
National Park Service
Cultural Landscapes Inventory
2000



Hunt House
Women's Rights National Historical Park

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Inventory Summary

The Cultural Landscapes Inventory Overview:

CLI General Information:

Purpose and Goals of the CLI

The Cultural Landscapes Inventory (CLI), a comprehensive inventory of all cultural landscapes in the national park system, is one of the most ambitious initiatives of the National Park Service (NPS) Park Cultural Landscapes Program. The CLI is an evaluated inventory of all landscapes having historical significance that are listed on or eligible for listing on the National Register of Historic Places, or are otherwise managed as cultural resources through a public planning process and in which the NPS has or plans to acquire any legal interest. The CLI identifies and documents each landscape's location, size, physical development, condition, landscape characteristics, character-defining features, as well as other valuable information useful to park management. Cultural landscapes become approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into a national database. In addition, for landscapes that are not currently listed on the National Register and/or do not have adequate documentation, concurrence is required from the State Historic Preservation Officer or the Keeper of the National Register.

The CLI, like the List of Classified Structures, assists the NPS in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, National Park Service Management Policies (2006), and Director's Order #28: Cultural Resource Management. Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report information that respond to NPS strategic plan accomplishments. Two GPRA goals are associated with the CLI: bringing certified cultural landscapes into good condition (Goal 1a7) and increasing the number of CLI records that have complete, accurate, and reliable information (Goal 1b2B).

Scope of the CLI

The information contained within the CLI is gathered from existing secondary sources found in park libraries and archives and at NPS regional offices and centers, as well as through on-site reconnaissance of the existing landscape. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the site's overall significance. Documentation and analysis of the existing landscape identifies character-defining characteristics and features, and allows for an evaluation of the landscape's overall integrity and an assessment of the landscape's overall condition. The CLI also provides an illustrative site plan that indicates major features within the inventory unit. Unlike cultural landscape reports, the CLI does not provide management recommendations or

treatment guidelines for the cultural landscape.

Inventory Unit Description:

Physical Description:

The Hunt House is located at 401 East Main Street in the Village of Waterloo, NY. The site is in a low-density, mixed-use area near the Waterloo/Seneca Falls town line. It lies along US Route 20 and NYS Route 5, formerly the Seneca Turnpike, which is a major local route running east/west through the region. Along US Route 20 to the east of the site, the landscape is primarily strip commercial development of chain discount and grocery stores, fast food restaurants, and automobile dealerships. To the west, toward the center of the village, there is an increase in the density of residential houses. The Cayuga-Seneca Barge Canal, part of the Seneca River, is located approximately one block to the south. The immediate surroundings consist of early to mid-twentieth century houses to the east and west, and across US Route 20 to the south.

The Hunt House property consists of 2.74 acres, the remnant of a subdivided farmstead. This subdivision has resulted in an irregular boundary along the north, east and west sides of the property. The southern boundary of the grounds is US Route 20. The western boundary is the residential lot of V. & D. Key. The northwest and north boundaries consist of the Taylor-Brown Health Center grounds. The eastern boundary is bordered by the residential lots of J. & K. Young, and J. & I. Murray.

The Hunt House is set back approximately 60' from US Route 20. It is a four-lane highway with a 40 mph speed limit. The highway is approximately 99' wide, with a concrete curb and no sidewalk. There are two asphalt entrance driveways from Route 20, on the west and east sides of the house. They are connected by a semi-circular drive in front of the main entrance. The driveways continue past the east and west sides of the house, before joining again at the north side (rear) of the house. To the north, the driveway leads to a small asphalt parking area and a garage. A concrete walkway connects the eastern portion of the driveway to the adjoining Murray residence to the east (Survey Map 2000).

The House (c.1829-1833) is a 2 1/2-story transitional-style brick house with late Federal and Greek-Revival details with a post-1944 brick addition to the north. The footprint of the main structure extends approximately 44' by 28'. The rear addition is 24' by 15'. Located on the south (front) façade, is a large two-story neoclassical portico (Draft GMP 1985).

The concrete block garage is located northeast of the Hunt House, at the north end of the asphalt driveway. A frame pool house is located northwest of the house, along the eastern side of the right-of-way. Northeast of the pool house is a rectangular in-ground concrete swimming pool surrounded by a concrete walkway.

Vegetation on the site consists of a range of shade, ornamental and evergreen trees, deciduous and evergreen shrubs, and groundcovers. Large silver maples are located along Route 20. Understory plantings are located along the southern boundary, screening the front yard from the highway. Large silver maples and Norway spruce line the right-of-way to the west and north of the house and the boundary line to the east. Crabapples are located in front of the main entrance, and ornamental foundation plantings are located around the house. Two mature arborvitae groves are located to the north of the house, on both sides of the driveway. In general, the landscape around and to the south of

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the house has a highly ornamental quality. To the east, west and north, the vegetation consists primarily of large shade trees, evergreen trees, and turf.

Period of Significance:

As a contributing resource to the Women's Rights National Historical Park's significance, the period of significance for the Hunt House is that of the park-wide period, 1847-1849, which is the focus of the nomination form. Although Jane Hunt lived at the Hunt House from 1845 to 1889, it is the property's association with the 1847-1849 events surrounding the Women's Rights Convention of 1848 that contribute to its significance. An Historic Resource Study for the Hunt House is projected for fiscal year 2005 to explore and define the property's overall significance. Based on that study, the overall significance and period of significance may be expanded. Refer to the Statement of Significance and National Register Information section of this CLI for further explanation.

Condition:

The Hunt House and grounds were well maintained by the last tenants, Thomas and Joan Olmstead. Currently, the landscape resources remain in "good" condition as defined by DO-NPS 28. To the west of the house, there is a small parcel that was formerly a gas station. There are no structures on this parcel, and the area is now mown lawn. The site is currently a geophysical investigation area, and the old tanks were removed in 2002. The in-ground swimming pool has been capped with "clean fill" by the park staff to reduce possible hazards. The condition assessment of "good" pertains to the property's landscape resources, not to be confused with an assessment for the Hunt House, itself. The Hunt House was listed on the LCS in 1995 as IDLCS #040667. The LCS was updated in 2002, and the Hunt House was listed in good condition.

Brief Summary of the Analysis and Evaluation of the Landscape Characteristic Features:

The site is a contributing resource and therefore eligible for listing on the National Register of Historic Places. While the overall landscape doesn't retain integrity due to the great amount of change since the period of significance, landscape characteristics and features that remain should be preserved since they contribute to the site's historic character.

Nearly all of the 145-acre farm originally owned by Richard Hunt has been sub-divided into residential developments and institutional campuses. The landscape of the current 2.74-acre property bears little resemblance to the historical appearance. None of the vegetation is believed to date to the period of significance, although additional research may be necessary to determine the origin of certain features, such as the two arborvitae groves north of the house and the pool house. The garden and fruit yard located on the property in the mid-nineteenth century are absent from the landscape. Several barns, sheds, and a carriage house associated with the Hunts are also gone, as well as at least two wings of the house. Additions to the landscape include ornamental plantings and planting beds around the house and a two-story portico and north (rear) addition on the house, as well as a concrete-block garage and a

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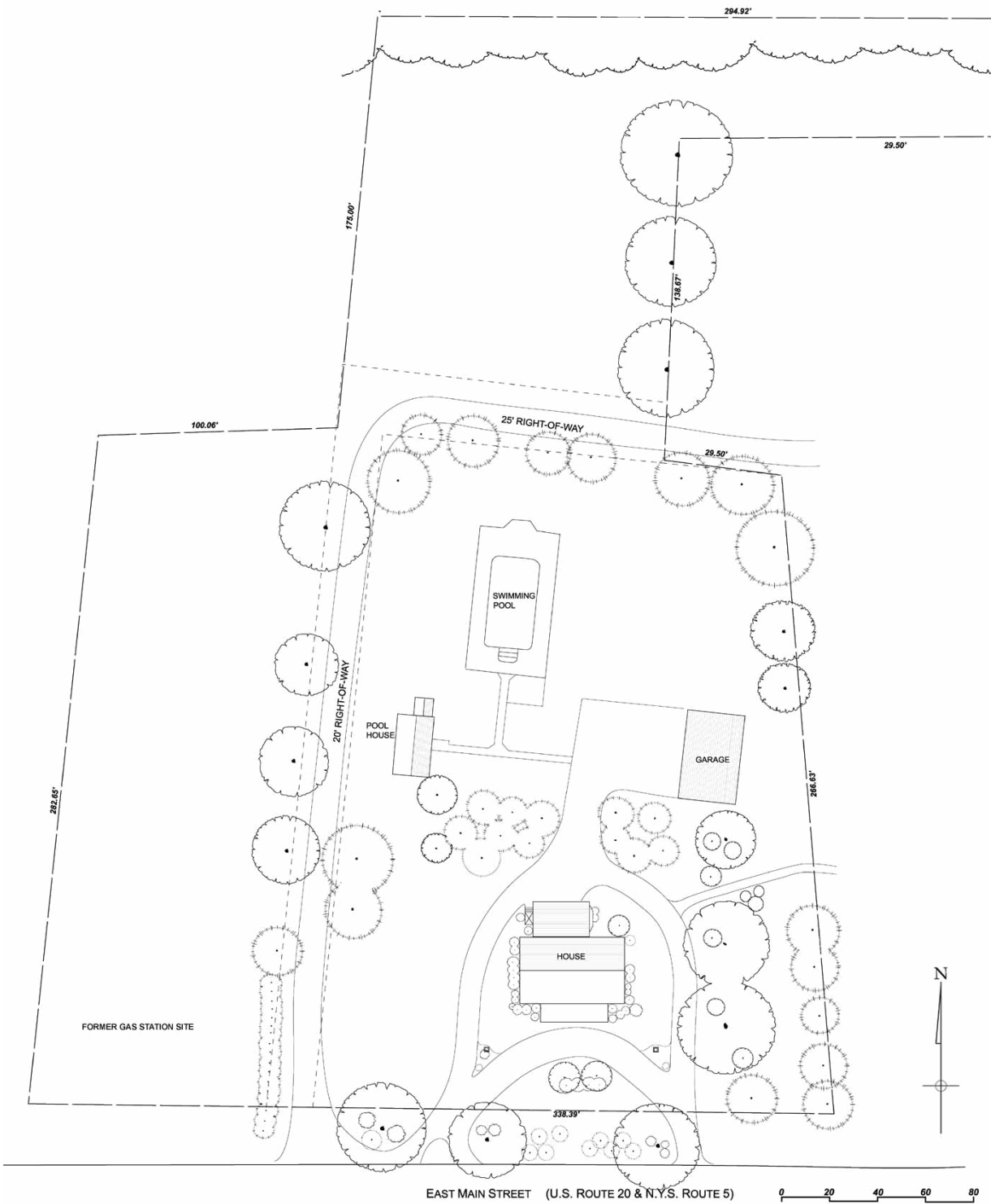
swimming pool. Pathways and driveway patterns have been altered and now consist of modern materials of asphalt and concrete.

Landscape characteristics and features that do remain include the spatial relationship of the main house to the road, the topography, and the Hunt House itself.

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Site Plan

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2001 existing conditions map of the Hunt House at 401 E. Main Street (SUNY ESF).

Property Level and CLI Numbers

Inventory Unit Name:	Hunt House
Property Level:	Landscape
CLI Identification Number:	650124
Parent Landscape:	650124

Park Information

Park Name and Alpha Code:	Women's Rights National Historical Park -WORI
Park Organization Code:	1955
Park Administrative Unit:	Women's Rights National Historical Park

CLI Hierarchy Description

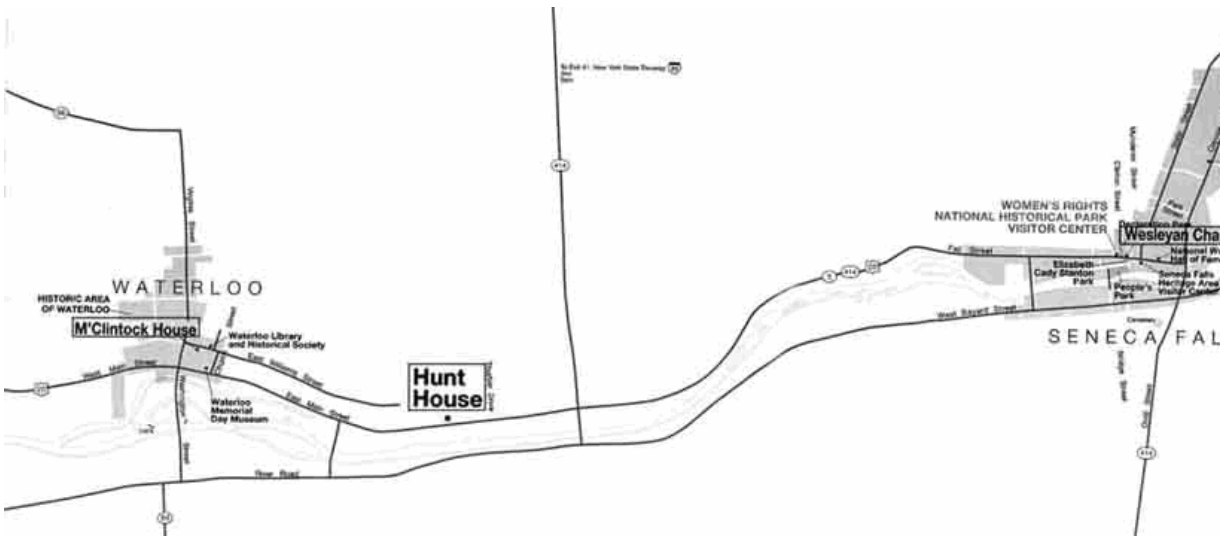
The Women's Rights National Historical Park consists of four sites owned by the National Park Service that are thematically linked to the nineteenth-century women's rights movement in the United States, and to the 1848 Women's Rights Convention in Seneca Falls, New York. The 1848 convention, its key figures, and the movement that resulted, are the focus of the Women's Rights NHP. The four sites include the Wesleyan Methodist Chapel-Visitor's Center, the Elizabeth Cady Stanton House, the M'Clintock House, and the Hunt House. For purposes of the CLI, the Elizabeth Cady Stanton House, the M'Clintock House, and the Hunt House will be inventoried as three separate "landscapes" while the Wesleyan Methodist Chapel-Visitor's Center will not be inventoried as it does not have a cultural landscape associated with it.

