significant public support and was held in a substantial three-story brick structure. The organization of the Academy, and even its location on a central village green were concepts brought from the eastern states (Cubberly 1947).

The decision to locate a state penitentiary, initially known as the "State Prison of Western New York", at Auburn in 1817 brought state funding and jobs which created a vibrant economy. Large disbursements of state money paid into the community for the prison's construction led to the establishment of the Bank of Auburn in May of 1817 with a capital of \$400,000, over \$6 million today (Monroe 1913). The construction of the prison also created important pieces of infrastructure which aided Auburn's growth, mainly the creation of rock quarries and the expansion of the water-power system. The local quarries were well-stocked with blue and gray limestone which was used in most of the fledgling village's new construction (Hall 1869).

In the greater regional context, Western and Central New York increased at an incredible rate, about 469%, between 1790 and 1820 (Adams 1918). The population of this broad area grew greater and faster than any other settlement in the United States before or since that time. The religious institutions of the pioneer world were not prepared to accommodate this fast increase of population, so many small settlement communities

¹ The "New Military Tract" of Central New York was a government bounty of nearly 2 million acres set aside for the benefit of

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had no church, or formed congregations without professional clerical leadership. The leading religious figures of the time were greatly alarmed at this trend, and during this time it was said that there was "no sabbath west of the Genesee River, and there was not one a long way east of it (Adams 1918)." The state of the region was expressed by William Wisner, D.D. (1808-1880) in his memoir, *Incidents in a Pastor's Life* (1851):

The use of intoxicating drinks was almost as universal as the use of bread, and drunkenness was so common, that occasional intoxication brought no disgrace upon the inebriate. In the village where I resided, it was common in the fall and winter for the most respectable inhabitants to meet at each other's houses, five nights in the week, to play cards and drink hot punch. At those meetings they would usually remain together until eleven or twelve o'clock, and often till two or three in the morning (Wisner 1851).

It was this concern for the spiritual health of the pioneer families of Western and Central New York which created the Auburn Theological Seminary. At that time the nearest Presbyterian Seminary was located in Princeton, New Jersey.

The administrative foundations of the Auburn Seminary were laid in 1800, when the few religious leaders of Western and Central New York decided to cross the Congregationalist and Presbyterian denominational lines and form the Association of Ontario in Bristol, New York. The following year, the Presbyterian and Congregationalist leaderships adopted the 1801 Plan of Union, an agreement between the two sects to work together and pool their limited resources to deliver the Gospel to the frontier areas of New York State. By 1803 there were at least three churches being officially run by educated ministers under the Plan of Union. In 1805, the Presbytery of Geneva was formed from that of Oneida (Adams 1918).

The first person to put forth the idea of forming a theological seminary for the purposes of educating the much-needed clergy to pastor on the frontier was Reverend Dirck Lansing. Lansing was born in Lansingburgh, NY in 1785 and graduated from Yale in 1804. When the Presbytery of Cayuga was formed in 1811, Lansing lobbied for the creation of the Seminary at the first meeting. After a brief absence from Auburn, Lansing returned in 1818 to again suggest the creation of a theological seminary in Central New York at the January 1 meeting of the Presbytery of Cayuga. The motion was passed and sent along to the Synod of Geneva, which approved the measure on February 18, 1818. The General Assembly of the Presbyterian Church was the final authority within the church to consider the matter. The Assembly passed a resolution on June 8, 1818 in which the body decided neither to approve nor deny the Geneva Synod's overture to build a seminary, and explicitly left the decision, and therefore the future administration of the theological seminary to the local Presbytery (Adams 1918). At the time, the General Assembly was more than likely too preoccupied with maintaining the

Revolutionary War veterans. It was surveyed in 1789.

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existing seminary at Princeton, New Jersey, to offer much support to another such effort. This would prove to be beneficial, as it provided freedom and relative independence for the Auburn Theological Seminary during its formational decades.

The official founding date of the Seminary was August 6, 1818, when the Geneva Synod met and passed measures which appointed trustees, designated an amount to be spent in the construction of a building to house the Seminary and ordered fundraising to occur. The initial amount of \$35,000 was raised by the selling of subscriptions. The Synod's call for ten acres of land was met with the purchase of four acres of land from Glen and Cornelius Cuyler and six acres from Maria Hardenburgh, the daughter and heiress of Auburn's founder John L. Hardenburgh. The New York State Legislature passed an Act of Incorporation for the Seminary on April 14, 1818, stipulating that no Christian student of any denomination could be excluded from admission on that basis alone (Rochester Telegraph 1818, Adams 1913; Rossman, Walker and Walsh, 2013).

