NPS Form 10-900 OMB No. 1024-0018

# 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	
other names/site number	
name of related multiple property listing	
Location	
street & number 830 Pegg Rd	not for publication
city or town New Lisbon	vicinity
state New York code NY county Otsego	code <u>077</u> zip code <u>13415</u>
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 registering properties in the National Register of Historic Places are requirements set forth in 36 CFR Part 60.	on of eligibility meets the documentation standards
In my opinion, the property <u>X</u> meets <u></u> does not meet the Nation property be considered significant at the following level(s) of significant	
national statewide <u>X</u> 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	ì.
Signature of commenting official	Date
Title State or Federal age	ency/bureau or Tribal Government
4. National Park Service Certification	
I hereby certify that this property is:	
entered in the National Register deter	rmined eligible for the National Register
determined not eligible for the National Register remo	oved from the National Register
other (explain:)	
Signature of the Keeper	Date of Action

# DRAFT Joseph Peck House Name of Property

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5. Classification				
Ownership of Property (Check as many boxes as apply.)  Category of Property (Check only one box.)		Number of Resources within Property (Do not include previously listed resources in the count.)		
		Contributing N	oncontributin	a
X       private       X       building(s)         public - Local       district         public - State       site         public - Federal       structure         object		2	0	buildings sites structures objects Total
Name of related multiple pr (Enter "N/A" if property is not part of		Number of contrib listed in the Nation		es previously
N/A			N/A	
6. Function or Use				
Historic Functions (Enter categories from instructions.)  DOMESTIC/single dwelling		Current Functions (Enter categories from instructions.)  DOMESTIC/single dwelling		
7. Description				
Architectural Classification (Enter categories from instructions.)		Materials (Enter categories from in	structions.)	
MID-NINETEENTH CENTUR	Y/Greek Revival	foundation: Stone	<b>)</b>	
MID-NINETEENTH CENTUR	Y/ Italian Villa	walls: Wood		
MID-NINETEENTH CENTUR	Y/ Gothic Revival			
		roof: metal		
		other:		

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# **Narrative Description**

**Joseph Peck House** 

(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 Joseph Peck House is located at 830 Pegg Road in the hamlet of New Lisbon (formerly Noblesville) in the Town of New Lisbon, Otsego County. The house occupies a 10.47acre parcel with more than three-hundred feet of highway frontage to the west. The house is a two-story, three-bay, double-pile, hip-roofed building with a one-and-a-half-story, asymmetrically placed, gable rear ell. The property is associated with Joseph Peck (1789–1871), who bought land in New Lisbon in 1818 and built the house in 1852 to replace an earlier, more modest house he had built soon after he purchased the land. A ca. 1820 one-story, gable, wood frame barn is located south of the residence.

#### **Narrative Description**

#### **SETTING**

The Joseph Peck House faces west and overlooks the crossroads hamlet first known as Noblesville, and today as New Lisbon, in the Butternut Creek valley. The hamlet is located in the six-mile-square town of New Lisbon in Otsego County, New York. This town in the southern half and western third of the county straddles one of the prominent northeast-southwest-running ridges that characterize much of the glaciated landscape of the Allegheny Plateau region of central New York State. In New Lisbon, the ridge dividing the drainages of the West Branch of Otego Creek on the eastern side of the town and the Butternut Creek on the western side rises to more than 1,800 feet. The Butternut Creek flows southward, eventually emptying into the Unadilla River, a tributary of the Susquehanna River. A benchmark at the western edge of the hamlet of New Lisbon where a highway (now County Highway 12) crosses the creek is at 1,177 feet. That road gradually ascends east to the first bench of land (1,236 feet) above the floodplain. Pegg Road parallels the western edge of the bench and forms the north–south route of the main intersection of the hamlet; its alignment continues north of the hamlet on County Highway 14. County Highway 12 continues east past the four-corners and rapidly scales the rising land that encloses the eastern flank of the Butternut Valley and the hamlet nestled there.

The hamlet of New Lisbon retains nearly a dozen nineteenth-century houses, a large wood-frame store built before 1850 and two or three pre-fabricated houses placed after 1970 on lots that once contained earlier buildings. A handful of historic-period outbuildings constructed for different purposes stand on subdivided lots at the periphery of the hamlet. The Joseph Peck House is set back and slightly elevated above the Pegg Road. It is the southernmost of three large houses with prominent hipped roofs and symmetrical facades that are spaced equidistant, roughly two-hundred feet apart.

#### **Exterior**

The Joseph Peck House is composed of three blocks. The main block (forty-two feet wide x thirty-four feet deep) is a two-story, three-bay, double-pile, hip-roofed building with a one-and-a-half-story, asymmetrically placed, gable rear ell (fifteen feet wide x thirty-five feet long) (Photo 1). The latter section incorporates the

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eastern half of the dining room, a kitchen and a woodshed with a loft area. A recently added (2007) one-story, gable sunroom addition (fifteen feet by twenty-five feet) projects from the south wall of the ell. The ridgeline of the sunroom addition runs perpendicular to the ell (Photo 2).

The main block retains an intact Greek Revival decorative scheme. An Ionic portico with four fluted columns spans almost the entire façade and wide, plain board pilasters trim all four corners of the main block. These eight pilasters feature simple capitals rather than volutes. The cornice features a deep, unadorned frieze and heavy eaves above a simple bed molding. Narrow, horizontally oriented attic windows with cast iron acanthus grilles pierce the frieze and align with the first- and second-story openings on the front and sides of the main block. The house is sided in wood clapboards; a water table board marks the lower edge of the wood frame where it meets the coursed ashlar foundation of local stone. Prominent brick chimneys pierce the hipped roof and are centered on the first and third bays of the symmetrical house plan. When built, three levels of wood balustrades — since removed and stored — crowned the eaves of the portico, the eaves of the façade and the west-facing edge of the narrow deck that finishes the hipped roof.