The Wesleyan Methodist Chapel-Visitor's Center, site of the First Women's Rights Convention is located in the Village of Seneca Falls, New York. The house of Elizabeth Cady Stanton, organizer and leader of the Women's Rights Movement, is located approximately one-half mile away to the east, also in the Village of Seneca Falls. The house of Jane and Richard Hunt, the site where the idea for the First Women's Rights Convention originated, is located approximately three miles away to the west, in the Village of Waterloo. The house of Mary Ann and Thomas M'Clintock, the site where the Declaration of Sentiments was drafted, is located approximately 1 mile further to the west, also in the Village of Waterloo.

In addition to this Level II for the Hunt House landscape, CLI Level 0 has been completed for the entire park, and Level II CLIs have been completed for the M'Clintock House and Elizabeth Cady Stanton House landscapes.

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Women's Rights National Historical Park map illustrating the location of the Park's four units (WORI brochure).

Concurrence Status

Inventory Status: Complete

Concurrence Status:

Park Superintendent Concurrence: Yes

Park Superintendent Date of Concurrence: 07/24/2003

National Register Concurrence: Eligible -- SHPO Consensus Determination

Date of Concurrence Determination: 09/18/2003

National Register Concurrence Narrative:

A letter requesting concurrence from the New York State Historic Preservation Office (NY SHPO) was sent from the Northeast Regional Director's office on August 20, 2003. The letter was returned and signed by Nancy L. Todd, concurring with the findings and recommendations contained within the Cultural Landscapes Inventory, which are listed above in the explanatory narrative.

In particular the NY SHPO concurred with the list of contributing and non-contributing landscape characteristics and features which are as follows:

Contributing Landscape Characteristics & Associated Features (1847-1849)

Spatial Organization - Relationship of Hunt House to main road

Topography

Buildings and Structures - Hunt House

Non-contributing Landscape Characteristics & Associated Features

Spatial Organization

Loss of farm property

Land Use

Topography - Changes in topography resulting from building of pool and roads

Vegetation

Circulation

Buildings and Structures - Garage, Pool house, Rear addition to the Hunt House, Front portico of the Hunt House

Constructed Water Features - Pool

Small Scale Features

Revisions Impacting Change in Concurrence: Change in Condition

Revision Date: 09/28/2007

Revision Narrative:

Condition reassessment.

Geographic Information & Location Map

Inventory Unit Boundary Description:

The property consists of 2.74 acres, the remnant of a subdivided 145-acre farmstead. This subdivision has resulted in an irregular boundary along the north, east and west sides of the property. The western boundary is the residential lot of V. & D. Key. It extends irregularly at a distance of approximately 407' north from US Route 20. The northwest and north boundaries consist of lawn and a woodlot, which are a portion of the Taylor-Brown Health Center grounds. The northern boundary extends 294.92' along the hospital grounds. The eastern boundary adjoins the residential lots of J. & K. Young, and J. & I. Murray. The Young lot is situated northeast of the Hunt House and creates an irregular northern and eastern boundary to the Hunt property. The eastern boundary extends approximately 450' from US Route 20. The southern boundary of the property extends 338.39' along the four-lane highway US Route 20 and NYS Route 5 (East Main Street). A 20' right-of-way to the Young property is located approximately 80' west of the Hunt House, and extends 281.56' north from US Route 20. It then runs 119.54' to the east at a width of 25' to the Young property (Survey Map 2000).

State and County:

State: NY

County: Seneca County

Size (Acres): 2.74

Boundary UTMS:

Source:	USGS Map 1:24,000
UTM Zone:	18
UTM Easting:	349,420
UTM Northing:	4,751,810

Location Map:



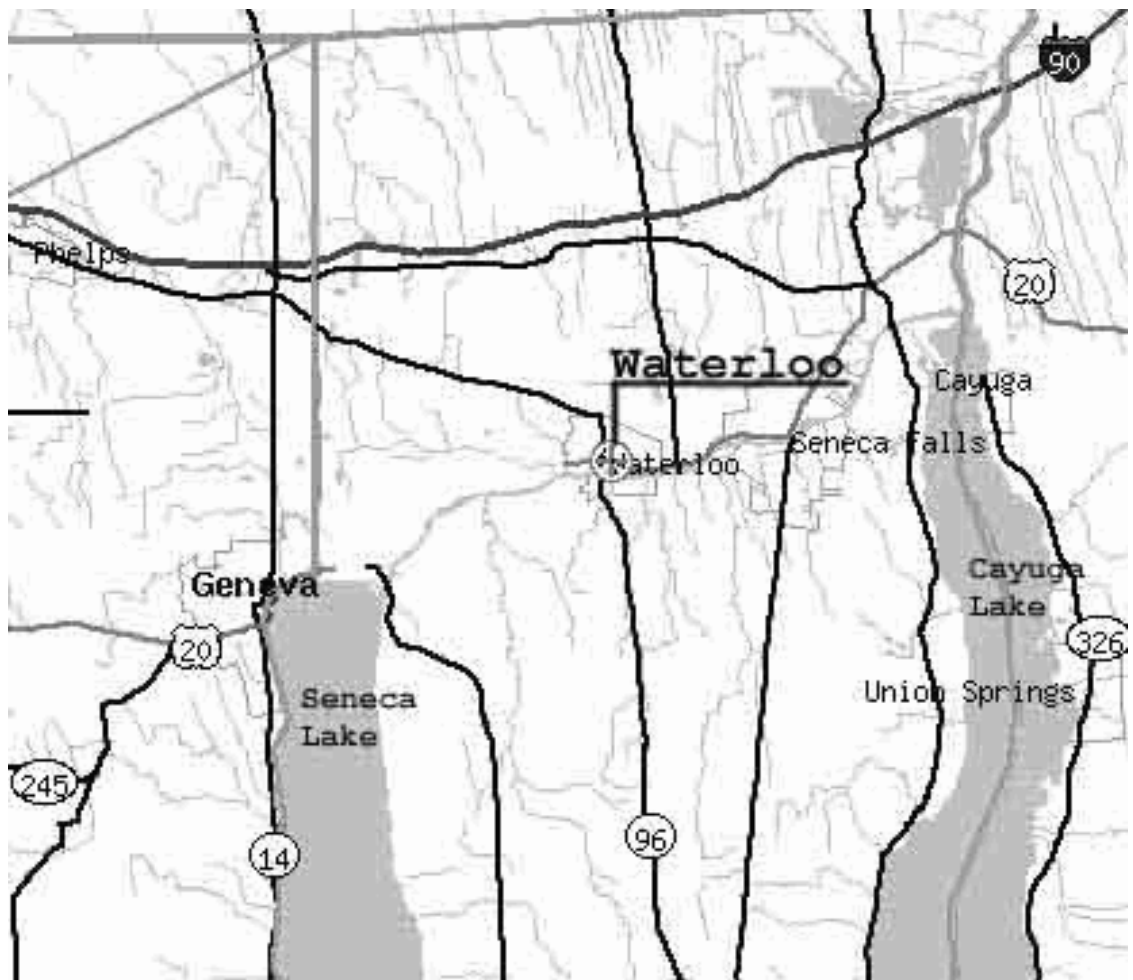
Location of the Hunt House in the Village of Waterloo (SUNY ESF).

Regional Context:

Type of Context: Cultural

Description:

The Hunt House is located in a mixed-use area of Waterloo, in the eastern portion of the incorporated village. The immediate surroundings include strip rural housing and low-density commercial development. The house is located along US 20, a major east/west regional traffic route connecting Geneva, Waterloo, Seneca Falls, and Auburn. The Cayuga-Seneca Barge Canal, located across US 20 just to the south of the site, was a major transportation route during the early and mid-nineteenth century. It is now used primarily for recreational boating. The New York State Thruway (Interstate-90) runs east/west approximately five miles north of the site. It is the primary thoroughfare connecting Buffalo, Albany and New York City. Rochester and Syracuse are the closest major cities. Rochester is 50 miles northwest, and Syracuse is 40 miles east of the site.



Waterloo and the Finger Lakes Region of New York State (SUNY ESF).

Type of Context: Physiographic

Description:

Waterloo is located on a plateau between the north ends of Cayuga and Seneca Lakes in the Finger Lakes region of New York State. The Hunt House is located just north of the Seneca River, which is part of the Cayuga-Seneca Barge Canal.

Management Unit: Hunt House, Women's Rights National Historical Park

Tract Numbers: 12-1-13.11

Management Information

General Management Information

Management Category: Should Be Preserved And Maintained

Management Category Explanatory Narrative:

The landscape does not retain integrity, however it is the setting for the main house.

NPS Legal Interest:

Type of Interest: Fee Simple

Explanatory Narrative:

A bill was signed into law in 2000 allowing for the National Park Service to acquire a fee-simple title to the Hunt House. The title of the property was transferred to the National Park Service in 2001.

Public Access:

Type of Access: With Permission

Adjacent Lands Information

Do Adjacent Lands Contribute? No

Adjacent Lands Description:

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During the period of significance, the adjacent lands of the 145-acre Hunt farm consisted of the town line to the east, beyond which were agricultural fields; North Canandaigua Road to the north, beyond which other farm properties owned by Richard Hunt were located. To the northwest, along Inslee and Mill Streets, the adjacent lands included the fairgrounds and the eastern-most village lots. South of the Hunt House, the adjacent lands consisted of the Seneca Canal, south of the Seneca Turnpike (now US Route 20).

The current adjacent lands consist of property formerly belonging to the Hunt farm. These lands have been significantly altered from their character during the period of significance. They no longer reflect the agricultural landscape of the Hunt farm, and they no longer visually link the Hunt House property to the Cayuga-Seneca Canal. To the east, west and south, small residential lots comprise the landscape. These houses are early to mid-twentieth century structures, constructed after the period of significance. Though the Cayuga-Seneca Canal is located just to the south of East Main Street, houses screen views to the water. North of the Hunt House, the Taylor-Brown Family Health Center grounds are located northwest of a small woodlot. It is a large institutional campus consisting of a large modern building surrounded on the north, east and west with parking lots.

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Property (lot 12) to the east of the Hunt House (SUNY ESF, 2001).



Health Center (lot 95) to the northwest of the Hunt House (SUNY ESF, 2001).

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Property (lot 15) to the west of the Hunt House (SUNY ESF, 2001).

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Property (lot 31) to the south of the Hunt House (SUNY ESF, 2001).

National Register Information

Significance Criteria: A - Associated with events significant to broad patterns of our history

Period of Significance:

Time Period: AD 1847 - 1849

Historic Context Theme: Creating Social Institutions and Movements

Subtheme: Social and Humanitarian Movements

Facet: Women's Movement

Other Facet: None

Area of Significance:

Area of Significance Category: Social History

Area of Significance Subcategory: None

Area of Significance Category: Politics - Government

Area of Significance Subcategory: None

Statement of Significance:

The Hunt House at 401 East Main Street in the Village of Waterloo is nationally significant under National Register Criterion A for its associations with the origins of the Women's Rights Movement in the United States and the 1848 Women's Rights Convention in Seneca Falls. The Hunt House property was incorporated in the 1980 National Register nomination of Seneca County sites associated with the beginnings of the Women's Rights Movement and is one of the resources of the Women's Rights NHP. The period of significance for the thematic nomination, which was prepared just prior to the park's establishment, is 1847-1849. In the 1980 nomination, only lot 13.1 was listed in the Register, owned by Thomas and Joan Olmstead. The other associated tracts, a small portion of lot 95, and lot 14 were not included at the time, but should be added to the National Register listing as part of the Hunt property.

Richard P. Hunt purchased the property in 1827 and built the house shortly afterwards, between 1829 and 1833. He married Jane C. Master, his fourth wife, in 1845. The Hunt House, currently

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encompassing 2.74 acres (approx.), was the home of Richard P. Hunt and his wife, Jane C. Hunt. On July 9, 1848, Jane Hunt hosted a gathering for Elizabeth Cady Stanton, Mary Ann M'Clintock and Lucretia Mott. It was here, in the Hunt House, that these women wrote the call for the First Women's Rights Convention. On July 14, Stanton and M'Clintock met at the M'Clintock House to draft the Declaration of Sentiments, a document that declared, "All men and women are created equal." On July 19 and 20, ten days after the meeting at the Hunt House, the Convention was held, and this document was presented.

Richard Hunt lived in the house until his death in 1856, and Jane continued to live in the house until her death in 1889. It is the timeframe between 1847 and 1849, leading to the events directly related to the 1848 Convention that defines the period of significance for the thematic resources listing. However, the National Register database, which uses 25-year brackets, lists the period of significance for the Hunt House between 1825-1849. The database also notes that the Hunt House is significant under Criterion B for its association with Jane Hunt.

The landscape of the original Hunt House farm has been substantially altered. After Richard Hunt's death, the farm was divided between three of his children, with the majority of the eastern portion going to George T. Hunt, and the western portion going to Jane M. Hunt. Gradually, Jane M. Hunt and the family of George T. Hunt sold the majority of the lands to farmers, and smaller parcels along US Route 20 for individual residences. During the 1940s and 1950s, most of the farmlands were sold to developers. As a result, residential developments and institutional campuses occupy the lands once containing the orchards and agricultural fields of the 145-acre farm. The existing 2.74-acre Hunt House property has also been significantly altered. Most of the alterations were made after the Hunt family sold the property in 1919. Circulation, vegetation, and site features have changed. Farm buildings and carriage houses are gone and have been replaced by a garage and swimming pool. However, the original house is still visible along the highway, and the alignment of the house in relation to the highway remains similar to its historical character. The relatively flat topography of the property also remains.