On November 30, 1819, ground was broken for the first building at the Seminary.² A divine blessing was delivered by Rev. William Johnson, and an official address was given by Rev Lansing. The December 8, 1819 edition of the *Cayuga Republican* describes the ground-breaking as performed by a horse-drawn plough, driven by Rev. Johnson, with the plough steered by Rev. Lansing. Workers from the village hired to begin digging the foundations took lunch at 1 p.m., provided by the ladies of Auburn. During lunch a group of 40 "laborers" emerged from Auburn Prison to the accompaniment of a bugle call. The prisoners were marching in lock-step with spades on their shoulders, led by a Captain Britten. They worked alongside the free laborers until sunset (Cayuga Republican 1819).

Auburn was selected as the location for the Seminary for a number of reasons; in 1818 it was the largest village west of Utica, the area was known for good farmland (the best in New York, it was thought at the time), and for its central location on the Albany Buffalo Road (State Route 5). The erection of the prison and the Auburn Theological Seminary marked the beginnings of a rapid and successful growth for Auburn. During the 1820s and 30s Auburn experienced a rush of expansion, establishing the anchor institutions which transformed the settlement into a truly livable village. During this period the population doubled from 2,233 in 1820 to 4,486 in 1830. By 1820 the first fire company was established, a local militia was formed, and an armory built, several churches (including Roman Catholic) were founded and built, and an outdoor amphitheater known as the Columbian Gardens was constructed (Hall 1869).

² The corner stone of the first building of the Seminary was not laid until May 11, 1820 by Colonel Sam Bellamy of Skaneateles, an elderly veteran of the Revolutionary War. The building was not ready for use until 1821, and not completed until 1826. The structure was a three- and four-story, Federal-style institutional building constructed of Cayuga limestone extracted from nearby quarries. It cost \$20,000. This original structure was razed in 1893.

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Aside from the geographic reasons for the siting of the Seminary, Auburn was also a relatively mixed community in religious terms. Presbyterians, Congregationalists, Methodists, Roman Catholics, Baptists, Universalists, and Episcopalians all were worshipping with fellow congregants in churches and meeting halls in Auburn by 1821. Societies formed to distribute religious texts to poor Protestants regardless of denominations were formed. In 1818, despite some public controversy, a Sunday school was opened for the religious education of Auburn's black children with the aid of some of the Seminary's founding trustees, including Rev. Lansing. This was the first Sunday school in the village and was followed the subsequent year by the founding of several for the white children of Auburn (Hall 1869; Adams 1918).

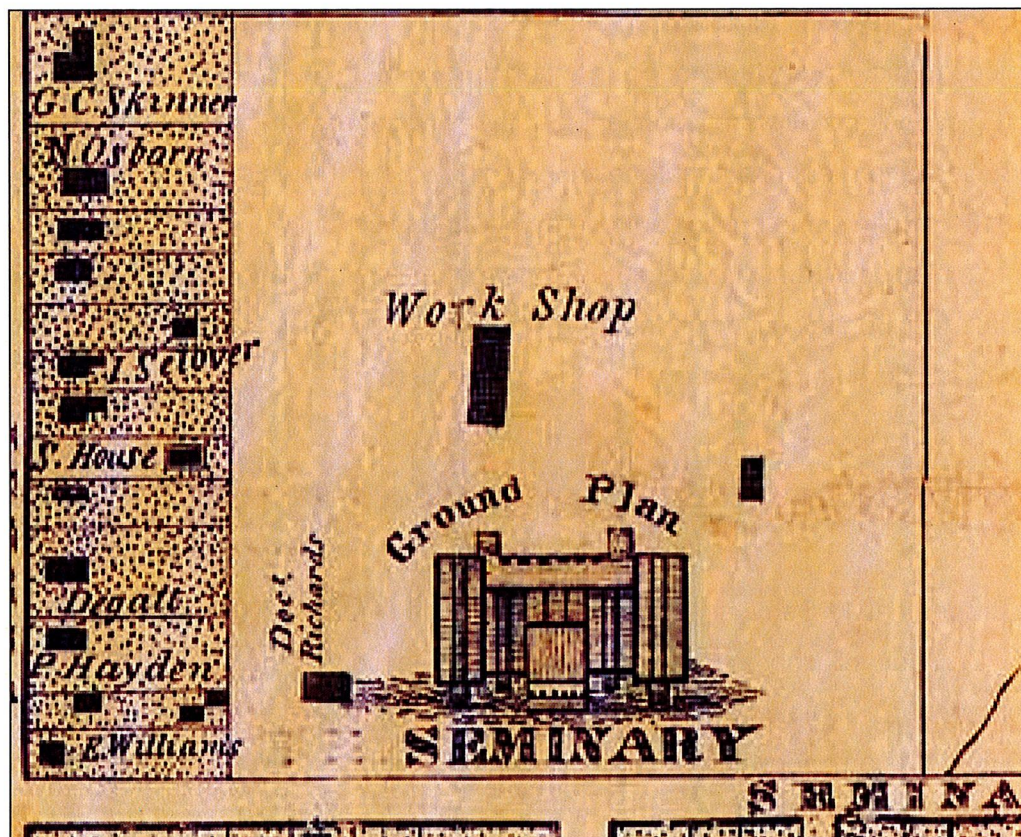
The Formative Period of the Auburn Theological Seminary (1830s-1850s)