The symmetrical fenestration features a center entrance on the three-bay façade flanked by openings with paired four-over-four wood sash. The second story retains three windows aligned with the openings below, all with paired four-over-four wood sash matching the windows on the first story. All openings on the façade retain casings with large, simply designed extended architraves. The main entrance has a wide six-panel wood door. It is flanked by fixed sidelights (each with four vertically placed lights) above low panels and capped by a transom with seven evenly placed lights. On the façade, the area below the first-story windows features simply trimmed paired panels; the second-story windows have prominent drip caps that abut the frieze. On the north and south elevations of the main block, four windows, two on each story, are single openings with six-over-six wood sash, plain sills and narrow drip caps. As on the façade, the first- and second-story openings align vertically, and the second-story window casings abut the frieze.

The cornice on the rear (east) ell is similar to the one on the main block. Two dormer windows, (added after 1965) with six-over-six wood sash break the north eave line. A square Palladian window, also a non-historic alteration, is in the east peak.

The recently added one-story, gable sunroom addition projecting from the south wall of the ell is designed to harmonize with rather than intrude upon the existing building. It features plain soffits, windows with paired six-over-six sash and wood clapboard siding similar to the sides of the main block. When viewed from the highway, this addition is barely visible except from the south.

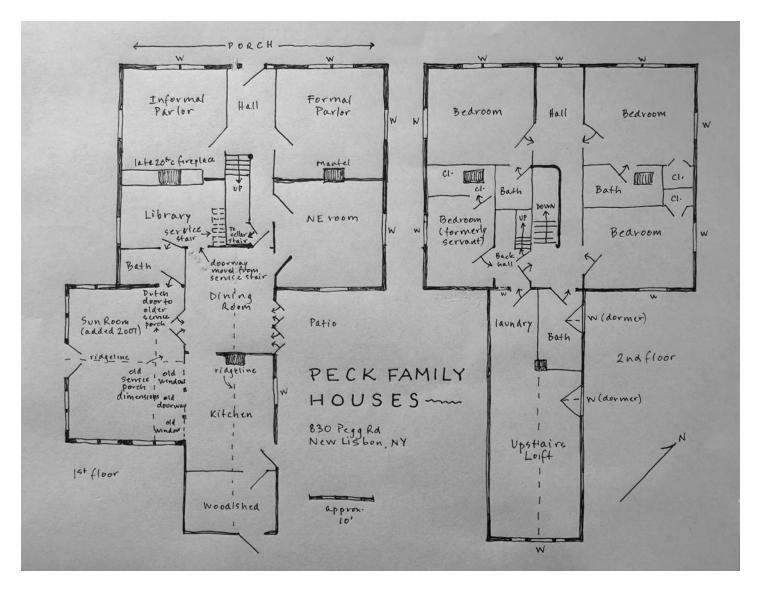
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#### **Interior**

The interior of the main block generally reflects the exterior symmetry of the house. It retains a decorative hierarchy where the most formal room at the front of the house on the first floor features elaborate molding schemes. As one moves from front to rear, the molding profiles diminish in scale and detail and become more old-fashioned; on the second floor, the front bedchambers are more elegant than those to the rear of the house. Remodeling for modern conveniences — mainly bathrooms, a modern kitchen, and expanded living space over the rear service ell — has led to minor changes in floorplan due to changes in room use.



#### Cellar

The full-height mortared stone cellar supporting the main block is accessed *via* a door at the rear (east) of the main block on the first floor and by an exterior stone bulkhead with stone steps. The cellar door to the bulkhead is made of two wide battened planks with beaded edges; it retains a large wrought iron Suffolk latch. Two narrow windows with vertical iron bars are located on both the north and south walls. There are stone foundations for the brick stove chimneys that rise through the main block to the roof. The ell is supported by a shallow stone foundation similar to the one under the main block that encloses a crawlspace.

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#### First floor

The first floor of the main block features a double-pile plan with the entrance opening to a wide stair hall running from front to back in this section of the house. The entrance door, sidelights and transom fill the entire west end of the hallway (Photo 4). A single-run staircase ascends the south wall of the hall. The stair railing features turned wood balusters and terminates at a heavy, turned newel post with a design reminiscent of Empire-style furniture design (Photo 5). Near the main entrance, doorways with matching casings feature plain corner blocks and heavy moldings face each other across the hall and open to large front rooms with identical dimensions in the northwest and southwest corners (Photo 7). Three more such doorways, all with six-panel doors, are located at the rear of the hall. One opens north to the northeast room; one opens east to a dining room; a third is located under the stair and opens south to the cellar stair.

The northwest room, a formal parlor, features heavy extended architraves on both windows and on the interior side of the doorway. The southwest room, a less formal parlor, has trim matching that in the hallway with plain corner blocks, stiles and lintels. Both rooms had stove hearths with marbleized wood mantel pieces (Photo 6). The one in the north room remains *in situ*; the one that was in the south room was stored in the barn when a Heatilator-type fireplace was installed on that room's east wall after 1965. The latter installation includes vertical board paneling lining the east wall of the southwest room (Photo 8).

The first-floor rooms at the rear of the main block in the northeast and southeast corners adhere less closely to the strict symmetry of the front rooms. Their openings are trimmed to match the hall and the southwest room. The northeast room is generally similar in dimensions and plan to the front rooms; the southeast room, or quadrant, of the main block was planned with a closed service stair running from back to front on the north wall and an exterior entrance with a Dutch door opening to a narrow open service porch that spanned much of the south wall of the ell. The southeast quadrant is used as a library with the stringer and treads of the service stair now exposed as shelving (Photo 10); a full bath is located in the southeast corner of the main block.

Between the northeast room and the library, a large room (roughly fifteen feet square) straddles the division between the main block and the ell. It is used as a dining room and features a chair rail. This room has several doorways (Photo 12). Historic-period doors include the one at the rear of the stair hall and one in the south wall of the northeast room. The doorway (now without a door) that opens to the library was moved when the service stair was closed off. A doorway *sans* door opens in the east wall to the kitchen. Two pairs of French doors (added 1970s or 1980s) open north to a patio in the corner where the main block and ell meet. Finally, a single pair of French doors opens in the south wall to the sunroom added in 2007.