The site is a contributing resource and therefore eligible for listing on the National Register of Historic Places. While the overall landscape doesn't retain integrity, as noted in the analysis and evaluation section of the CLI, due to the great amount of change since the period of significance, the landscape characteristics and features that remain should be preserved since they contribute to the site's historic character.

Recommendation For Further Work:

The National Register listing for the Hunt House should be reexamined to include the entire tract 13.11. Presently only 13.1 is listed. The rest of the parcel containing a small portion of lot 95 and lot 14, now identified collectively as 13.11, was not included in the National Register Thematic Resources listing.

It is also recommended that the period of significance and criteria be clarified. No individual nomination form exists to clarify the National Register period of significance for the Hunt House, therefore, further documentation is needed. The property's listing as significant under criterion B should be further documented to include recent scholarship in association with Jane Hunt and Richard Hunt. In addition

to the Hunt's ties with the Women's Rights Movement, several sources have mentioned Richard and Jane Hunt's involvement in the abolitionist movement. John Becker's "A History of the Village of Waterloo" describes the Carriage House of the Hunt House as a stop on the Underground Railroad. Though this structure is gone, the site is significant for its association with the abolitionist movement of the early and mid-nineteenth century. Further research is needed to determine the breadth of the Hunts' involvement in this movement. Richard Hunt's role in the economic development of the community of Waterloo should also be considered. Based on this added knowledge and the recognition that the 1980 thematic nomination is over twenty years old, the projected Historic Resource Study should reexamine many of these issues and consider any new scholarship and analysis that has been completed.

Chronology & Physical History

Cultural Landscape Type and Use

Cultural Landscape Type: Historic Site

Current and Historic Use/Function:

Primary Historic Function: Single Family House

Primary Current Use: Recreation/Culture-Other

Current and Historic Names:

Name	Type of Name
Hunt House	Current
Hunt House	Historic

Ethnographic Study Conducted: No Survey Conducted

Chronology:

Year	Event	Annotation
AD 1779	Military Operation	General Sullivan's troops encounter and destroy Iroquois settlement of Skoi-Yase on the Seneca River.
AD 1790	Platted	Region is mapped into Township 26, with the Hunt House region located on Military Lot 98.
AD 1809	Purchased/Sold	On June 8th, John Atkinson sells 296 acres of Lot 98 to Samuel Perry of Junius, NY for \$1,184. How or when Atkinson acquired the property was not discovered.

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AD 1811	Purchased/Sold	Samuel Perry sells the same 296 acres to John Van Tuyl of Junius on June 6th for \$5,300.
AD 1827	Purchased/Sold	Richard Hunt purchases 145 acres on November 6th from John Van Tuyl for \$3,485.
AD 1829 - 1833	Built	The Hunt House is built by Richard Hunt.
AD 1848	Planned	On July 9th, Jane C. Hunt hosts a gathering at the Hunt House. The idea for the First Women's Rights Convention originates. Ten days later, on July 19th and 20th, the Convention is held in Seneca Falls.
AD 1856	Land Transfer	Richard Hunt dies, leaving his real estate holdings and personal property to executors for transfer to Jane and his children. He leaves Jane C. Hunt the right to reside at the Hunt House until she dies.
AD 1856 - 1889	Altered	Significant changes are made to the interior of the house, including the addition of plumbing, gas lighting and stoves.
AD 1858	Land Transfer	The executors of Richard Hunt's will divide the Hunt farm among Richard Hunt's daughter, Jane, and two sons, George and Richard.
AD 1883	Purchased/Sold	Jane (Hunt) Trasher sells her portion of the original lands to John Durkin.
AD 1900 - 1928	Purchased/Sold	George T. Hunt Jr. sells the remaining Hunt property to several individuals for residential lots along E. Main St. and for farming to the north. The majority of the farmland is sold to John Schultz in 1915.
AD 1919	Purchased/Sold	On February 6th, George Hunt sells the Hunt House and its immediate grounds to Clifford L. Beare. The property includes approximately two acres.
AD 1919 - 1930	Altered	Clifford Beare makes extensive changes to the house, removing the north and west wings, and side porch, and adds a two-story portico to the south (front) facade.
AD 1929	Purchased/Sold	Beare purchases approximately three acres of adjoining property to the north and east of the house from Philetus Mosher on April 8th.

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AD 1930	Purchased/Sold	On July 23, Clifford Beare sells the Hunt House to Charles and Mary Smith.
	Purchased/Sold	On August 22, the Smiths sell the property to Roy Brewster.
AD 1944	Purchased/Sold	Irving and Marie Greenwood purchase the Hunt House from Roy Brewster on August 23.
AD 1954	Purchased/Sold	On August 24th the Greenwoods purchase a 0.502-acre parcel adjoining the eastern boundary of the Hunt House property from Chris Christensen.
	Removed	A shed directly north of the house is removed.
	Built	A three-car garage is constructed.
	Paved	A parking area is added. The driveway and parking area are paved with asphalt.
AD 1956	Purchased/Sold	On April 5th, the Greenwoods sell 2.83 acres north of the house for the development of Taylor-Brown Memorial Hospital (now Taylor-Brown Health Center).
AD 1956 - 1957	Removed	Two of the three cabins located along the east side of the right-of-way are sold and removed.
AD 1957	Land Transfer	On May 24, 1957, the Greenwoods convey a 0.502-acre parcel to their daughter and son-in-law, Joan and Thomas Olmstead.
	Purchased/Sold	The Greenwoods purchase a 75-foot wide lot north of the house from Waterloo Memorial Hospital on October 26.
AD 1958	Purchased/Sold	The Greenwoods sell a small parcel of land northeast of the house as well as a right-of-way from US Route 20 to Leland and Alice Henry on May 28.
AD 1960	Altered	The Greenwoods build a brick addition to the north façade of the house.
AD 1962	Built	An in-ground swimming pool is installed and an additional room is constructed on the pool house.

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AD 1965	Purchased/Sold	On December 1st, the Greenwoods purchase a 50-foot wide parcel from the Waterloo Memorial Hospital.
AD 1976	Land Transfer	The Greenwoods convey the Hunt House property to Joan and Thomas Olmstead, their daughter and son-in-law.
AD 1977	Purchased/Sold	On September 21, the Olmsteads sell a 0.502-acre parcel east of the house to William and Roberta Roby.
AD 1977 - 1978	Altered	The semi-circular drive is added to the south (front) of the house. Many of the current plantings in the area are added at this time.
AD 1980	Established	The Women's Rights National Historical Park is established. The Hunt House is listed on the National Register as part of a thematic group.
AD 2000	Purchased/Sold	On January 18, the National Trust and the Trust For Public Land purchase the Hunt House for \$231,000. On August 8, President Clinton signs bill S. 1910 into law allowing for the acquisition of the Hunt House by the National Park Service.
AD 2001	Planned	General Management Plan is initiated to address Hunt House management.
	Land Transfer	The title to the property is transferred to the National Park Service.

Physical History:

Hunt Background

Richard P. Hunt moved to Waterloo from Westchester, NY in 1821, at the age of 24. In 1821, Waterloo was a growing mill town, with flourmills, saw mills, taverns and stores. Hunt opened a general store on the corner of Main and Virginia Streets, and quickly prospered. He soon began to acquire additional property, and quickly became known as a prominent citizen of Waterloo (Special History Study 1985).

Due to over-speculation in business and real estate ventures, Waterloo struggled in its efforts to grow. Hunt, however, found a way to prosper. In 1829, he sold his store to concentrate on new business deals including real estate ventures. Through a series of business deals, he came to own most of the land on the eastern half of the town. He also was the principle shareholder of the Waterloo Woolen Manufacturing Company, located along the banks of the Seneca River. People came to trade and sell wool from Monroe, Genesee, Ontario, Wayne, Yates, Cayuga, and other counties, as well as other areas of Seneca County (Special History Study 1985).

In addition to his business ventures, Hunt was also active in the local government. In 1824, Richard Hunt was one of six town representatives chosen to successfully petition the state legislature for the incorporation of the settlement as the Village of Waterloo. He served as superintendent for the town of Junius, and treasurer for the tax assessor's board, and served on the Board of Trustees for the Waterloo academy. He was also the first vice-president of the Seneca County Bank, and served on its board of directors from 1833-1844 (Special History Study 1985).

Hunt married his fourth wife, Jane C. Master, a Quaker from Philadelphia in 1845. Both were considered liberal Quakers, known for their stand on issues of equality and social reform, and for their contributions to the community. The Hunts were strong promoters of abolition in the Waterloo area, and possibly aided fugitive slaves in their escape to Canada. Jane Hunt recalled having many conversations with Fredrick Douglass, a well know Rochester abolitionist, on issues of social injustice at her home in Waterloo.

On July 9, 1848, Jane Hunt hosted a social gathering for Elizabeth Cady Stanton, Mary Ann M'Clintock, Lucretia Mott, and Martha Wright. It was in the Hunt House, that these women decided to hold the First Women's Rights Convention. On July 14, Stanton and M'Clintock met to draft the Declaration of Sentiments, a document that declared, "All men and women are created equal." On July 19 and 20, ten days after the meeting at the Hunt House, the convention was held, and this document was presented. Jane and Richard Hunt were among the signers. Unfortunately, very little information exists on Jane Hunt, and her role in the Convention.

Development prior to the arrival of Richard Hunt in 1821

In 1779, under the direction of General George Washington, General Sullivan's Revolutionary troops were ordered to destroy Iroquois settlements in upstate New York. Skoi-Yase (also

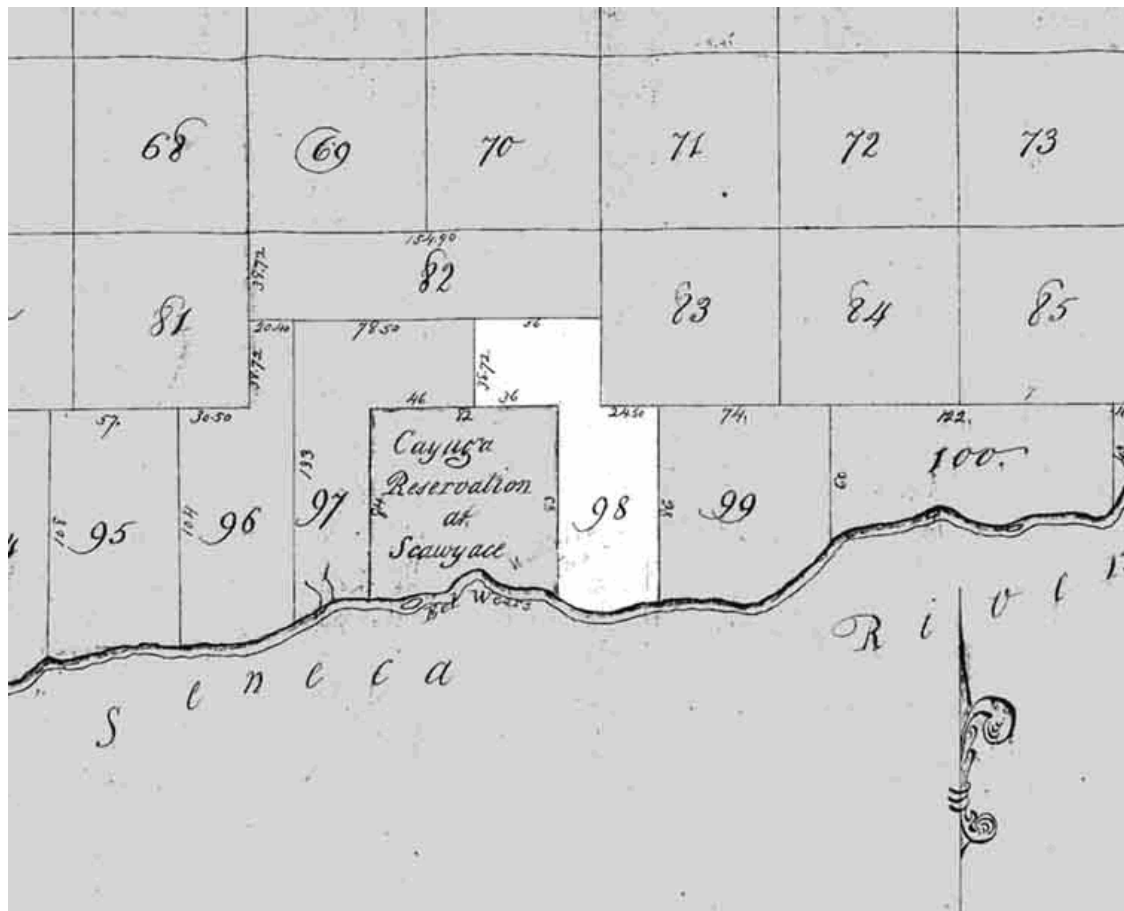
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known as the Scawyace), a Cayuga Indian village located on the site of Waterloo, fell to the American army in 1779. Following the United States acquisition, in 1790 the area north of the Seneca River between Cayuga Lake and Seneca Lake was divided into township number 26. Within the township, the region of the Hunt House was located in Military Lot 98, along the Seneca River. To the west, the Cayuga Reservation at Skoi-Yase would later become part of the Village of Waterloo (Historic Resources Survey: Village of Waterloo 1982).

In 1792, Samuel Bear became the first white settler of the area, opening a grist mill and general store along the Seneca River. Other industries such as distilleries and tanneries soon followed, utilizing the waterpower of the river. In the early-nineteenth century, Waterloo continued as a rapidly growing mill town. Saw mills and flourmills lined the Seneca River, and the Cayuga-Seneca Canal was a major route for transporting goods and raw materials. In 1807, Elisha Williams, of Hudson, NY purchased land on the north side of the river. He and his agent, Reuben Swift, developed the north side of the town (History of the Village of Waterloo, Online).