The history of the property at 11 Seminary Street begins with the election of the first faculty members in the Seminary's history. Dr. James Richards of Newark, New Jersey accepted the position of Professor of Christian Theology for the salary of \$1,000 per year, thirty cords of wood and a residence. Arthur Tappan of New York City gave \$15,000 to create an endowment for the Theology Department. His residence was constructed approximately during this period.³ The Hagaman and Markham *Map of the Village of Auburn* (1837) shows a structure at the southwestern corner of the Seminary property east of the main building at 15 Seminary Street, near the current site of 11 Seminary Street, which is labeled "Deac. Richards." This was the location of Dr. James Richards' house. The structure was replaced with a brick house in 1876, after Dr. Richards' tenure, which itself was razed in 1950. The inaugural faculty also included Dr. Henry Mills of Woodbridge, NJ, Rev. Matthew La Rue Perrine of New York City, and the man now known as the "father of the Seminary," Rev. Dirck Lansing (Hagaman and Markham 1837; Adams 1918; Rossman, Walker and Walsh 2013).

³ Arthur Tappan (1786-1865) was a New York City-based businessman, philanthropist and early abolitionist. With his brother Lewis he founded the *Journal of Commerce*, a virulently anti-slavery newspaper. His house was attacked during the 1834 anti-abolitionist riots in New York City.

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Detail of 1837 Map of the Village of Auburn showing Deacon James Richards' residence (Hagaman and Markham 1837).

The second quarter of the nineteenth century proved to be a vibrant time for the village of Auburn and the Auburn Theological Seminary. It was during this period that both matured into vital centers of antebellum thought and culture, a trait which guided them both through tumultuous times. In particular, the years 1836-1837 were seminal moments in the history of Auburn and the Seminary. In 1836, Auburn experienced a flurry of building activity, erecting the John I. Hagaman-designed Cayuga County Courthouse (91NR00008) and City Hall (no longer extant). Various financial joint ventures and merchant associations were formed, and the village seemed on its way to ever-increasing prosperity. In the following year, a financial panic nearly obliterated the financial success of the previous years, and a catastrophic fire destroyed several blocks of downtown Auburn. On June 24th, 1837, four Seminary students drowned when their boat capsized on Owasco Lake during a sudden squall (Hall 1869; Adams 1918).

During this tumultuous period, the Seminary was experiencing divisions which threatened its mission from both financial insecurity and outside doctrinal disputes. After the retirement of the Rev. Lansing, the Seminary spent the next few years trying to establish a firm financial and administrative footing. Several Candidates were

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elected by the trustees but declined the position. It wasn't until 1835 that Rev. Samuel Cox accepted the professorship, but he resigned after two years. The Seminary seemed to have constant money troubles.

To further complicate matters, the General Assembly of 1837 precipitated a split in the Presbyterian Church, when it voted to abrogate the 1801 Plan of Union which had previously bound Presbyterians and Congregationalists in a working partnership on the frontier. The main issue was the displeasure of more orthodox Presbyterians with the influence of revivalism on the church. It was alleged that the Assembly of that year was "packed" with orthodox and hardline Presbyterians, and as a result the Assembly issued a declaration of 16 "doctrinal errors" in the church. Under this "excising act," the Assembly cut off the Synods of Geneva, Utica, and Genesee (among others) and declared that they were no longer a part of the Presbyterian Church of the United States. The minority opinion was written by Rev. Baxter Dickenson, late a Seminary professor. The Congregational Church then issued a similar measure, advising the Plan of Union churches to return to its auspices. On August 17, 1837 the membership of the excluded synods met in Auburn and declared the excising act "unconstitutional" and "null and void." It sent commissioners to the next Assembly gathering, but they were barred from entry. Thus, the excluded membership elected its own leaders and committees and established itself as a parallel church which was popularly dubbed the "new school". The daily operations were apparently not affected by the schism, and faculty at Auburn Theological Seminary included both "new" and "old" school Presbyterians (Adams 1918).