The kitchen (fifteen feet x eighteen feet) continues the axis of the ell eastward. This room is entirely remodeled while retaining characteristics of the original kitchen and alluding to its historic fenestration on the south wall (Photo 14). During remodeling, the chimney for the range that abuts the east wall of kitchen was boxed with vertically laid beadboard. (The dining room floor on the opposite side of the wall retains the impression of an iron plate that lay under a smaller parlor stove in that room and was vented *via* the same chimney.) The south wall retains the historic wainscoting of horizontally laid wide boards with beaded edges. The large arched entrance to the sunroom and adjacent "windows" mark the locations of the exterior door flanked by windows that faced onto the service porch. A door in the east wall of the kitchen opens to the former woodshed (fifteen feet x nine feet), a windowless space with an exterior plank door hung on heavy strap hinges in its east wall. (A photograph shot in the 1970s or 1980s shows this door used on the exterior kitchen door in the north wall.)

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#### **Second floor**

The upstairs floorplan in the main block is like that of the first floor with three large nearly square rooms located in the southwest, northwest, and northeast quadrants and a service area in the southeast quadrant. Nonhistoric bathrooms are inserted adjacent to closets that adjoined the chimneys in the three large rooms. Decorative hierarchy is expressed in lower ceilings throughout this floor and a shift to four-paneled doors as one moves to the rear of the house.

The two large rooms in the west part of the house are entered through doors with single-face casings backbanded with a single ogee molding matching that of the rear center room (dining room) on the first floor (Photo 16). The northeast room is made smaller than the front rooms by closets opening to each room but is similarly trimmed. The southeast room is decidedly plainer and is divided from the three more spacious and elegantly appointed rooms by the attic stair and the back hall, where the back service stair was accessed. The old service and attic stairs are stacked one above the other and abut the north wall of the library on the first floor and the service hall on the second floor of the main block. A doorway in the north wall of the upstairs service hall accesses the main stair hall near the east wall of the main block. The service hall is lit by a single narrow window placed in the frieze under the eaves.

The half-story loft in the ell contains a laundry room and a modern bathroom above the dining room. Each is reached through a door in the east wall of the main block. From the laundry, one continues east into in a long, narrow room with a square-Palladian window in the east gable end. This room is recently finished with dry wall inserted between the rafters. It retains wide, random-width board floors running east-west and a brick chimney on the north wall.

#### Attic

The attic is accessed via a narrow enclosed staircase running back-front from the service hall (Photo 22). The hipped roof is framed using sawn rafters nailed to the hewn timbers supporting the corners of the roof. Thin, sawn roofboards are lain on top of the rafters. An open wood ladder accesses the narrow, oblong deck at the center of the roof.

#### **Barn** (one contributing outbuilding)

A small, one-story, gable wood-frame barn (built ca. 1820) with interlocking joints stands near the highway just north of the stream that forms part of the boundary of the 10.84-acre lot. The heavy mortise-and-tenon frame combines both hewn and sawn components (Photo 26). Doorways with large, paired doors made of even-width, vertically laid boards are placed opposite each other in the center bay and in the north bay of the east eave wall. The south bay, which has an earthen floor and is slightly lower than the center bay, is also accessed by a singlewidth door near the west end of the gable wall. The building rests on a dry-laid stone foundation. It is clad in wood clapboards with corner boards, deep water table boards and a similarly deep raking frieze. The roof is twentieth-century galvanized metal panels with crimped, standing seams often called "barn roofing."

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8. Sta	tement of Significance	
Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)		Areas of Significance (Enter categories from instructions.)
A	Property is associated with events that have made a significant contribution to the broad patterns of our history.	Architecture
В	Property is associated with the lives of persons significant in our past.	
XC	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.	Period of Significance 1852
D	Property has yielded, or is likely to yield, information important in prehistory or history.	Significant Dates
(Mark ">	ia Considerations (" in all the boxes that apply.)	Significant Person
Prope	rty is:	(Complete only if Criterion B is marked above.)
A	Owned by a religious institution or used for religious purposes.	
В	removed from its original location.	Cultural Affiliation
c	a birthplace or grave.	
D	a cemetery.	
E	a reconstructed building, object, or structure.	Architect/Builder Unknown
F	a commemorative property.	<u> </u>
G	less than 50 years old or achieving significance within the past 50 years	

Criteria Considerations (explanation, if necessary)

N/A

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#### **Statement of Significance Summary Paragraph**

(Provide a summary paragraph that includes level of significance and applicable criteria.)

The Joseph Peck house located at 830 Pegg Road in the Town of New Lisbon, Otsego County, New York is eligible for listing in the National Register of Historic Places under Criterion C for architecture. Built in 1852 Joseph Peck (1789–1871) replaced a settlement-era house that he had built in 1818 with a more fashionable house that represented his personal success and importance as a leading citizen in his community. He served as town supervisor, town justice and also in the state assembly. He formed a longtime commercial partnership with another Connecticut immigrant, David M. Hard, with whom he owned a store later run by his son George I. Peck and his grandson George "Clayton" Peck (1848–1932). Architecturally, the house illustrates Joseph Peck's stylistic preferences, which leaned strongly to the Greek Revival with a slight admixture of Gothic Revival and Italianate.

Joseph's grandson, Clayton, inherited the house property from his aunt and Joseph's daughter, Martha Maria Peck (1830–1915). Clayton's daughters Anna Louella Peck Augur and Maria Elizabeth Peck Scheff inherited the house jointly from their mother Evalina Holcomb Peck in 1933. Through these successive generations of family ownership, the house changed little, even with the introduction of plumbing and changing notions of modern convenience. Elizabeth Scheff willed the "homestead premises" to Willis G. Gray, who grew up spending summers in the house, upon her death in 1959. He sold the house in 1964. Through several subsequent ownerships, changes have been limited and mainly cosmetic. A sunroom wing added to the rear ell in 2007 is designed to harmonize with the house and is barely visible from the highway.