In 1809, John Atkinson, a merchant from New York City, purchased several Military Lots in Seneca County from Revolutionary War Generals and sold them that same year. Though there is no deed for the purchase of Military Lot 98 by Atkinson, he sold subdivisions three, five and six of Lot 98 to Samuel Perry of Junius for \$1,184. The property encompassed 296 acres. Two years later, in 1811, Perry sold the same lands to John Van Tuyl of Junius for \$5,300 (Record of Deeds).



1790 Military Map of Seneca County and Lot # 98 (Seneca County Clerk).

Richard Hunt Ownership: 1827-1856

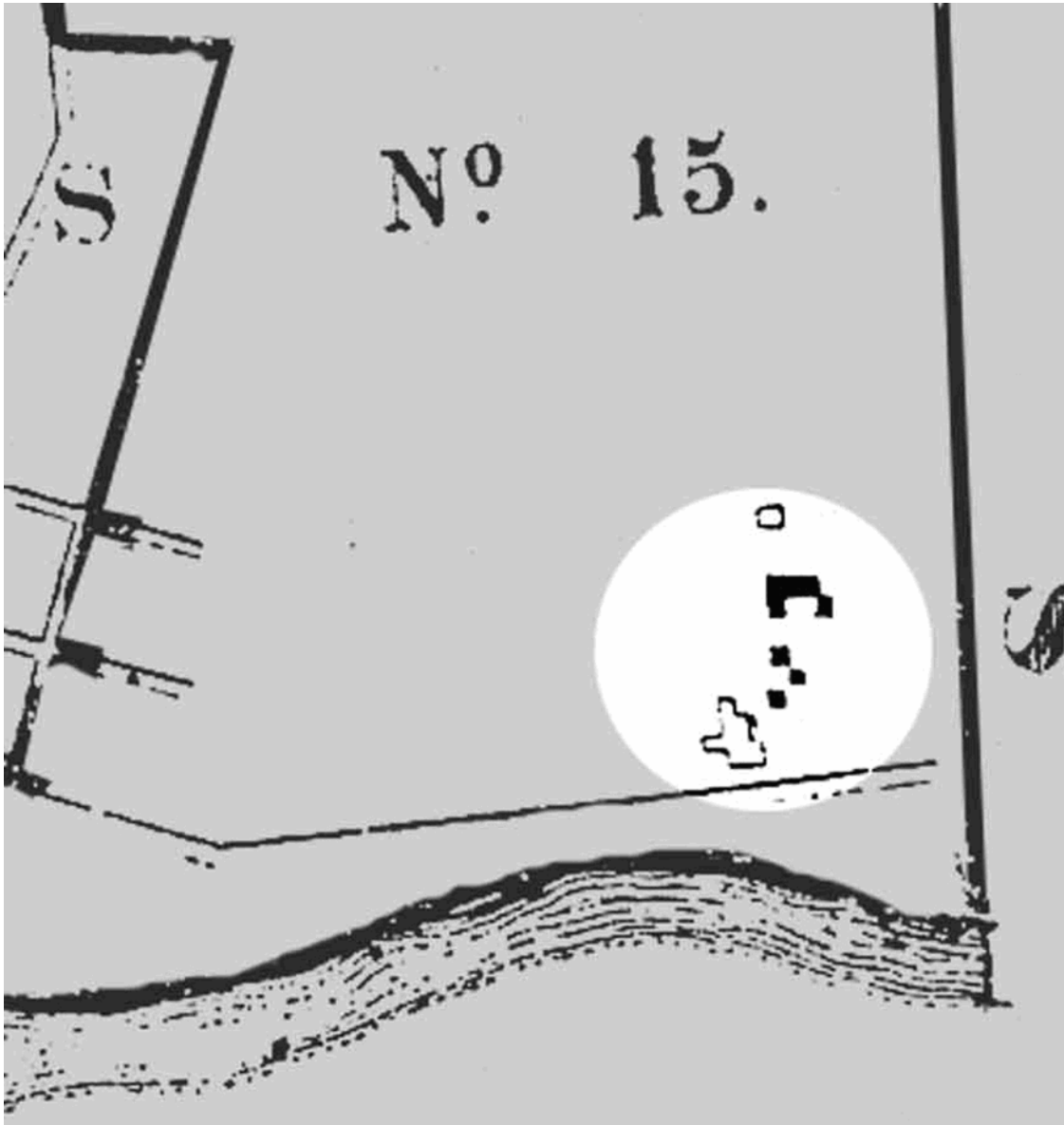
In 1827, John Van Tuyl divided and sold his farm to Richard Hunt and Isaac Rosa (Becker 1949). The portion purchased by Hunt comprised 145.2 acres of land. The boundary extended across the Seneca Turnpike to the south, to the banks of the Seneca River. It extended west to roughly what was then the village boundary along Mill Street, and east to the boundary of Military Lot 98, now the Waterloo/Seneca Falls town line. Shortly afterwards, the Hunt House, a two-story brick structure was constructed between 1829 and 1833 (Draft GMP 1985). Little is known about the appearance of the house and grounds around the period of construction. It is known, however that this house was a social center for the Waterloo community. The Hunts frequently held gatherings there for Waterloo's more elite members. The front lawn of the property was an important place for these events, often being full of activity (Weber 1985).

Clues to the appearance of the house come from an 1856 written inventory of the property after Richard Hunt's death. This late Federal style brick house contained 14 rooms. It was a two-story house with a one and one-half story kitchen wing on the west side, and another wing, or possibly two wings, on the north side. In the inventory, other structures included a barn and

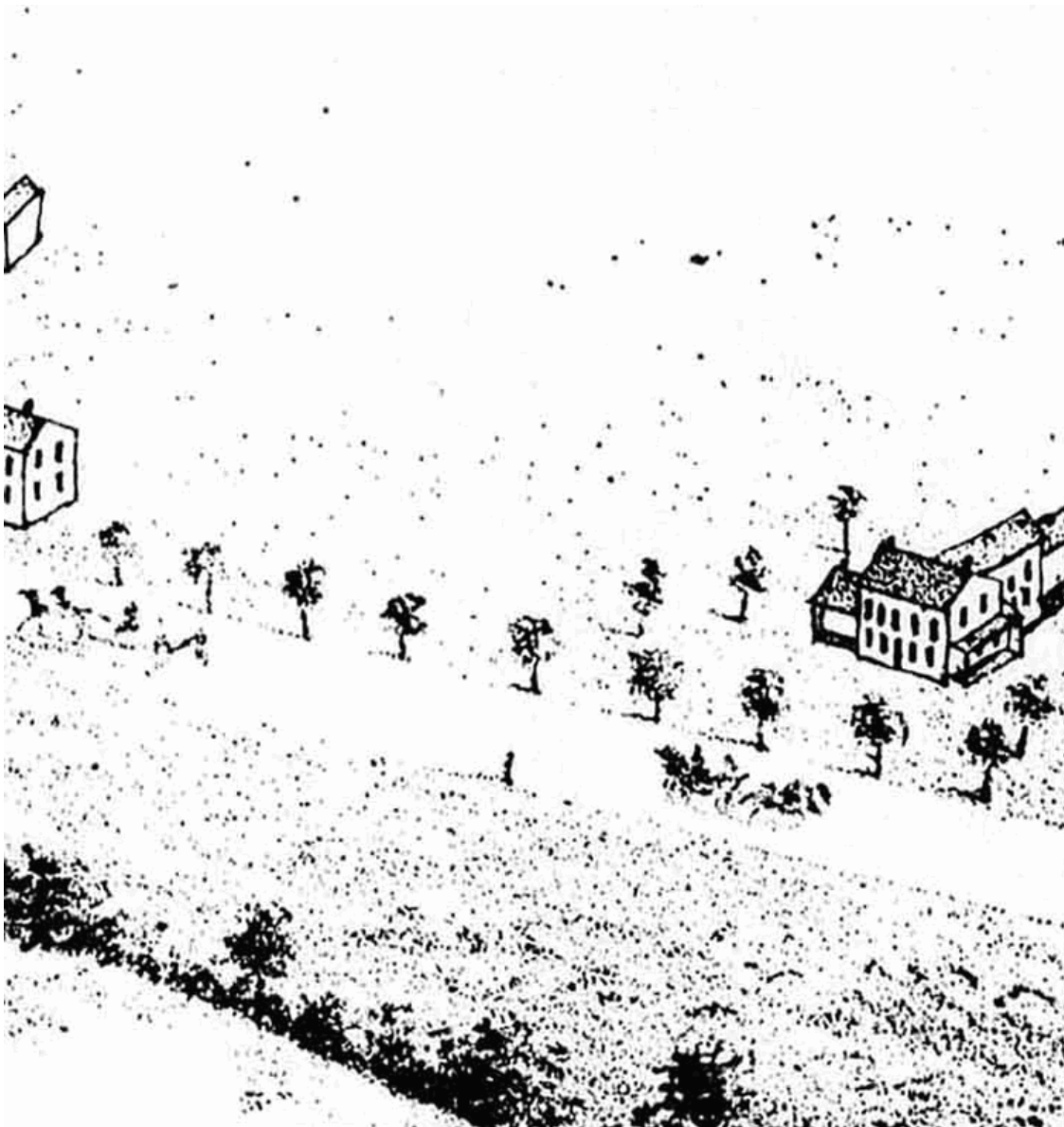
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shed, west barn, carriage house, hen house, back shed, east shed, west shed, new barn, old barn, corn house, and stable (Pearson 1984). A regional 1855 map illustrates the presence of north and west wings on the Hunt House, and several structures to the northeast of the house. In the book, "A History of Waterloo," John Becker stated that the carriage barn was connected to the house via the second floor. This description is consistent with the depiction of the Hunt House in the 1873 Bird's eye map of Waterloo (Waterloo Historical Society). Becker stated that the Hunts allowed the second floor of the Carriage House to be used by weary travelers, and later by slaves, as a stop on the Underground Railroad (1948).



1855 Map of Waterloo illustrating the possible placement of structures (J.H. French).



1873 Bird's eye map of Waterloo illustrating the west and north wings of the house (Koch).

Hunt Children Ownership: 1856-1919

When Richard Hunt died in 1856, the home farm encompassed 145.5 acres (Weber 1985). In his will, Richard Hunt divided his real estate holdings between his children, in the care of two trustees until they reached legal age. In the will, he made references to a garden, fruit-yard and orchard as well as pasturelands for cows and horses (1856). In a 1859 deed conveying Richard Hunt's personal property, it also included "13 tons of Hay" from the "West Meadow," "13 tons Hay from the North Meadow" and "straw in the Barn Yard" as well as "5 1/2 acres of Wheat,

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west of Lane,” “Corn and Potatoes, near Barn, west of Lane” “one-half of 5 acres Wheat, sowed by Miller,” and one “lot of Maple Lumber” (Record of Deeds).

In the 1859 deed, the trustees of the Hunt children left the western 64.12 acres of the “homestead” to Richard Hunt’s daughter, Jane, and the eastern 68.91 acres (including the house) to his son George. Their portions of the property were divided by the ‘lane running through’ the farm (this lane was located to the west of the current property, near the current US Route 20 entrance of the Taylor-Brown Family Health Center). The northern portion of the farm was left to his son, William. This consisted of a 12.93-acre triangular piece of land between North Canandaigua Road to the north, the railroad line to the south, and village lots to the west. Under the will, Jane C. Hunt, Richard’s wife, could live in the house for as long as she chose.

After Richard Hunt’s death in 1856, Jane remained in the house until shortly before her death in 1889. During this time period, several changes were made to the interior of the house, including plumbing, gas lighting and stoves. An east façade porch was added between 1857 and 1890 but the exterior is believed to have largely retained its original character (Draft GMP 1985). The inventory of the estate at the time of her death included a carriage barn and kitchen stoop area. It also included an iron settee and two iron vases in the front yard, as well as cows, a horse and chickens (Notice of Appraisalment 1890).

In 1883, Jane (Hunt) Trasher, the daughter of Jane C. Hunt and Richard Hunt, sold her entire 64.12 acres to John Durkin. This land encompassed the western portion of the original farmstead, west of the Hunt House (Seneca County Clerk). Durkin would later sell large portions of his farm for subdivision housing (Plan of Land Owned By Taylor-Brown Memorial Hospital 1956).

George T. Hunt Jr., the grandson of Richard P. Hunt sold the entire eastern portion of the original farmstead to various individuals between 1900 and 1928. In 1900, George T. Hunt, Jennie Hunt, and their mother, Ellen Whiteside (formerly Hunt), sold the lands between East Main Street (US Route 20) and the Seneca Canal to Charles Roeger of Waterloo for two-hundred dollars. In 1909, he sold lots east of the Hunt House to Charles Roeger and Annie Roeger. In 1914, Hunt sold parcels along East Main Street to Mary Roeger, William Adamson and John Doyle. In 1915, John Schultz purchased a large portion of the land east and north of the Hunt House for farming. This land extended north to the New York Central Railroad, and east to the Durkin property. Between 1916 and 1918, George T. Hunt Jr. and his wife, Bertha sold lands to William Adamson, Ina Mosher, Rasmine Hemingson and Alice Genung (Record of Deeds).

From 1920 to 1928, Hunt continued to sell the parcels of the old farmstead to Jennie (Hunt) Koeltz, Grace Strong, William Adamson, Lewis Brown, and Philetus and Ina Mosher. By 1928, all of the lands that comprised the original Hunt farm had been sold (Record of Deeds).



1903 photograph of the south side of the Hunt House (Seneca Falls Historical Society).