In addition, the "old" and "new" schools of Presbyterianism each suffered from further internal divisions over slavery, largely along north-south lines. At Auburn, slavery was an important issue in the development of the Seminary and its identity. From the first, the Seminary accepted African-American students. An early anti-slavery student group was formed in 1836, which consisted of over half the enrolled student body and which published its declarations in the *Friend of Man*, the newspaper of the New York State Anti-Slavery Society, and sent its petitions to Congress in 1838 and 1850. During the pre-Civil War era the Seminary also had a number of unabashed abolitionist trustees and faculty members, such as Gerrit Smith and the Rev. Samuel Cox of New York City. Seminary professor Samuel Mile Hopkins' sister was Sarah Bradford, who assisted Harriet Tubman in writing her biography in 1868 (Wellman 2005). The attitudes toward slavery were not uniform among all who worked and studied within its walls however. In the *History of Auburn*, author Henry Hall describes a reduction in staff and students in 1844 resulting from the issue:

"A division of sentiment in the country on the slavery question, in which the students and managers of the seminary shared, caused, at this critical period, an alarming falling off in the classes (Hall 1869)."

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The fortunes of the Seminary began to turn on June 16, 1846 when Dr. Sylvester Willard joined the Board of Trustees. Under Willard's guidance, the Seminary passed safely through difficult financial times, and began to move away from the high turnover of faculty and the threat of closing its doors. Dr. Willard proved to be a dedicated trustee, a generous donor and skilled fundraiser. Outside of the Seminary he was an influential Auburnian, the patriarch of the Willard-Case family which has left Auburn with a number of historically significant buildings, including the Case Memorial Seymour Library (90NR00101) and the Dr. Sylvester Willard Mansion (90NR03285). It was during the tenure of Dr. Willard that Dr. Ezra Able Huntington of Albany was brought onto the Seminary faculty.

Ezra Able Huntington (1813-1901)

Born June 12, 1813, Ezra Able Huntington (Figure 2) grew up in western Massachusetts. When he turned 18 years old, he became a member of the Congregational Church in South Hadley, MA. Huntington graduated from Union College in 1833 where he no doubt fell under the influence of Eliphalet Nott, the College's longtime president and influential Presbyterian leader. Nott was an active member in Presbyterian churches in Schenectady and Albany, in addition to his duties as Union College president. After his graduation, Huntington studied theology privately, and drifted toward Presbyterianism. He was ordained a minister on February 9, 1837 in Albany and served as the pastor at the Third Presbyterian Church. Dr. Huntington married Anna Euphemia Van Vechten (1817-1866) in 1839. The couple had five children (HFA 1915). During his eighteen-year service at the Third Presbyterian Church, Huntington lost his first child, and a brother, Joel.⁴ Joel Huntington was a budding pastor in his own right, having delivered two sermons at Third Presbyterian before his death caused by a sudden, violent illness (Huntington 1855).

As a pastor, Huntington taught his parishioners in the style of a true revivalist eighteenth-century preacher. His sermons were meant to be both a literalist interpretation of the historical narratives in the Bible, and instructive in the deeper meanings of Scripture. In his farewell address to the Third Presbyterian congregation, Huntington harangued those assembled for their lack of faith and despondency in the face of his departure, low attendance and financial issues. As a religious scholar, he was effective at tying contemporary matters to wide variety of Scriptural passages and then logically related them to the ultimate message of the death and resurrection of Jesus Christ. His rhetorical talent and deep knowledge of Scripture would have made him an ideal candidate for the Seminary.

⁴ Charles, born May 28, 1840, died December 28, 1840; Anna Mason born October 22, 1841, died September 14, 1871; Chester, born October 19, 1843, died unknown; Katherine, born August 12, 1845, died unknown; Samuel Van Vechten, born November 10, 1852, died unknown; and Martha Hyde, born September 9, 1857, died September 24, 1933.

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Ezra Able Huntington (1813-1901), circa 1854.