#### **Narrative Statement of Significance**

#### HISTORICAL CONTEXT

The Town of New Lisbon lies entirely within a large tract of land patented to George Croghan (ca. 1712–82), an Irish-born land speculator and crown agent in Indian Affairs during the British colonial era. He traded in furs and lands over a large geographical range spanning the Ohio Valley and the colonies of New York, Pennsylvania, and Virginia. Through his dealings, he amassed thousands of acres both through royal letters of patent and direct purchase from local tribes. Among the lands Croghan acquired was a large tract encompassing the present Otsego County towns of Burlington, Otsego, and New Lisbon and parts of Exeter, Laurens, Pittsfield, and Springfield for which he and about forty partners were patented on November 30, 1769. Croghan bought out the partners in three groups but to finance the purchases he mortgaged 40,000 acres of his new lands to William Franklin — royal governor of New Jersey and son of Benjamin Franklin — and sold an additional 33,000 acres to Franklin outright in 1770. The Town of New Lisbon encompasses 26,800 acres of

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<sup>&</sup>lt;sup>1</sup> George Croghan's involvement in colonial affairs is exceedingly complex and was largely forgotten by the early 1800s. Nicholas B. Wainwright raised Croghan's profile for a brief time when he wrote an academic biography, *George Croghan: Wilderness Diplomat* (Chapel Hill, North Carolina: University of North Carolina Press) in 1959. Croghan's role is now being reassessed by more recent scholars. His role in Otsego County is most extensively examined by Alan Taylor in *The Divided Ground: Indians, Settlers, and the Northern Borderland of the American Revolution* (New York: Alfred A. Knopf, 2006) and *William Cooper's Town: Power and Persuasion on the Frontier of the Early American Republic* (New York: Vintage Books, 1995).

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Franklin's purchase.<sup>2</sup> Franklin, a Loyalist, lost title to his lands during the war. When hostilities concluded in 1783, his lands had been acquired by various merchants and speculators, most of them from the western part of New Jersey, but also from Philadelphia and New York City.

In 1783, few Europeans lived beyond the Hudson–Mohawk corridor in the new State of New York. Like Croghan's holdings, much of present-day Otsego County had been patented to European speculators within a few years of the 1768 Treaty of Fort Stanwix, which set a Line of Property between Indian and European occupation. The Unadilla River, adopted as the western boundary of Otsego County in 1791, formed the central section of the Line. Tiny pre-Revolutionary settlements at Cherry Valley and Springfield near the summit of the south escarpment of the Mohawk Valley and on tributaries of the Susquehanna River in the present towns of Morris and New Lisbon were abandoned during the War of Independence. This left large, mainly forested tracts where owner-speculators rushed to survey and subdivide their holdings to attract migrants moving west in the 1780s and 1790s from densely cultivated sections of southern New England.

This outmigration is detailed in numerous town and county histories of the upland regions of central New York. Some places were settled by people coming from varied locations while other places were developed by people from narrowly defined sections in New England. The roughly six-mile square area that became the Town of New Lisbon appears to illustrate the latter pattern. While there was European settlement before the War of Independence, far more people arrived from southern New England beginning in the 1790s. Genealogical research indicates that many new people came from western Connecticut. Towns were set aside as areas achieved a degree of settlement density that warranted establishing political infrastructure. This expanded representation at the state level by increasing the number of seats in the legislative bodies while also supporting the essential locally administered job of maintaining local highways. The Town of Lisbon was erected in 1806 and renamed New Lisbon in 1808.

The Town of New Lisbon encompasses segments of the valleys of the West Branch of Otego Creek in its eastern half and the Butternut Creek in its western half. Several mill and service hamlets were promptly established in the Butternut Valley including the hamlet of Noblesville, later renamed New Lisbon. Joseph Peck (1789–1871) reported moving there in 1813 from Fairfield County, Connecticut.<sup>3</sup> He married Polly Maria Noble (1793–1868), who was born in Litchfield County, Connecticut and they apparently met and married in New Lisbon, where her family lent its name to the hamlet of Noblesville in its early years.<sup>4</sup> Joseph bought the ten-acre parcel where the house now stands from his wife's relations Cyrenus and Elnathan Noble on September 15, 1818. Peck's deed describes a generally rhomboidal parcel with a rectangular 1.11-acre house lot owned by John I. Benedict cut out of its northwestern corner.<sup>5</sup>

Peck soon built a house on his parcel. Two plank doors in the present house appear to be reused from an earlier building. One, with a large Suffolk latch, closes the present cellar from the bulkhead steps. The other, hung on

<sup>2</sup> Hilda May Robison Watrous. "The Town of New Lisbon: The Beginnings 1768-1800." (New York: State University College at Oneonta, 1980): 6.

<sup>&</sup>lt;sup>3</sup> Joseph Peck reported living in the town of New Lisbon for 42 years in the *New York State Census for 1855*, HH (household number) 113/120.

<sup>&</sup>lt;sup>4</sup> Polly Maria [Noble] Peck reported living in the town of New Lisbon for 38 years in the *New York State Census for 1855*, HH (household number) 113/120.

<sup>&</sup>lt;sup>5</sup> Book of Deeds Z/389. n.b. Subsequent deed references take the form ## (Book number)/## (page number). All deeds referenced are in the Otsego County Clerk's Office, Cooperstown, N.Y.

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long strap hinges, secures the back door of the woodshed at the very rear of the present ell. The horizontally laid wainscoting in the kitchen also seems old-fashioned for a stylish house built in 1852. Its presence may indicate that part or all the ell is from an older building.

Joseph Peck partnered with another Connecticut native, David M. Hard (1788–1865), in a successful general store business located at the main crossroads in the hamlet.<sup>6</sup> This business was owned by two successive Peck generations: George I. (1822-1889) and his son G. [eorge] Clayton. Hard & Peck further traded in local real estate as is shown by several deeds filed in Otsego County. Peck also served in the state legislature, acted as a local judge and was town supervisor for thirteen years from 1832 to 1844. For more than thirty years, the Pecks lived in the house Joseph built ca. 1820. Then, in 1852, when he was past sixty years of age, Joseph Peck replaced that house with the present two-story, hip-roofed, double-pile, wood-frame house that now stands on the property.<sup>8</sup>

Such wholesale replacement suggests that Peck found the first house too humble or old-fashioned to expand and update. Both of Peck's daughters — Cornelia (1826-1915) and Martha (1830-1915) still lived at home. As a leading citizen in the community, he may have wanted a house suitable for entertaining. The present house with its wide stair hall and flanking parlors, offered a pleasant location for such activities. Further, its layout shows that it anticipated live-in domestic help who would ease the effort such an existence required. The new house incorporated service areas set off from parts of the house where the family spent much of its time.