Beare, Smith and Brewster Periods: 1919-1944

The Hunt House remained in the Hunt family until February 7, 1919, when Jennie Hunt Koeltz and George T. Hunt Jr. sold it to Clifford L. Beare of Waterloo. The property sold encompassed the grounds east of the existing lane to roughly its current eastern boundary. Beare purchased an additional estimated three acres of the original farmstead to the north and northwest of the property, as well as an eighty-foot wide lot adjoining the eastern boundary of the Hunt House from Philetus Mosher on April 8, 1929. The total property owned by Beare at this time was approximately five acres (Record of Deeds).

Clifford Beare owned the property from 1919 to 1930. During his 11-year residency, Beare made extensive structural changes to the house. He removed the west kitchen and north servant's wing, as well as the front (south) entry porch and east façade porch. He replaced the front entry porch with a two-story neoclassical portico (Pearson 1984).

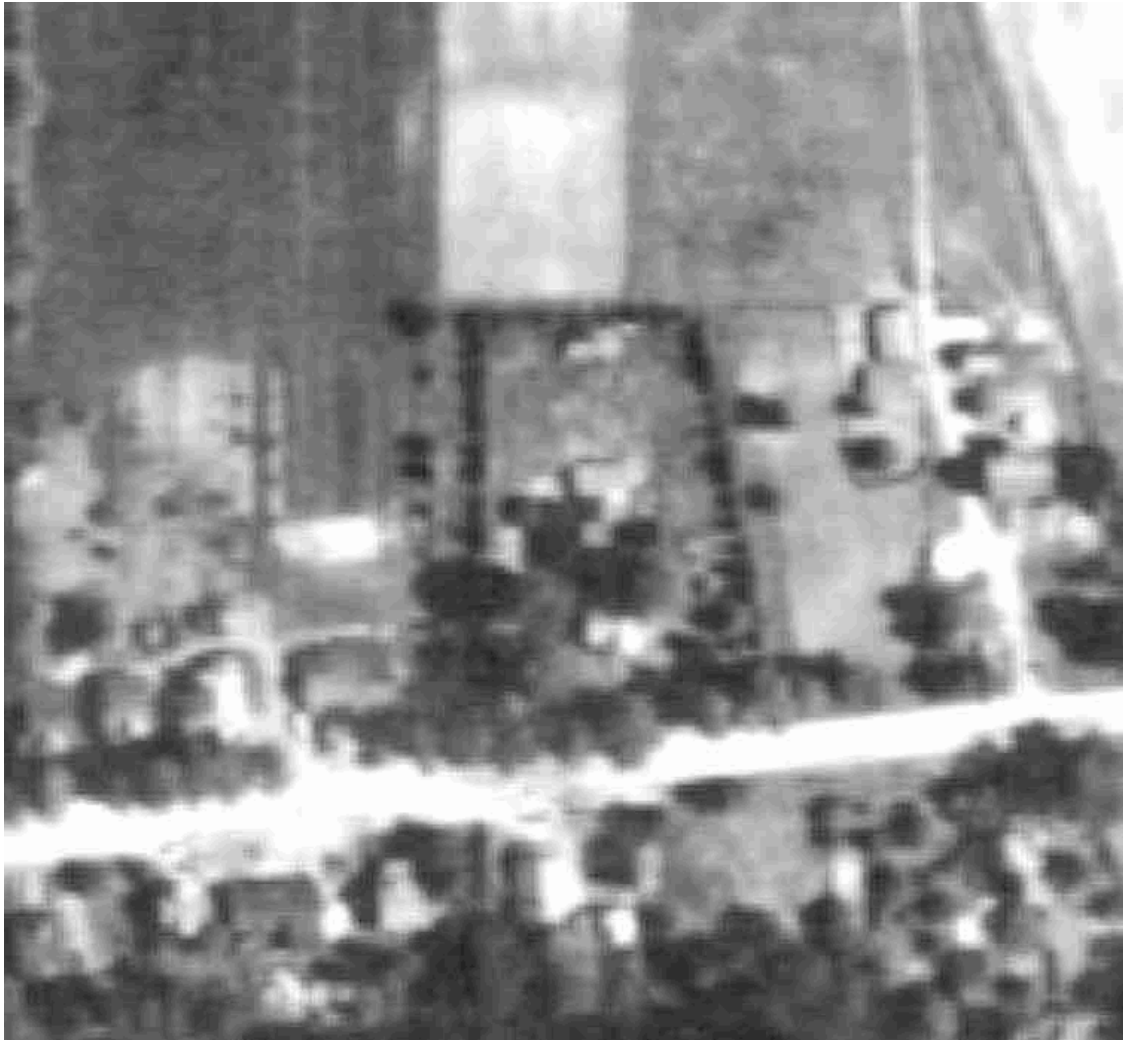
On July 23, 1930, Clifford Beare conveyed the property to Charles and Mary Smith of Geneva,

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NY. A month after acquiring the property, on August 22, they sold it to Roy Brewster. During the time of the Smith and Brewster ownership, no known changes were made to the house, although 1938 aerial photographs of the property show several unidentified structures directly to the north (rear) of the house, between the present location of the garage and pool. These structures were removed by 1944. In the photograph, a lane east of the Hunt House extends north from the highway to an orchard. Also, the location of a second lane dividing the east and west portions of the original farm (west of the Hunt House) can still be seen in the 1938 photograph (Bird Library Map Collection).

The boundaries of the property did not change during the brief Smith period. However, the property was sold to Roy Brewster, the land excluded an eighty-foot wide parcel east of the house. This was the same 0.502-acre parcel purchased by Beare in 1929. The property boundaries remained consistent for the duration of the Brewster ownership (Record of Deeds).



1938 aerial photograph showing several structures north of the Hunt House (Bird Library Map Collection).

Greenwood Period: 1944-1976

Irving and Marie Greenwood of Nassau County, NY purchased the Hunt House property on August 23, 1944. The boundaries remained the same as during the Brewster period. It consisted of land east of the lane (currently the right-of-way), encompassing the Hunt House, as well as another parcel to the north, totaling about five acres (Record of Deeds).

In a 2001 letter from Joan Olmstead, daughter of the Greenwoods, Mrs. Olmstead recalls, "When my family moved to the "Hunt" House in Waterloo, in 1944, there were three cabins, two smaller ones, & one larger. There was a sign out in front of the house advertising them for rent." The three cabins included the main structure of the current pool house, and two smaller buildings to its south. The cabins were rented until 1954, and the two smaller structures were

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sold in 1956 or 1957. In addition to the cabins, there was a long, narrow shed directly to the north of the house. Mrs. Olmstead also distinctly remembers, “a rose tree that survived until a couple of years ago that was there in 1944. The roses had a wonderful fragrance,” and “two umbrella trees [probably American elm] in front of the house on either side of the walk.”

According to Mrs. Olmstead, “Back in the late 40’s, my dad [Irving Greenwood] was going to build a tennis court. The bulldozer got stuck in quicksand- & that was the end of a tennis court.” This was near the area of several unidentified structures in the 1938 aerial photographs. These structures were not present by the time of the Greenwoods acquisition in 1944 (Bird Library Map Collection). The amount of grading done before the operation ceased is not known.

In 1954, a long, narrow shed located directly north of the house was removed, and a three-car garage was constructed. The parking area near the garage was also constructed. The same year, the driveway and parking area were paved with asphalt. On August 24, the Greenwoods purchased the eighty-foot wide strip of land from Chris Christensen totaling 0.502 acres. This was the same eighty-foot parcel purchased by Clifford Beare in 1929. The parcel was located east of the Hunt House and ran along East Main Street to a 50-foot wide lot to the east conveyed by George T. Hunt to John Schultz. To the north, it adjoined a property then still owned by Roy Brewster (Record of Deeds).

The Greenwoods sold a portion of the property to the north and northwest of the house for the development of Taylor-Brown Memorial Hospital (now the Taylor-Brown Family Health Center) on April 5th, 1956. The land survey shows the “Greenwood Area” sold to the hospital encompassing 2.83 acres (Record of Deeds).

On May 24, 1957, the Greenwoods conveyed a 0.502-acre parcel to their daughter and son-in-law, Joan and Thomas Olmstead. This was the same eighty-foot wide parcel that the Greenwoods purchased in 1954. Also in 1957, the Greenwoods purchased a 75-foot wide lot north of the house from Waterloo Memorial Hospital. This was a portion of the property sold to the hospital by the Greenwoods in 1956. The next year, on May 28 1958, the Greenwoods sold a small parcel northeast of the house to Leland and Alice Henry. The land sold to the Henrys also included the 20-25 foot right-of-way to the west and north of the Hunt House (Record of Deeds).

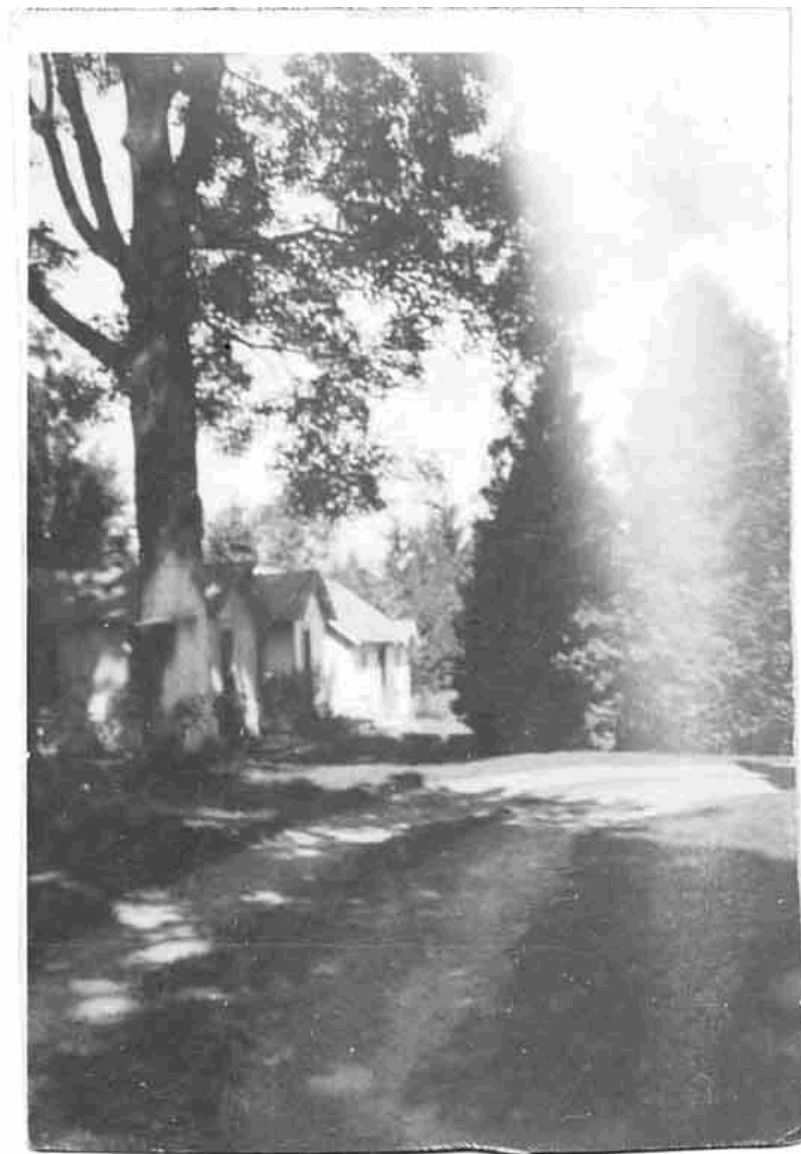
The Greenwoods built a brick addition on the north side of the house, and added a large picture window on the north façade around 1960 (Draft GMP 1985). In 1962, the Greenwood’s added an in-ground swimming pool to the north (rear) of the house, partially situated on the area that contained several structures in the 1938 aerial photographs (Bird Library). In the same year, a small room was added to the Pool House (the largest of the three cabins) for the storage of pool supplies (Olmstead letter 2001).

On December 1, 1965, the Greenwoods purchased a 50-foot wide lot north of the house from Waterloo Memorial Hospital. This was another portion of the property sold to the hospital by the Greenwoods in 1956 (Record of Deeds).