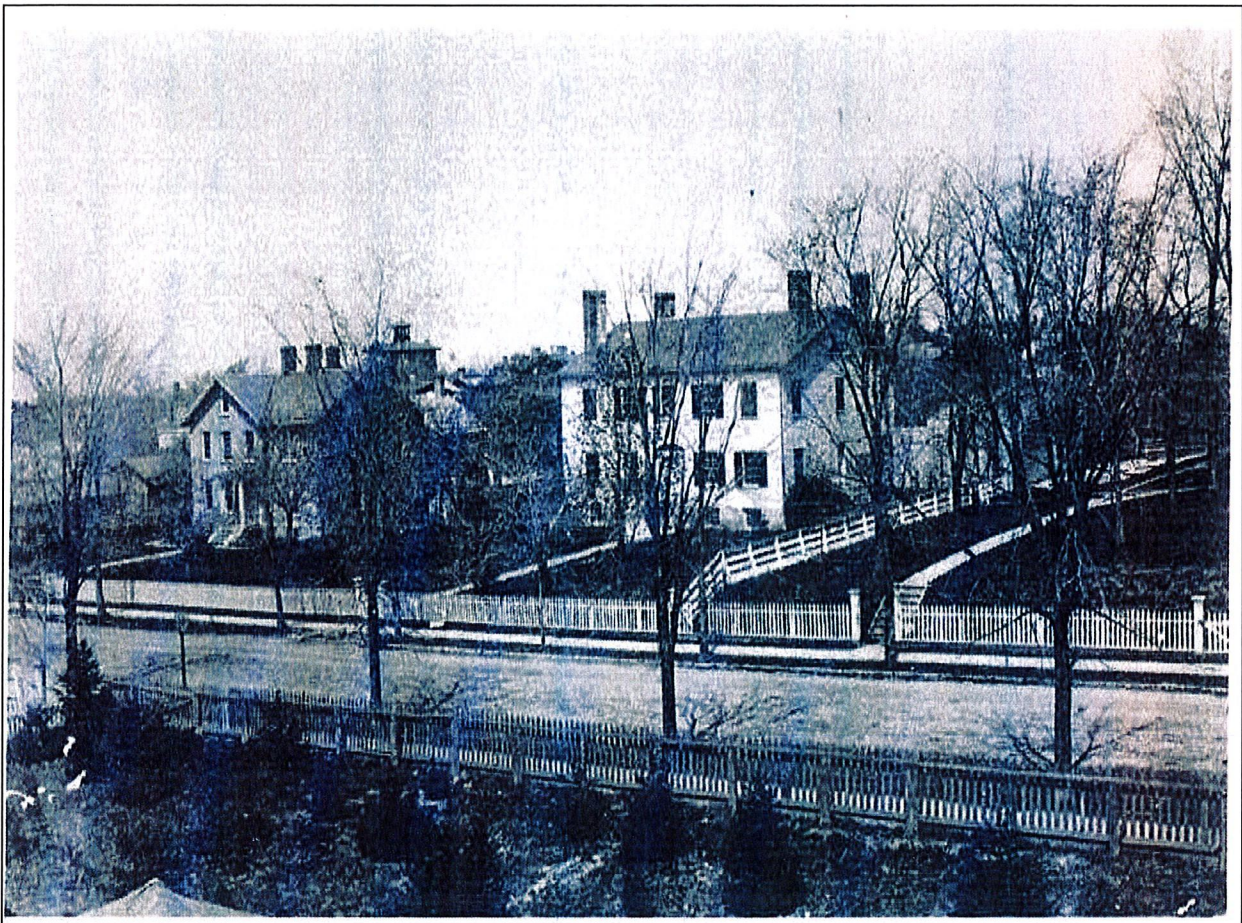
Originally a member of a Congregationalist Church, yet ordained a Presbyterian minister, Huntington was a product of the 1801 Plan of Union. Furthermore, having studied privately and been ordained before the Assembly's excising act, he was loyal to neither the "new" nor "old" school. This placed him in a position of neutrality in the Presbyterian Church. He earned a Doctor of Divinity degree from Columbia University in 1847. In 1854 he was called to become the Professor of Old and New Testament Criticism and Exegesis at the Auburn Theological Seminary, and eventually Chair of Biblical Criticism, a position for which Dr. Huntington helped to create an endowment. Upon his election, Huntington was to be paid a salary of \$1,750 per year and provided a dwelling – when funding allowed it. The house at 11 Seminary Street was constructed in 1861 as the home of Dr. Huntington (Figure 3). Huntington's wife Anna died in 1866 at the age of 49. Two years later, he married her sister Katherine Van Vechten (1825-1924) (Auburn Weekly Bulletin 1901; Adams 1918).