#### ARCHITECTURAL DEVELOPMENT AND ANALYSIS OF THE JOSEPH PECK HOUSE

Joseph Peck chose a double-pile plan with a wide center hall and a traditional use layout featuring public rooms towards the front of the house and more intimate, family-oriented spaces to the rear. Services such as cooking, cleaning and storage originated in the generously proportioned rear ell and were hauled forward as wanted. The choice of stylistic inspiration was firmly classical with an emphasis on symmetry throughout the main block. The wide Greek Iconic portico spanning the facade may be the most prominent feature of the house. The high hipped roof mimics the one next door, which Peck might have admired when it was placed a quarter-century earlier; by the 1850s, roofs were generally decreasing in volume. The roof lends height and scale to a building that might have seemed small within the wider rural setting. Peck displayed an exuberance for balustrades that further enhanced a sense of height. Three tiers of them capped the porch and main roof eaves as well the decked ridgeline. These are depicted in a plate in the 1878 county history. <sup>9</sup> Pilasters were placed on all four corners of the main block, a choice indicating status as they were a more stylish finish than the plain corner boards more frequently applied to corners not on the façade. Pilasters were not applied to the one-and-a-halfstory rear ell which was trimmed with a more restrained version of the decorative scheme of the main block. The main block features a water table; the ell does not. The deep frieze with a plain bed molding and a single

<sup>&</sup>lt;sup>6</sup> Several account books from the Hard & Peck store are in the library at the Fenimore Art Museum (formerly New York State Historical Association).

<sup>&</sup>lt;sup>7</sup> "Duane Hamilton Hurd", *History of Otsego County* (Philadelphia, Pa.: Lippincott, 1878): 219–222.

<sup>&</sup>lt;sup>8</sup> George A. Yates, "History of Noblesville," No. 6 in a series published in the Morris Chronicle. No. 6 was published January 20, 1909 but written in the previous fall when the area was suffering profound drought. (https://morris.advantage-preservation.com /viewer/?k=peck&i=f&d=01011850-12311963&m=between&ord=k1&fn=the morris chronicle usa new york morris 19090120\_english\_2&df=21&dt=30; retrieved July 8, 2024)

<sup>&</sup>lt;sup>9</sup> Hurd, *History*, pages 220 and 221.

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wide ogee molding suggesting a belt course, however, wraps both the main block and ell and draws the two historic blocks of the building together.

Peck communicated his weight and gravitas in the community through the use of heavy but restrained Grecian details in the house interior as well. He further observed a traditional hierarchy of detail and scale. The formal parlor at the front of the house and the less formal southwest parlor are slightly larger than the rooms behind. The most formal parlor features large extended architrave moldings on the windows and doorway, while on the hall side, the doorway displays plain corner blocks and narrower trim boards that match those used in the hall and first-floor rooms in the main block. Doors throughout the first floor of the main block are handsome sixpanel examples; upstairs, the doors have four panels. The most exuberant characteristic of the interior might be the marbleized mantels installed in the parlors, one of which is in storage. The staircase features a heavy carved newel post reminiscent of Empire-style furniture that outfitted Greek Revival dwellings of the 1830s and 1840s and lathe-turned spindles.

Although there was a growing preference for large, typically Italianate-style bulbous moldings at the time, Peck's house mainly favors the earlier Greek Revival mode. The less elaborate moldings in back rooms and upstairs are characteristic Greek Revival ogee moldings with flattened, elongated curves. Exceptions include the moldings used on the pilaster capitals and the bed molding where the frieze and roof meet. The paired openings with four-over-four sash in the façade are also more typical of both the Italianate and Gothic Revival veins of emerging design, recently promulgated by Andrew Jackson Downing.

The house retains its full complement of wide board pine flooring, although it is covered with early twentieth-century narrow-width hardwood floors in the first-floor hall and the northeast room on the first floor. It also retains nearly its full complement of four-light and six-light double-hung window sash; the only exceptions in the main block and ell are in the ell where service areas have been remodeled. The insertion of bathrooms on both floors appears to have been done in a few phases. There are now four in the house, three in the main block, and a fourth on the upper floor of the ell and accessed from the hall in the main block. Until the house was bought by the present owner, its water supply was drawn from the hillside east of the building *via* a springhouse. It is now fed by a dug well.

#### **FAMILY USE HISTORY**

Joseph Peck lived in his new house until his death in May 1871. His wife Polly Maria Noble predeceased him in 1868. Both are buried in the Harmony Cemetery next to Zion Church in Morris. In August, their son George I. Peck sold his share of the new house to his unmarried sister Martha Maria Peck for \$4,000. 10 The county history published seven years later, to which she probably contributed, provides a half-page image of the house labeled as the "Residence of Miss Martha M. Peck." Portraits of her parents were provided above the house portrait, emphasizing the family and its place in New Lisbon. The view of the house, taken from the highway, shows that there have been few subsequent changes to the house save the removal of the balustrades, which are stored in the barn. Young deciduous trees, now mature, are set within a spindled fence both handsome and functional that encloses the door and side yards. The view is slightly foreshortened and shows the highway

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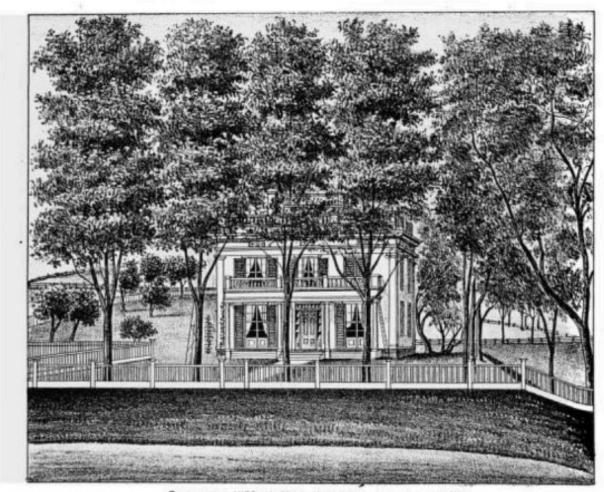
<sup>&</sup>lt;sup>10</sup> *Book of Deeds 159*/491.