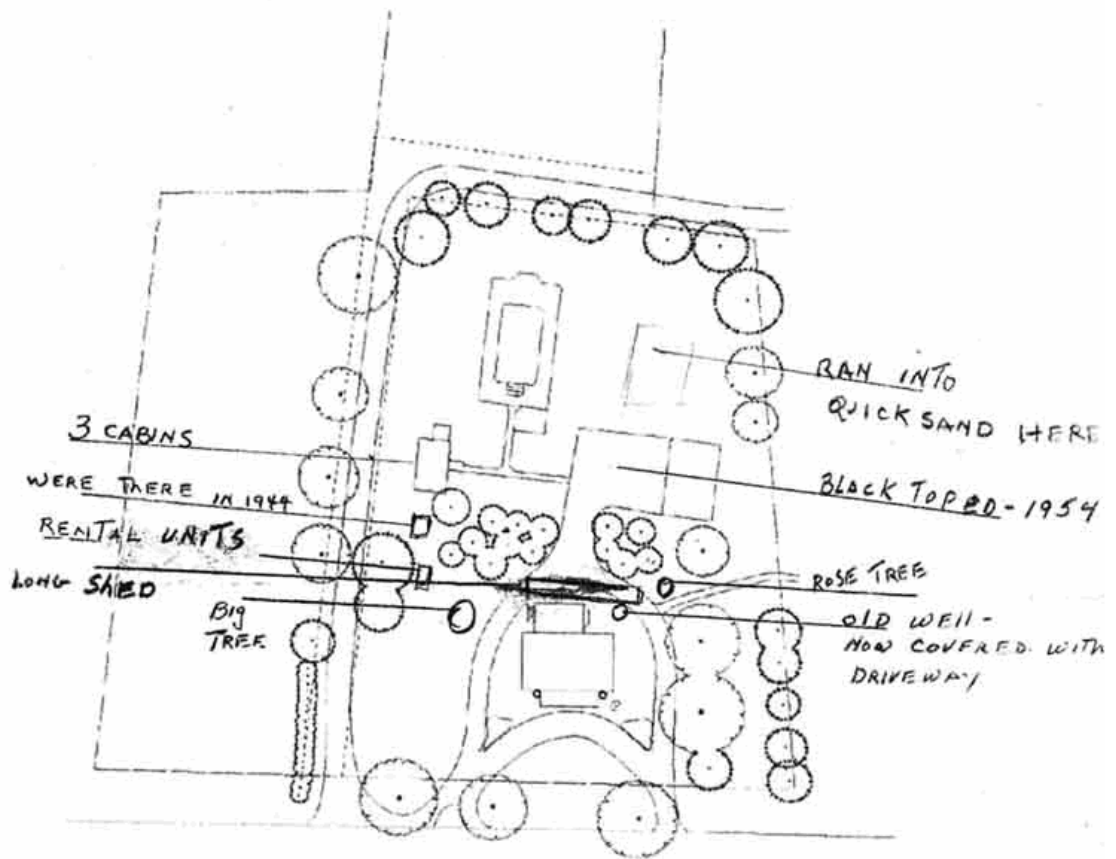
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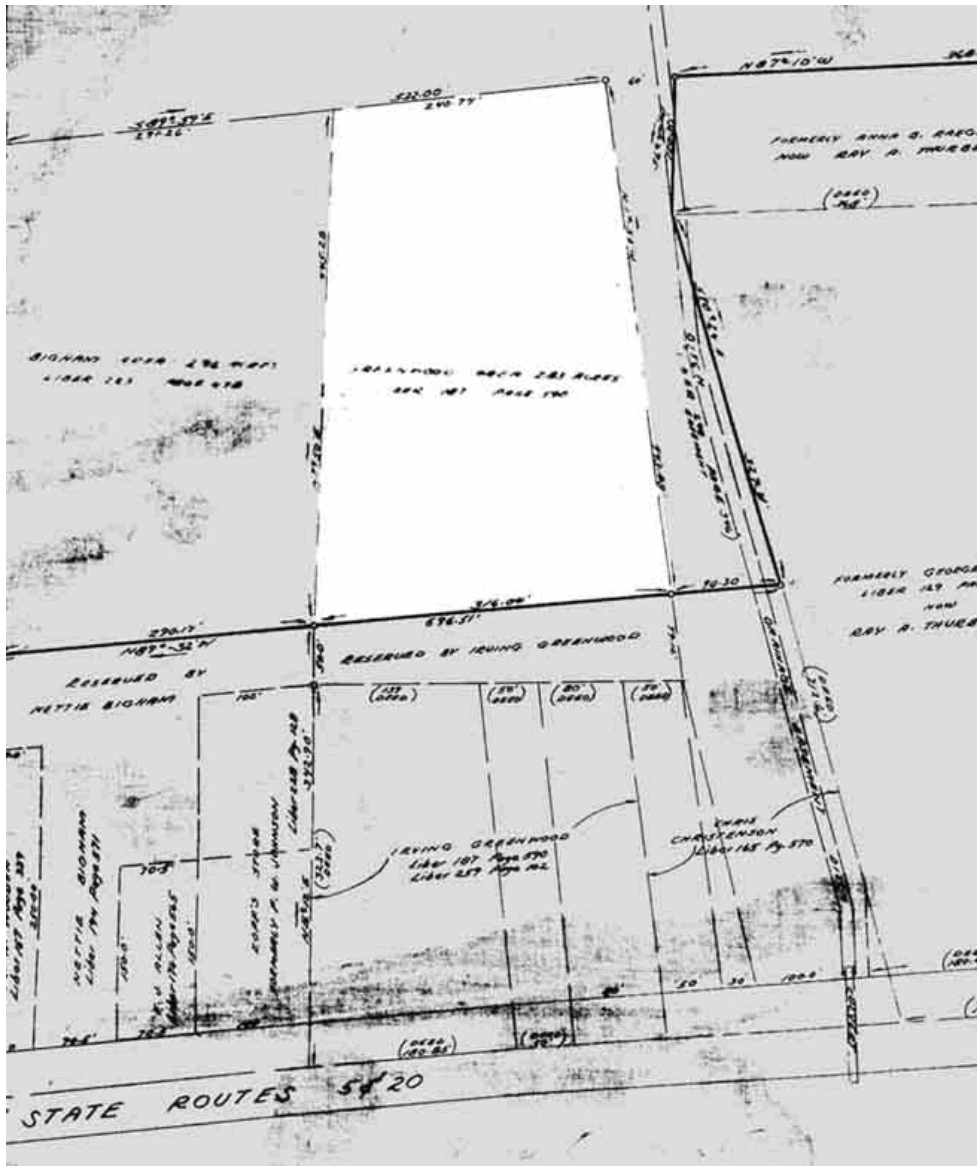
On October 1, 1968, the Greenwoods purchased a parcel of land formerly containing the gas station of Fredrick Johnson from Getty Oil Company. The parcel was located west of the right-of-way, along East Main Street (Record of Deeds).



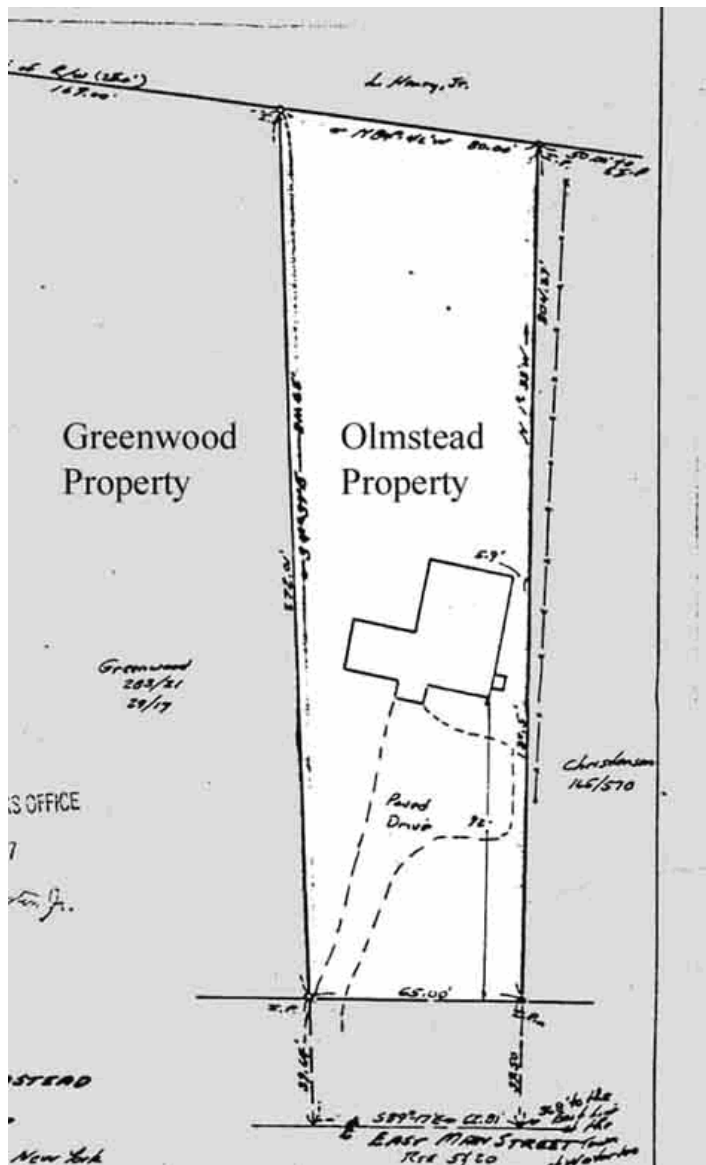
1944 photograph of the three cabins (Olmstead letter 2001).



Sketch by Joan Olmstead of structures and features from her recollection (Olmstead letter 2001).



Land sold by Greenwood for the development of the hospital (Plan of Land Owned By Taylor-Brown Memorial Hospital 1956).



Area sold to Leland and Alice Henry in 1958 (Record of Deeds).

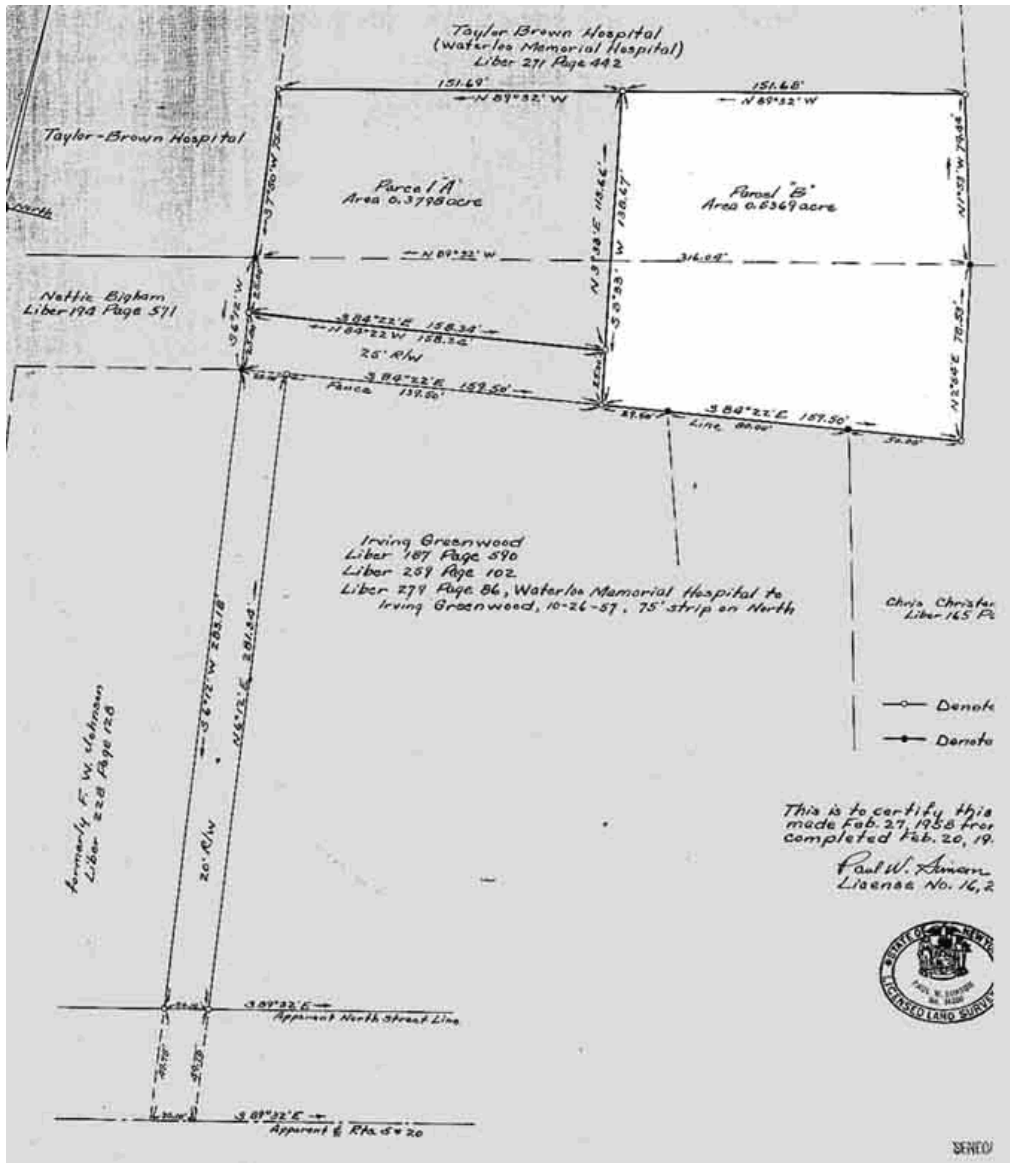
Olmstead Period: 1976-2000

Marie Greenwood conveyed the Hunt House property to her daughter, Joan Olmstead and her husband, Thomas in 1976. Shortly afterward, the Olmsteads added the semi-circular drive to the south of the house, connecting the two driveways to the main entrance of the house. The landscape plantings to the south of the house and along US Route 20 were added when the drive was completed in 1977 or 1978 (Olmstead letter 2001).

On September 21, 1977, the Olmsteads sold their 0.502-acre residence adjoining the eastern boundary of the Hunt House to William and Roberta Roby. This parcel of land adjoined the

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Olmstead property to the east, and is the same eighty foot wide parcel conveyed to the Olmsteads in 1957 (Record of Deeds).



Property east of the Hunt House sold by the Olmsteads to William and Roberta Roby in 1977 (Record of Deeds).

Establishment of Women's Rights National Historical Park

In 1980, the Women's Rights National Historical Park was established through public law to preserve and interpret sites and key figures associated with the 1848 First Women's Rights Convention and the early Women's Rights Movement in the United States. When the park was established, the Olmsteads owned the Hunt House, and the park's legislation allowed a less-than-fee interest in the site. The Olmsteads declined to sell a less-than-fee interest to the

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National Park Service at that time. They also had no interest in negotiating with the Park Service to open the house for tours and events.

National Park Service Interest: 1999-Present

In 1999, the Olmsteads placed the Hunt House up for sale. The National Trust for Historic Preservation and the Trust For Public Land worked cooperatively to acquire the land. On January 18, 2000, they purchased the property for \$231,000. The Trust intended to hold the property until the National Park Service could acquire fee-simple title, and incorporate the Hunt House into the Women's Rights National Historical Park. The Hunt House was the last site in private ownership identified as being significant to the story of the park.

On March 8, 2000, bill S. 1910 amended the act that established the Women's Rights National Historical Park. This allowed the acquisition of a fee-simple title to the Hunt House by the NPS. The bill was signed into law by President Bill Clinton on August 8, 2000 completing the acquisition of significant sites associated with the First Women's Rights Convention of 1848.