There is a local tradition that suggests an anterior space in the attic of Huntington's home may have been a hiding place for fugitive slaves before the Civil War. This is mentioned in Judith Wellman's *Sites Relating to*

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the Underground Railroad, Abolitionism, African American Life (Wellman 2005), and the Auburn Theological Seminary's own website (ATS 2019). There is no currently known documentation to corroborate this. At any rate, the existence and persistence of this rumor alone illustrates the high moral esteem placed on the institution and faculty of the Seminary, even years later. The Seminary was, in fact, the birthplace of one of the first student-run anti-slavery societies in New York, which sent petitions calling for the abolition of slavery to congress in 1838 and again in 1850, signed by students and faculty. The views of its faculty and graduates in turn influenced the worldwide Presbyterian General Conference.



View to the northwest across Seminary Street. The Ezra A. Huntington House (11 Seminary Street) is at left. Photo circa 1870.

There is little explicit or written evidence left by Huntington regarding his personal or religious convictions regarding slavery. In his pamphlet, *A Discourse delivered, Thanksgiving Day, November 20, 1856*, he passively alludes to the exclusion of enslaved African-Americans while enumerating the riches of America and the opportunity available to its free citizens.

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“We throw open the doors, go out into the streets, and into the highways and hedges, and invite, yea urge the most ignorant and degraded – *with one exception* – to aspire to all knowledge, human and divine, and to cultivate every virtue of earth, and every grace of heaven (Huntington 1856).”

As a student and later a colleague of Eliphalet Nott, it is likely that he would have held the same views as Nott, that slavery was “an evil, a hinderance to our prosperity, and a blot upon our existence (Nott 1860).” In absence of a written record, some indication of his opinion on the subject might be gleaned from his associations and his actions. In 1863, at the height of the Civil War, Huntington himself administered the funeral of Morgan “Luke” Freeman, a local barber and former slave who had documented associations with the Underground Railroad, including harboring freedom seekers (Wellman 2008).

As an educator, Huntington believed that through educating the future generations of religious leaders, the connections with Scripture could make religion live, and righteous values could be instilled in missionaries. This view is reflected in his eulogy for the influential educator David Perkins Page in 1848, prior to his time at the Seminary:

“Education is not the enemy, but the handmaid, of religion. He who succeeds in disseminating knowledge among the people stands next to him who succeeds in turning many to righteousness. And he who does both, the greater his elevation as a teacher, the more conspicuous his rank as a servant of Jesus Christ (Huntington 1848).”

During Huntington’s time at the Seminary, the institution flourished. New courses were added to the curriculum, faculty from all over the northeast were hired, and largely through Huntington’s efforts, a new department for the study of Hebrew and Greek were created. Huntington was instrumental in assembling a faculty team, including Dr. Edwin Hall and Dr. Johnson Balley Condit, which rescued the Seminary from its low point and placed it in a much better position scholastically. In addition, Huntington was the Seminary librarian and acted as the treasurer for the Seminary during his tenure. As the “wise man” on campus and the financial manager, he acted as the de facto president as the position had not yet been created. While in Auburn Huntington was a member of the Second Presbyterian Church, filling in as its pastor from 1855 to 1858 (Second Presbyterian Church 1880). Huntington was ever-present at local functions, often providing benedictions and prayers at various civic and social events. He was also a keen investor, owning stocks in several local businesses (Anderson 2015). In 1883, he was awarded an honorary LL. D. from Lafayette College.

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In 1893, at the age of 80, Ezra Huntington retired Professor Emeritus from the Seminary, remaining at his home at 11 Seminary Street with his wife. He remained vibrant and active up to his final week, and apparently never failed to take a daily ride on the electric streetcar for pure pleasure (Auburn Weekly Bulletin 1901).

Upon Huntington's death in 1901, his widow Katherine lived in the house until her death in 1924. After Katherine's death, the house was the home of Gaius Glenn Atkins, a seminary professor, and his family. Atkins is listed in the Auburn City Directory at the address during the 1930, yet the New York State Census shows Lillian Nolan living at the property by 1935 (Auburn City Directories 1931-1939; Ancestry 2013a; Ancestry 2013b). It is likely that the directory listing was not updated at every printing, and the state census record should be considered true. Nolan is shown as living at 11 Seminary in the 1940 U.S. Census (Ancestry 2013c).