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passing in front of the fence. To the rear of the house, board and snake fencing enclose and divide the acreage extending east.



RESIDENCE OF MISS MARTHA M. PECK, New LISBON, OTSEGO CO. N. Y.

History of Otsego County, New York by D. Hamilton Hurd, 1878

Martha Peck lived in the house until her death in December 1915. She inexplicably eluded the censuses of 1880 and 1900, but in all other years, she reported living in New Lisbon. In some years, other unmarried women lived in the house with her, including her nephew Clayton's sister-in-law Genevieve Holcomb (1850–1924) after the latter's mother died in 1901. Martha's obituary placed her firmly within the Peck family circle and alluded to an abiding affection between her and her nephew. It noted Martha was born "in a house which stood on the site of the present Peck home which her father built and which has always been her own home and stands

<sup>&</sup>lt;sup>11</sup> New York State Census for 1905, Town of New Lisbon, Otsego County, p. 14 (no household number); United States Census for 1910, Town of New Lisbon, Otsego County, HH 84/85; New York State Census for 1915, Town of New Lisbon, Otsego County, p. 7 (no household number).

United States Department of the Interior National Park Service / National Register of Historic Places Registration Form

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near the beautiful home (i.e. 838 Pegg Road) of her nephew G. Clayton Peck, the last survivor bearing the family name and it has been his privilege to have a watchful care of her in her declining years."<sup>12</sup> The order of the census in 1920 suggests that Clayton and Evalina Peck moved into the house built by Joseph Peck after Clayton inherited that property and that they rented out their own house. The tenants appear to be Roy and William B. Gilbert, who reported as retail merchants. Perhaps they managed the successor business to the Hard & Peck store. The house might have been a perquisite. <sup>13</sup> After Martha Peck's death, Genevieve Holcomb lived with Clayton and Evalina until she died in May 1924. The 1930 census valued Clayton's dwellinghouse at \$3,000, a price more in line with 830 Pegg Road than 838 Pegg Road.

Clayton Peck died in August 1932. Less than a year later, in May 1933, Evalina Holcomb Peck followed him to a grave at his side in the Harmony Cemetery in Morris. Evalina's will devised the houses at 830 and 838 Pegg Road to her daughters Anna L. (Peck) Augur and Maria Elizabeth (Peck) Scheff. <sup>15</sup> At the time, Anna lived in Cooperstown where her husband ran his family's longstanding bookshop and her sister resided in East Orange, New Jersey. It appears this clause reiterated Clayton's will, which Elizabeth P. Scheff, as she styled herself, cited in the will prepared just before her death on November 26, 1959. She was widowed and had lived in Cooperstown for some time according to her obituary; she claimed New Lisbon as her address. Elizabeth described the two houses and associated lands as "the homestead premises in the Town of New Lisbon, County of Otsego and State of New York, which my sister Anna L. Augur, also known as Anna P. Augur and I inherited under the will of our father, G. Clayton Peck, together will all the furniture, furnishings and equipment used in connection therewith, being the premises and personal property mentioned and described in a deed dated September 30, 1958, from Anna L. Augur to Maria Elizabeth Scheff." <sup>16</sup>

Elizabeth Scheff left the homestead premises to Willis G. Gray, whose name is inscribed on a plate on the front door at 830 Pegg Road. Little is known about Gray. <sup>17</sup> No family relationship has been established, although soon after the present owners bought 830 Pegg Road, his grandson, David Gray, visited unexpectedly and told them that he and his grandfather — and presumably his father in between — had spent summers there for many years during the mid-1900s before the house was sold. <sup>18</sup> In September 1964 he sold the house Joseph Peck built at 830 Pegg Road to Howard and Hazel Reed of Binghamton. <sup>19</sup> For a time subsequently, the house was

<sup>&</sup>lt;sup>12</sup> "Martha Maria Peck," FindaGrave. (https://www.findagrave.com/memorial/52492385/martha-maria-peck)

<sup>&</sup>lt;sup>13</sup> United States Census for 1920, HH Town of New Lisbon, ED 239, Otsego County, New York: HH 51/52 through HH 53/54.

<sup>&</sup>lt;sup>14</sup> United States Census for 1920, Town of New Lisbon, ED 239, Otsego County, New York: HH 51/52.

<sup>&</sup>lt;sup>15</sup> Book of Wills 88/111. (Otsego County Surrogate Court, Cooperstown, Otsego County, New York.)

<sup>&</sup>lt;sup>16</sup> Book of Deeds 499/531. (Recorded on 8 December 1959 in Cooperstown, Otsego County, New York.)

<sup>&</sup>lt;sup>17</sup> Willis G. Gray appears to be a unique name in records collected by FamilySearch.org. Willis, 23, was the son of Charles Gray of Toledo, Ohio, and Ida Gale. In 1922, Willis married stenographer Sarah Owens, 40, daughter of William Owens (b. Ohio) and Frances Bukovicki in Detroit. Willis and Sarah lived in Toledo. Marriage license, (https://www.familysearch.org/ark:/61903/3:1:S3HT-DC59-HT?view=index&action=view) The present owner has an envelope that contained documents sent to George I. Peck with a difficultto-read note on the verso about "other deeds forwarded to the widow." It was postmarked 12 December [no year] in Akron, O., This suggests a relationship between Charles, Willis's father, and George I. Peck, who died in 1889. The No. 10 envelope suggests it wasn't sent before ca. 1876. It seems most likely that Charles was a distaff relation, possibly on the Noble side. The Nobles were numerous and scattered over the northern half of the nation by the mid-1800s as evidenced by the disparate grave locations reported in FindAGrave. Ironically, the graves of Charles and Willis are not yet recorded there.

The 1930, 1940, and 1950 federal censuses recorded living in Pelham, Westchester County, N.Y., with his wife Sarah. Their son Philip worked in the family's hospital supply business.