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

There has been substantial change to the Hunt House landscape since the period of significance. Due to subdivision of the 145-acre farmstead, the landscape of the Hunt House has lost its agricultural character. Despite the loss of most of the original land, as well as many historic features, the original house is extant as is its relationship to the road and the general topography. Large silver maples along US Route 20 strengthen the historical character by framing the front yard, similar to its nineteenth century appearance. None of the existing vegetation is believed to date to the historic period, although additional research may be necessary to determine the origin of certain features, such as the arborvitae grove north of the house.

The garage and swimming pool are structures that were not present during the period of significance. The swimming pool has been backfilled as a temporary step to reduce possible hazards. Other non-historic features include concrete sidewalks east of the house and in the swimming pool area, asphalt driveways, and most or all of the vegetation. Archeological features may remain from the west wing of the house and the various outbuildings to the north of the house.

Buildings present during the period of significance, but now missing, included a barn and shed, west barn, carriage house, hen house, back shed, east shed, west shed, new barn, old barn, corn house and stable. Known landscape features missing from the property include an iron setee and two iron urns. Also missing are the original lane through the farm, agricultural fields, orchards, fruit yard and garden.

The setting of the Hunt property has changed greatly as well. During the period of significance, the Cayuga-Seneca Canal, then adjoining the Hunt property, played a key role in the development of Waterloo and in Richard Hunt's success. The visual and physical relationship of the Hunt House to the canal is now lost due to residential lots along the south side of US Route 20. The agricultural setting of the Hunt House in the nineteenth century has been replaced primarily by strip development, residential subdivisions and institutional campuses. US Route 20/ NYS Route 5 (East Main Street), a four-lane asphalt highway, was then the Seneca Turnpike, constructed of packed earth. Though development has altered the landscape, the village of Waterloo east of the Hunt House retains historical character. Buildings built by Hunt still remain along US Route 20 and William Street, including the M'Clintock House, the woolen mill and the Main Street blocks. In addition to Hunt buildings, the fairgrounds along North Road, once adjoining the Hunt farm, still largely retain their original layout.

The site is a contributing resource and therefore eligible for listing on the National Register of Historic Places. While the overall landscape doesn't retain integrity due to the great amount of change since the end of the period of significance, those landscape characteristics and features that remain should be preserved since they contribute to the site's historic character.

Landscape Characteristic:

Spatial Organization

Though specific configurations of outbuildings and locations of hedgerows are not known for the Hunt House, four major spaces comprised the original 145-acre property. These spaces included the farmhouse and its immediate grounds, the barnyard area immediately to the northeast, the agricultural lands surrounding the complex to the east, west and north, and the woodlot near the northern boundary. The farmhouse grounds were more ornamental than other areas of the property. This area surrounding the Hunt House consisted of a primarily flat, open ground plane comprised of lawn, a garden and small fruit yard organized around the central element of the house. A linear planting of shade trees along East Main Street created a vertical and overhead plane to the front yard of the house, defining the farmhouse grounds from the street (Bird's Eye View 1873). The barnyard space, located northeast of the farmhouse in the 1855 map of Waterloo, was defined by the cluster relationship of the buildings to the yard (J.H. French). This type of cluster arrangement created a barnyard enclosed on three sides by structures. The ground plane was primarily flat, and the walls of the structures comprised the vertical plane.

The agricultural lands were organized spatially in relation to a lane that ran north/south through the middle of the original property (will of R. Hunt 1856). The fields consisted of a flat, open ground plane, with the vertical plane of a woodlot defining the northern portion of the space. Village lots to the west, and roads to the south and east defined the other edges of the space (Bird's Eye View 1873). Though no information exists on the maple woodlot near the northern portion of the property, it likely consisted of a flat ground plane and a dense overhead tree canopy.

Currently, the grounds have the quality of a large residential lot. The vertical and overhead planes along the front of the house are defined by ornamental plantings and large shade trees. Linear plantings of mature shade and evergreen trees loosely enclose the perimeter of the property. These trees form a visual separation from the surrounding lots, and roughly follow the current property boundary. Within the perimeter, the area has an open spatial character consisting of mown lawn, with the house serving as the central element. Scattered shade tree plantings near the house create an overhead plane along the drives.

Summary of Findings

The spatial organization of the Hunt House property has changed substantially since the period of significance. Behind the house to the north, the placement of the garage and swimming pool create an organization that does not reflect the historic Hunt property. However, certain aspects of the spatial organization remain. The house is on the original site, and the street, though widened, remains near its historic alignment. Therefore, though the front yard is now screened by recent plantings, the arrangement of space between the house and the highway retains its historic relationship.

Landscape Characteristic Graphics:



Spatial relationship of the house to US Route 20, East Main Street (SUNY ESF, 2001).

Land Use

During the historic period, the area east of the Village of Waterloo was primarily undeveloped agricultural land, and the Hunt House was a 145-acre farm with fields of corn, grain, hay, vegetables, as well as pastures, barn structures, lanes, orchards, a garden and a fruit-yard (U.S. Agricultural Census 1850). The front yard, an open lawn area with shade trees, was important for its use as a social gathering place. Adjacent to the property, the Cayuga-Seneca Canal was a major transportation route for goods through the area. During the period of significance, the canal adjoined the southern boundary of the Hunt property, and played a key role in Richard Hunt's success in the wool manufacturing industry.

The current land use of the original 145-acre property reflects a series of land divisions and transfers that originated in the mid-1800s. After the death of Richard P. Hunt, the land was divided among his children, but largely retained its original agricultural use for over fifty years. In the early 1900s, the land was further divided within the Hunt family and gradually sold. By the 1950s, substantial development had occurred in the eastern part of Waterloo, and the region of the "homestead" can now be characterized as a mixed-use area of medium to low-density residential, municipal and commercial uses. The area immediately surrounding the Hunt House is largely residential, with the exception of the Taylor-Brown Family Health Center to the north. While much of the farmland has disappeared, the fairgrounds that were once adjacent to the

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farmstead, and the Seneca Canal, now used primarily for recreational boating, remain as links to the area's past.

Summary of Findings

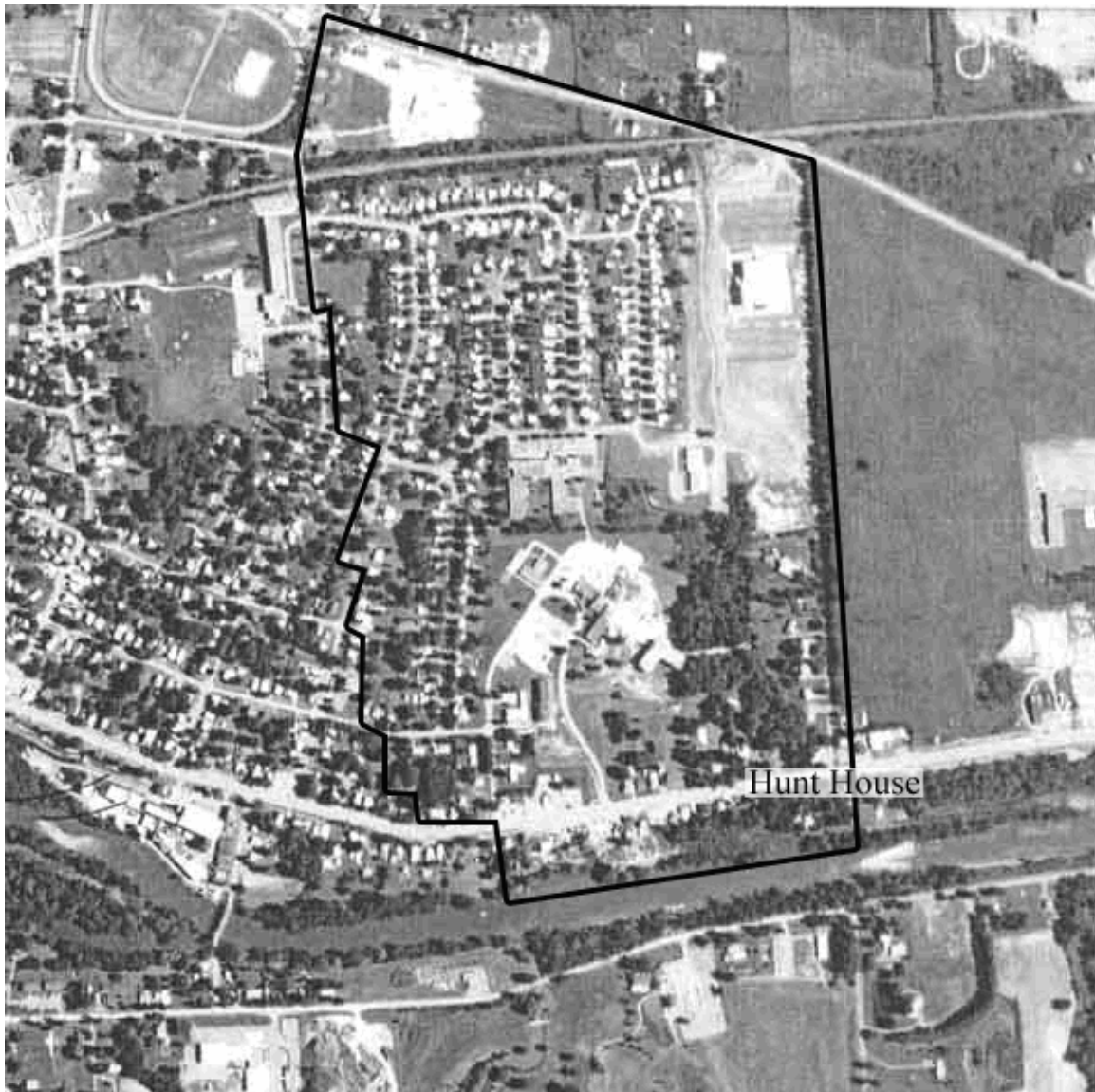
The current land use of the Hunt House does not retain its historic character.

Twentieth-century development of hospitals, municipal buildings, residential subdivisions and parking lots has drastically altered the use of the land surrounding the Hunt House. Once a 145-acre farmstead, the agricultural nature of the landscape surrounding the Hunt House has been lost. Though little information exists on the land use of the grounds immediately surrounding the house, it is apparent that the front yard of the Hunt House was historically important. This land served as a gathering place for the more elite members of Waterloo's society (Becker 1949). This area remains important today because of its visibility from US Route 20.

Landscape Characteristic Graphics:



1938 aerial photograph of the eastern portion of Waterloo illustrating agricultural uses. Approximate location of original Hunt property is outlined (Bird Library Map Collection).



1991 aerial photograph of the eastern portion of Waterloo illustrating land development with the approximate original property boundary (Seneca County Planning Office).

Topography

During the period of significance, the topography of the Hunt House property was relatively flat. Historical maps of Waterloo indicate that the Hunt House property consisted of primarily flat, agricultural fields. The land immediately surrounding the house similarly had little change in grade.

Currently, the topography surrounding the Hunt House remains generally flat, gently sloping away from the house. To the north (rear) of the house, significant grading can be seen from the addition of the swimming pool and the asphalt parking area. It appears that in some areas, three to four feet of fill have been added during the pool construction to compensate for a gradual

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downward slope to the north. Some of the areas disturbed correspond to the location of several structures apparent in 1938 aerial photographs (Bird Library Map Collection).

Summary of Findings

The topography of the Hunt House, and of the eastern portion of Waterloo, has changed very little since the period of significance. However, the 1938 aerial photographs show several unidentified structures north of the house, now gone. It is possible that the excavation and grading of the pool area during its construction, and the addition of the asphalt driveway have substantially impacted any potential archeological findings directly north of the house.

Character-defining Features:

Feature Identification Number:	92884
Type of Feature Contribution:	Undetermined

Landscape Characteristic Graphics:



Change in grade on the north side of the garage (SUNY ESF, 2001).



Slight change in grade to the east of the swimming pool (SUNY ESF, 2001).

Vegetation

During the period of significance, the Hunt House was part of a 145-acre “homestead” farm of Richard P. Hunt. The grounds contained fields of hay, wheat, corn, and potatoes, as well as a maple lot, an orchard, a fruit yard, and a garden. Important clues to the property’s vegetation come from Richard Hunt’s will, an 1859 deed and 20th-century photography. However, the specific location and details of these vegetative elements has not been documented. A ca. 1903 photograph of the south (front) side of the house shows a simple landscape of mature shade trees. There were no foundation plantings around the house at this time, and the front yard consisted of mown lawn under the canopy of large trees (Seneca Falls Historical Society). Brief descriptions were made of notable architectural features in the Building-Structure Inventory Form, but the only landscape feature described was a wooded lot. It is doubtful that a wooded lot existed there during the period of significance. The lot north of the Hunt House was an agricultural field in 1938 aerial photographs. No known vegetation landscape features present during the period of significance currently remain.

Currently, the plants on the 2.74-acre Hunt House property consist of large shade trees, ornamental and evergreen trees, evergreen and deciduous shrubs, groundcovers and

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herbaceous perennials. Large silver maples are located near the road at the beginning of both driveways. Along Route 20, the front lawn is screened from the road by plantings of blue spruce, balsam fir, burning bush, honeysuckle and forsythia.

On the south (front) side of the house, along the semi-circular drive, plant beds contain yews, crabapples, euonymus and yucca. Along the foundation of the house, plants include arborvitae, magnolia, flowering dogwood, rhododendrons, boxwood, yews, juniper and hosta. Immediately to the north of the house, clusters of mature arborvitae are located on both sides of the drive. East of the house, lilacs, quince, and grape holly are located under the canopy of large silver maples.

Silver maples, arborvitae and Norway spruce line both sides of the right-of-way to the west and north of the house. The Norway spruce planting continues along the eastern border of the property, framing the immediate grounds of the house. North of the right-of-way, a wooded area screens the property from the Geneva General Hospital grounds. Large areas of mown lawn are located north and west of the house, on both sides of the right-of-way.