Decline and end of the Seminary

The Auburn Theological Seminary celebrated the centennial of its opening in 1918. By that time the institution had graduated 94 classes and 1,608 graduates from a variety of Protestant sects and nearly every continent of the globe. The Seminary was one of the earliest American religious institutions to accept African Americans, Asians, and women as students. Ida Parker was the first woman to graduate from the Seminary in 1917 (Adams 1918; Rossman 2018).

The turn-of-the-century fortunes of the Seminary came to an end in the wake of the First World War. As prospective students began seeking their religious education in larger cities and more well-endowed institutions, the financial issues which had plagued the Seminary in the previous century returned. The Seminary tried to maintain its programming, but the onset of the Great Depression sealed its fate. In 1939 the Board of Trustees voted to close the Auburn campus and move its operations to the Union Theological Seminary in New York City. The General Assembly of the Presbyterian Church attempted to force the Seminary to stay in Auburn, even going so far as to bring the Seminary to the State Supreme Court. However, the Court found in favor of the Seminary, as the Assembly had originally taken a hands-off approach at the institution's founding and left control of the institution in the hands of its own board of trustees. Furthermore, the Seminary was officially chartered by the State of New York, and therefore the Assembly had no standing. The Seminary relocated its Auburn campus to New York City in 1939, and thereafter began subdividing and selling off properties on the old campus.

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The various Seminary buildings were put to different uses throughout the years or left in states of increasing deterioration and eventually demolished. The only remaining structures from the Auburn Theological Seminary which still stand are the Willard Memorial Chapel (90NR02888) and the Huntington House (USN 01140.000305) at 11 Seminary Street. The Ezra Huntington house was purchased by Lillian Nolan in 1953, who had lived in the house since at least 1935 (Cayuga County 1953). Nolan used the house as a business and home until her death in 1990 (Cayuga County 1990). That year, the property was purchased and held for four months by a real estate developer. It was purchased in July of 1990 by a partnership formed to save the building by Michael and Diane Long and Stephen and Janet Coleman. The Colemans bought out their partners in 2003 and continue to use the property as a business and a section of the second story as a residential rental property.

The Ezra A. Huntington house is important to the nation because of its relation to the students and faculty of the Auburn Theological Seminary, and the role they played in the struggle for human rights and equality and the development of the Christian morality that energized that struggle. It is important to the State of New York as the home of an influential nineteenth-century clergymen, Ezra A. Huntington. During his long tenure Huntington published a few pamphlets, but unlike many of his peers never engaged in the writing of any major religious works or books of any kind. Instead, Huntington focused his energies on the management of the Seminary, making sure funding was available, the finances were in order, that the academics were rigorous and challenging, and that his own teaching was clear and intelligible. Thus, he is a more obscure but incredibly vital figure in the history of America's religious community. His impact is hard to quantify. Finally, it is important to the city of Auburn because of its legacy as a property of the Seminary, which influenced the development of the city for nearly 150 years. It is currently in a neighborhood of declining land values and encroaching commercial development and should be protected while its integrity still remains high.

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Huntington, Ezra A., House
Name of Property

Cayuga County, NY
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Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Seymour Library, Auburn NY

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1 18N
Zone Easting Northing

2 _____

3 _____
Zone Easting Northing

4 _____

Huntington, Ezra A., House
Name of Property

Cayuga County, NY
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Zone Easting Northing Zone Easting Northing

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.)

11. Form Prepared By

name/title Andrew Roblee, Preservation Consultant
organization _____ date _____
street & number _____ telephone N/A
city or town _____ state _____ zip code _____
e-mail andyroblee@yahoo.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property:

City or Vicinity:

County:

State:

Photographer:

Date Photographed:

Description of Photograph(s) and number: see attached pages

Huntington, Ezra A., House
Name of Property

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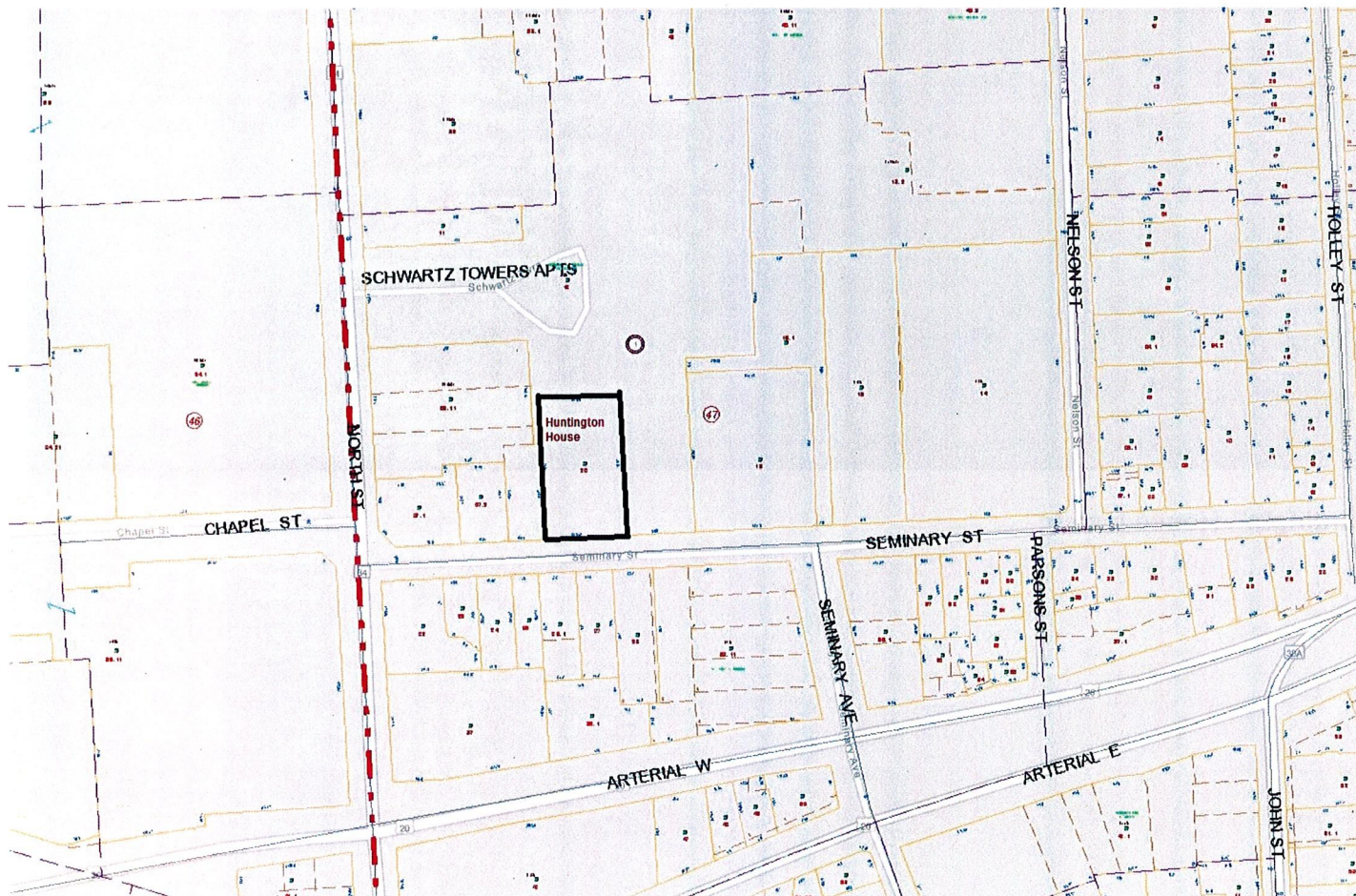
Property Owner:

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

name N/A
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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



Huntington, Ezra A., House
Name of Property

Cayuga County, NY
County and State



Huntington House facade

Huntington, Ezra A., House
Name of Property

Cayuga County, NY
County and State



View of additions and attached garage

Huntington, Ezra A., House
Name of Property

Cayuga County, NY
County and State



West elevation

Huntington, Ezra A., House
Name of Property

Cayuga County, NY
County and State



Office/library

Huntington, Ezra A., House
Name of Property

Cayuga County, NY
County and State



Front parlor

Huntington, Ezra A., House
Name of Property

Cayuga County, NY
County and State



Main entry hall

Huntington, Ezra A., House
Name of Property

Cayuga County, NY
County and State



Main staircase

Huntington, Ezra A., House
Name of Property

Cayuga County, NY
County and State



Upper bedroom

Huntington, Ezra A., House
Name of Property

Cayuga County, NY
County and State



Upper bedroom

Huntington, Ezra A., House
Name of Property

Cayuga County, NY
County and State



Built-in cabinets, second floor hallway

Huntington, Ezra A., House
Name of Property

Cayuga County, NY
County and State



Unfinished attic