In April 1964, Willis and Sarah were traveling in western Massachusetts, and the car driven by Willis left Route 5 and smashed into a tree. Sarah was killed; Willis was hospitalized in Northampton. (New York Times, 14 April 1964, p. 60)

<sup>&</sup>lt;sup>18</sup> Visit reported by Glen A. Noto, March 2024.

<sup>&</sup>lt;sup>19</sup> *Book of Deeds 554*/103.

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styled as Brucewood by a later owner. He undertook a few modernizations. He removed the mantel in the southwest parlor for the present fireplace and partially remodeled the northeast room with built-in cupboards on the first floor. He may also have introduced the present upstairs bathroom and closet arrangement adjoining the chimneys in the main block. A realty flyer published in the 1960s announced proudly that the house was electrically heated and that its custom kitchen had a Westinghouse dishwasher. A screened porch shown on the south side of the ell is the location of the present sunroom. A flagged patio on the north side of ell where it meets the main block is accessed by accordion-hinged French doors opening to a patio on the north side of the ell. The flyer notes a caretaker's cottage, presumably 838 Pegg Road, which was associated with the Peck family from 1876 to 1963. A flagged path connects the service ells of the two houses. For a time, the house was used as a bed and breakfast and known as the Squire Peck House. It does not appear that "squire" was used when Joseph Peck was alive.

15

<sup>&</sup>lt;sup>20</sup> The present owners have a copy of the *Brucewood* flyer.

**Joseph Peck House** DRAFT Name of Property

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# 9. Major Bibliographical References

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

# **Primary sources**

- Beers, F.W. Atlas of Otsego County, from Actual Surveys. Philadelphia, Pa.: James McGuigan, 1868.
- Deeds and Wills cited are all located in Cooperstown, Otsego County, N.Y. These are individually referenced in this document.
- Gates, C. and B.C. Map of Otsego County, New York, from Actual Surveys. Philadelphia, Pa.: A.O. Gallup, 1856.
- FindaGrave provides birth and death dates for nearly all people mentioned in this document. Some records incorporate obituaries and other references. These are referenced individually within the document.
- New York State Census for 1855, 1865, 1875, 1892, 1905, 1915, and 1925. Population schedules. (Reviewed via FamilySearch.org. The censuses for 1855, 1865, 1875, and 1892 are available in manuscript in the Otsego County Office of the County Clerk. Cooperstown, N.Y., Office of the County Clerk).
- United States Census for 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1900, 1910, 1920, and 1930. Population schedules. (Reviewed via FamilySearch.org. The censuses for 1850, 1860, 1870, and 1880 are available in manuscript in the Otsego County Office of the County Clerk, Cooperstown, N.Y.)
- United States Geological Survey, Hartwick, N.Y. quadrangle, 1910. (https://ngmdb.usgs.gov/htbin/tv\_browse.pl?id=79df0a7930f7d2b586a0705126bc0f98; retrieved 1 August 2024)

# **Secondary sources**

- Hurd, Duane Hamilton. History of Otsego County, New York. With illustrations and biographical sketches of some of its prominent men and pioneers. Philadelphia, Pa.: Lippincott, 1878.
- McAlester, Virginia and Lee. A Field Guide to American Houses. New York, N.Y.: Alfred A. Knopf, 1991.
- Noto, Glen A., and Mary Velez, present owners of the property provided oral and archival information that is reported in this document.
- Taylor, Alan. William Cooper's Town. Power and Persuasion on the Frontier of the Early American Republic. New York, N.Y.: Vintage Books, 1996.

(Expires 5/31/2012)

DRAF	Т	Joseph	Peck House
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Yates, George A. "History of Noblesville," No. 6 in a series published in the Morris Chronicle. No. 6 was published 20 January 1909, but written in the previous fall when the area was suffering profound drought. (https://morris.advantage-preservation.com/viewer/?k=peck&i=f&d=01011850-12311963&m=between&ord=k1&fn=the\_morris\_chronicle\_usa\_new\_york\_morris\_19090120\_english\_2&df=21&dt=30; retrieved 8 July 2024)

Previous documentation on file (NPS): preliminary determination of individual listing (36 CFR 6 requested)previously listed in the National Registerpreviously determined eligible by the National Registerdesignated a National Historic Landmarkrecorded by Historic American Buildings Survey #recorded by Historic American Engineering Record #recorded by Historic American Landscape Survey #	7 has been	rimary location of additional data:  X State Historic Preservation Office Other State agency Federal agency Local government University Other lame of repository:	
Historic Resources Survey Number (if			
assigned):	24NR00069		
10. Geographical Data			
Acreage of Property 10.47 acres (Do not include previously listed resource acreage.)	_		
Latitude/Longitude Coordinates Datum if other than WGS84: (enter coordinates to 6 decimal places)	_		
1. Latitude: 42.586863	Longitude: -75.1	85266	
2. Latitude: 42.586128	Longitude: -75.1	82567	
3. Latitude: 42.584212	Longitude: -75.1	82380	
4. Latitude: 42.586074	Longitude: -75.1	85870	

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

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

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the current tax parcel for the 10.84 acres property which has been the same since 1818.

Name of Property	Otsego County, New York County and State			
11. Form Prepared By				
name/title				
organization Independent research and preservation consultant	date July 2024			
street & number 34 Delaware St	telephone 607-435-3798			
city or town Cooperstown	state NY zip code 13326			
e-mail <u>jravage@stny.rr.com</u>				

#### **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.

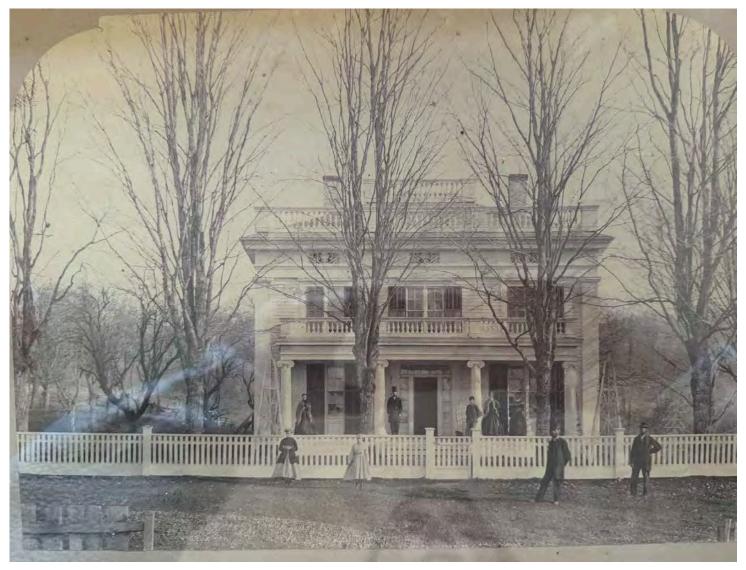
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- Continuation Sheets
- Additional items: (Check with the SHPO or FPO for any additional items.)