Summary of Findings

Although the Hunt House grounds vegetation of the historic period is relatively undocumented, the current vegetation does not reflect historic conditions. Though some elements reflect a historic visual quality, such as the three silver maples lining the highway, the plant material does not date to the period of significance. Further research may be necessary to determine the origin of the two mature arborvitae groves north of the house.

Character-defining Features:

Feature Identification Number:	92885
Type of Feature Contribution:	Undetermined

Landscape Characteristic Graphics:



Plantings along E. Main St. (SUNY ESF, 2001).



Norway spruce and silver maples along the right-of-way (SUNY ESF, 2001).



Grove of arborvitae north of the house (SUNY ESF, 2001).

Circulation

Little is known about the Hunt House property's circulation during the period of significance. A ca. 1903 photograph shows a simple walkway, possibly bluestone or limestone, extending directly from the south (main) entrance to the Seneca Turnpike (US Route 20). Undated early-to mid-20th century photographs show the same walkway/circulation pattern and two driveways running along the east and west sides of the house (Seneca Falls Historical Society). Though there were at least two lanes running through the 145-acre farm, their exact location and the circulation routes to the several outbuildings of the property are not known.

The current circulation includes two connected asphalt driveways, a gravel right-of-way, and a concrete footpath. The two asphalt driveways originate at US Route 20/ NYS Route 5, and are located to the east and west of the house. They are connected by a semi-circular drive to the south (main) entrance. The driveways continue past the house on the east and west sides, and join to the north (rear) of the house. The drive continues north a short distance to a small asphalt parking area and garage. The right-of-way originates at US Route 20 on the west side of the property. It runs north 280' at a width of 20', then extends 120' to the east to an adjoining property northeast of the Hunt House. The concrete footpath originates at the east driveway directly to the east of the house. It connects the driveway to the adjoining property

and house to the east.

Summary of Findings

It is likely that the current circulation pattern reflects very little of the circulation during the period of significance. The semi-circular front drive did not exist historically, and it runs through the area of a former footpath to the Seneca Turnpike. The west drive did not exist historically, and runs directly through the area of the former west wing of the house. It is possible that the east driveway roughly reflects the circulation route to the carriage house during the period of significance. Archaeological testing would be necessary to substantiate this and to reveal circulation patterns to the several outbuildings that once existed.

Character-defining Features:

Feature Identification Number:	92881
Type of Feature Contribution:	Undetermined

Landscape Characteristic Graphics:



The driveway pattern to the south of the house (SUNY ESF, 2001).

Buildings And Structures

The Hunt House was built between 1829 and 1833 for Richard Hunt, though the builder is not known. Historical maps and descriptions indicate that there were at least two wings to the house. A one and one-half story kitchen wing extended from the west side of the house, and at least one large wing extended from the north side. It is possible that the carriage barn was also connected to the house, and used by travelers and slaves as a stop on the Underground Railroad. Other structures included a barn and shed, west barn, hen house, back shed, east shed, west shed, new barn, old barn, corn house, and stable. Their exact locations are not known, but several were clustered north of (behind) the house.

Structures present when the Greenwood's acquired the property in 1944 included three cabins along the east side of the right-of-way, and a long narrow shed directly north of the house. The long shed was removed in 1954, and the two smaller cabins were sold in 1956 or 1957. An addition was constructed on the larger cabin, and it became the pool house. The origin of these structures is not known. In John Becker's "A History of the Village of Waterloo," (1949) the house known as "the old red house," included in Richard Hunt's will was moved onto the Hunt farm "in more recent years," as an outbuilding of the farm. This structure was originally part of the Van Tuyl farm, and was occupied by Isaac Mosher for many years prior to the move (Becker 1949). The current location of this structure is not known.

The Hunt House property currently contains the brick house, a concrete block garage, a wooden pool house, and an in-ground swimming pool. The current house is the main structure of the original house. It is a 2 1/2 story transitional-style brick house with late-Federal and Greek-Revival details. In the 20th century, a two-story Colonial-Revival portico was added on the south (front) façade and a one-story brick addition was constructed to the north. The footprint of the main structure extends approximately 44' by 28'. The rear addition is 24' by 15' (Pearson 1984).

The three-car garage, a 36' by 24' concrete structure, is located northeast of the Hunt House. A Determination of Eligibility (DOE) was prepared by the park in 2002 with the New York State Historic Preservation Office concurring that the garage was not eligible for the National Register. The pool house, a 32' by 16' wooden structure, is located northwest of the house (Survey Map 2000). Until recently (2001), it was located within a chain-linked fence area with an in-ground swimming pool. The rectangular pool is concrete, and surrounded by a concrete walkway. The swimming pool has been backfilled with clean fill by the park to eliminate potential safety hazards, and the fence has been removed.

Summary of Findings

There have been many changes to the buildings on the Hunt House property since the period of significance. The house is the only known extant structure. More research is needed to determine if the pool house (formerly a cabin) is historically significant. Other historic buildings, including the carriage house, sheds, and several barns have been lost. It is possible that many of these barns were not located on the existing 2.74-acre property, and were likely located immediately to the northeast and to the west of the current property. Contemporary structures

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have been added, including the garage, a rear addition to the house, and a front portico. Though wings and porches have been removed, and others added, the main structure is intact, and contributes to the site's significance.

Character-defining Features:

Feature Identification Number: 92880

Type of Feature Contribution: Undetermined

Landscape Characteristic Graphics:



South (front) entrance of the house with c. 1919-1930 portico addition (SUNY ESF, 2001).

Hunt House

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1960 addition to the north (rear) of the house (SUNY ESF, 2001).

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East side of the pool house (SUNY ESF, 2001).



West side of the garage, constructed in 1954 (SUNY ESF, 2001).

Constructed Water Features

There were no known constructed water features on the site during the mid-nineteenth century, however the Seneca Canal adjoined the property at its southern boundary. The canal, and canal trade played an important role in the business affairs of Richard Hunt, and it remains an important part of history for the region.

A mid to late-twentieth century swimming pool occupies a portion of the north (rear) lawn. Located north of the house, the rectangular pool is concrete, and surrounded by a concrete walkway. A concrete block patio area is located near the southeast corner of the pool. Since the park's acquisition, the pool had been empty and covered, but recently backfilled to reduce any hazards. A four-foot chain-linked fence, which surrounded the perimeter of the pool area has been removed by the park.

Summary of Findings

No constructed water features have been documented for the period of significance. The 20th century swimming pool is the only water feature currently on the site, and it does not contribute to the property's significance. However, removal of the pool before archeological research is conducted may disrupt archeological evidence of outbuildings or gardens historically located in that area.

Character-defining Features:

Feature Identification Number: 92882

Type of Feature Contribution: Undetermined

Landscape Characteristic Graphics:



The swimming pool after the addition of fill material (SUNY ESF, 2001).

Small Scale Features

Small-scale features dating to the period of significance have not yet been documented. An 1890 inventory (at the time of Jane Hunt's death) notes two iron urns and an iron settee (bench) in the front lawn area. A ca. 1903 photograph (seen earlier) shows the urns on the front lawn and possibly the settee to the right of the front door (SFHS). The photograph also shows a gas lamp in front of the house. It is not known if any of these features date to the period of significance.

Currently, the two iron urns are located in Maple Grove Cemetery, Waterloo, NY (Kuttner 1987). The fate of the settee and gas lamp is not yet documented. Two contemporary lampposts are now located along the front drive (likely post-1977).

Summary of Findings

None of the small-scale features currently at the Hunt House are historically significant. The two urns in the 1903 photograph have been located in the Maple Grove Cemetery, and are in fair to good condition. Their placement in the cemetery seems to indicate they are not situated on any particular plot. Further research is needed to determine their historical significance.

Character-defining Features:

Feature Identification Number: 92883

Type of Feature Contribution: Undetermined

Landscape Characteristic Graphics:



Iron urn in the Maple Grove Cemetery (SUNY ESF, 2001).



Second iron urn in the Maple Grove Cemetery (SUNY ESF, 2001).

Condition

Condition Assessment and Impacts

Condition Assessment: Good
Assessment Date: 09/01/2001
Condition Assessment: Good
Assessment Date: 09/28/2007

Condition Assessment Explanatory Narrative:

A "good" rating indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Treatment

Treatment

Approved Treatment: Undetermined
Approved Treatment Document: General Management Plan
Document Date: 01/01/1986

Approved Treatment Document Explanatory Narrative:

Completion of a revised General Management Plan is currently scheduled for FY 2005 for the Women's Rights National Historical Park. Treatment cannot be determined before the new GMP is complete.

Approved Treatment Completed: No

Approved Treatment Costs

Cost Date: 01/01/1986

Bibliography and Supplemental Information

Bibliography

- Citation Author:** Staff
Citation Title: General Management Plan, Environmental Assessment, Women's Rights Historical Park
Year of Publication: 1985
Source Name: CRBIB
Citation Number: 013142
- Citation Author:** Pearson, Barbara E
Citation Title: Architectural Survey: Women's Rights National Historical Park
Year of Publication: 1984
Source Name: CRBIB
Citation Number: 400220
- Citation Author:** Weber, Sandra S
Citation Title: Special History Study, Women's Rights National Historical Park
Year of Publication: 1985
Source Name: CRBIB
Citation Number: 013515
- Citation Author:** Becker, John
Citation Title: A History of the Village of Waterloo
Year of Publication: 1949
Citation Publisher: Waterloo Library and Historical Society
Source Name: Other
Citation Type: Narrative
Citation Location: Waterloo Library and Historical Society

Citation Title: Historic Resources Survey: Village of Waterloo, Seneca County, NY

Year of Publication: 1982

Citation Publisher: College of Art, Architecture and Planning, Cornell University

Source Name: Other

Citation Type: Narrative

Citation Location: Waterloo Library and Historical Society

Citation Title: History of the Village of Waterloo

Citation Publisher: Village of Waterloo, NY

Source Name: Other

Citation Type: Narrative

Citation Location: www.waterloony.com/WatHist.html

Citation Author: Kuttner, Hanns

Citation Title: Letter to WORI

Year of Publication: 1987

Source Name: Other

Citation Type: Narrative

Citation Location: WORI

Citation Title: Notice of Appraisement, Inventory of the Hunt Estate

Year of Publication: 1857

Citation Publisher: Seneca County Surrogate Court

Source Name: Other

Citation Type: Narrative

Citation Location: Seneca County Surrogate Court

Citation Title: Inventory of the Hunt Estate: Notice of Appraisement
Year of Publication: 1890
Citation Publisher: Seneca County Surrogate Court
Source Name: Other
Citation Type: Narrative
Citation Location: Seneca County Surrogate Court

Citation Author: Olmstead, Joan
Citation Title: Letter to author
Year of Publication: 2001
Source Name: Other
Citation Type: Both Graphic And Narrative
Citation Location: SUNY ESF

Citation Title: Record of Deeds
Citation Publisher: Seneca County Clerk
Source Name: Other
Citation Type: Both Graphic And Narrative
Citation Location: Seneca County Clerk, Waterloo, NY

Citation Title: Town of Waterloo, New York. 1850. "Hunt, Richard P."
Year of Publication: 1850
Citation Publisher: U.S. Census of Agriculture
Source Name: Other
Citation Type: Narrative
Citation Location: NYS Library p. 287, Film # 2165 Roll #7.

Citation Title: Will of Jane C. Hunt
Year of Publication: 1888
Citation Publisher: Seneca County Surrogate Court
Source Name: Other
Citation Location: Seneca County Surrogate Court

Citation Title: Will of Richard P. Hunt

Year of Publication: 1856

Citation Publisher: Seneca County Surrogate Court

Source Name: Other

Citation Location: Seneca County Surrogate Court

Citation Author: J.J. Stoner

Citation Title: Bird's Eye View of Waterloo, NY, Seneca County, NY

Year of Publication: 1873

Source Name: Other

Citation Type: Graphic

Citation Location: Waterloo Historical Society

Citation Title: Map of the Town of Waterloo, Seneca County, NY: Illustrated Plat-Book from the Cadastral, From Actual Surveys

Year of Publication: 1855

Citation Publisher: J.H. French

Source Name: Other

Citation Type: Narrative

Citation Location: Waterloo Library and Historical Society

Citation Title: Survey Map of the Premises of Thomas H. and Joan K. Olmstead

Year of Publication: 1977

Citation Publisher: Seneca County Clerk

Source Name: Other

Citation Type: Graphic

Citation Location: Seneca County Clerk

Citation Title: Survey Map of the Premises of Thomas and Joan Olmstead

Year of Publication: 2000

Citation Publisher: Seneca County Clerk

Source Name: Other

Citation Type: Graphic

Citation Location: WOR1

Citation Title: Survey of Lands Owned by Taylor-Brown Memorial Hospital

Year of Publication: 1956

Citation Publisher: Seneca County Clerk

Source Name: Other

Citation Type: Graphic

Citation Location: Seneca County Clerk

Citation Title: "Women's Rights National Historical Park" brochure

Citation Publisher: NPS/WOR1

Source Name: Other

Citation Type: Graphic

Citation Location: WOR1

Citation Title: Photograph collection, photo #1309

Citation Publisher: Seneca Falls Historical Society

Source Name: Other

Citation Type: Graphic

Citation Location: Seneca Falls Historical Society

Citation Title: Aerial photograph 1 for Waterloo, NY

Year of Publication: 1938

Source Name: Other

Citation Type: Graphic

Citation Location: Bird Library Map Collection, Syracuse University

Citation Title: Aerial photograph 2 for Waterloo, NY
Year of Publication: 1954
Source Name: Other
Citation Type: Graphic
Citation Location: Bird Library Map Collection, Syracuse University

Citation Title: Aerial photograph 3 for Waterloo, NY
Year of Publication: 1991
Source Name: Other
Citation Type: Graphic
Citation Location: Seneca County Planning Office, Waterloo, NY