# **DRAFT** Joseph Peck House

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Joseph Peck house, ca. 1865 (collection of the present owner)

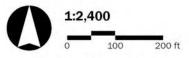
# **DRAFT** Joseph Peck House

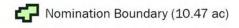
Name of Property

# Otsego County, New York County and State



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1	42.586863	-75.185266	3	42.584212	-75.182380
2	42.586128	-75.182567	4	42.586074	-75.185870







Projection: WGS 1984 UTM Zone 18N

New York State Orthoimagery Year: 2022

Mapped 08/12/2024 by Matthew W. Shepherd, NYSHPO

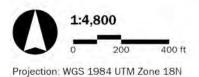
# **DRAFT** Joseph Peck House

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Otsego County, New York County and State



Point	Latitude	Longitude	Point	Latitude	Longitude
1	42.586863	-75.185266	3	42.584212	-75.182380
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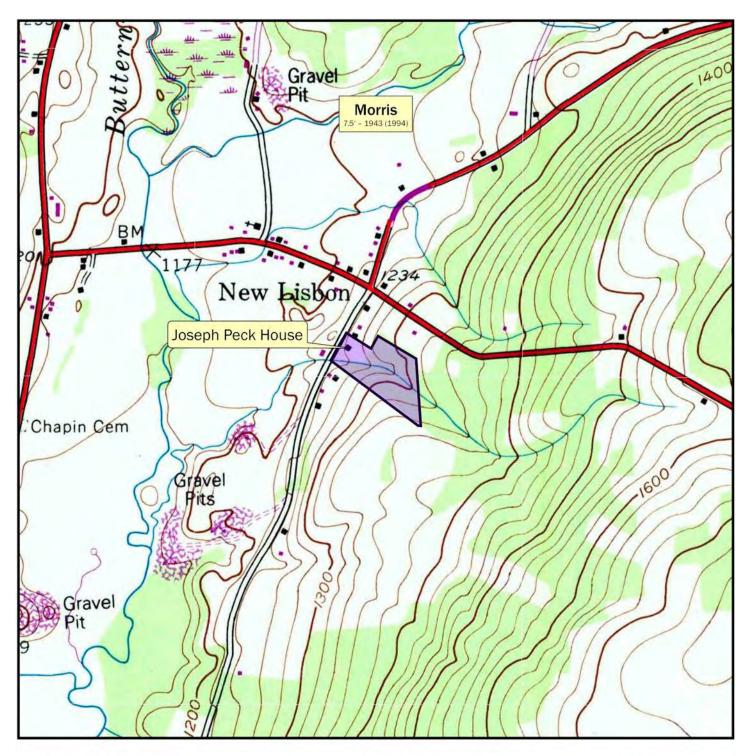
Otsego County Parcel Year: 2023

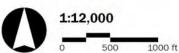
Mapped 08/12/2024 by Matthew W. Shepherd, NYSHPO

## **DRAFT** Joseph Peck House

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Otsego County, New York County and State









Projection: WGS 1984 UTM Zone 18N

Mapped 08/12/2024 by Matthew W. Shepherd, NYSHPO

#### **DRAFT** Joseph Peck House

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# **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: Joseph Peck House

City or Vicinity: New Lisbon

County: State: NY Otsego

Photographer: Jessie Ravage

Date Photographed: Spring 2024

- 0001: Exterior, front (west) and north side
- 0002: Exterior, south side viewed from southeast showing ell and recent sunroom addition
- 0003: Exterior, detail of front porch from north end
- 0004: Interior, first floor, front entrance looking west
- 0005: Interior, first floor, staircase in center hall showing door to first room in ell
- 0006: Interior, first floor, northwest parlor showing marbleized mantle for stove site
- 0007: Interior, southwest parlor, looking north toward the hall
- 0008: Interior, first floor, southwest parlor, view southeast, showing fireplace remodeled in mid-1900s and door to southeast room, now used as a library
- 0009: Interior, first floor, northeast room in main block, view north into room from hall door. Simplified trim scheme visible on window.
- 0010: Interior, first floor, southeast room in main block showing exposed stringer and steps of the former service stair
- 0011: Interior, first floor, first room in ell, used as a dining room, looking south to library and southwest room
- 0012: Interior, first floor, dining room, looking north into stair hall
- 0013: Interior, first floor, looking south into sunroom, Dutch door to the west
- 0014: Interior, first floor, kitchen in rear ell, view northeast showing north entrance to patio on north side of ell
- 0015: Interior, first floor, looking south into sunroom
- 0016: Interior, second floor, center stair hall viewed from rear looking west
- 0017: Interior, second floor, southwest bedchamber
- 0018: Interior, second floor, northeast bedchamber showing simpler trim scheme used in back rooms (closet a later change)
- 0019: Interior, second floor, doorway at rear of main stair hall looking into service hall and small maidservant's bedroom in southeast corner of main block
- 0020: Interior, second floor, maidservant's room in southeast corner of main block
- 0021: Interior, second floor, maidservant's room in southeast corner of main block showing plain window casing
- 0022: Interior, second floor, attic stair off service hall (former service stair from first to second floors is underneath)
- 0023: Interior, second floor, passage from main block to loft under eaves; former kitchen chimney at right edge on north wall
- 0024: Interior, second floor, loft under the eaves in rear (east of ell)

(Expires 5/31/2012)

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0025: Interior, attic above main block showing framing of hipped roof and flat section centered there

0026: Barn north gable wall and east elevation wall

0027: Barn, west elevation

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.





















































