

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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 listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Rutherford House multiple property: no
other names/site number _____

2. Location

street & number 26 East Street ☐ not for publication
city or town Edmeston ☐ vicinity
state New York code NY county Otsego code 077 zip code 13335

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. ☐ See continuation sheet for additional comments.

R. Daniel Walsh
Signature of certifying official/Title

10/15/2015
Date

DSHP
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet for additional comments.

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
- ☐ determined eligible for the National Register.
☐ See continuation sheet.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain:) _____

Signature of the Keeper

Date of Action

12/3/2019

Rutherford House

Name of Property

Otsego County, NY

County and State

5. Classification**Ownership of Property**

(Check as many boxes as apply)

☒ private☐ public-local☐ public-State☐ public-Federal**Category of Property**

(Check only one box)

☒ building(s)☐ district☐ site☐ structure☐ object**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

20

buildings

00

sites

00

structures

00

objects

20

Total

Name of related multiple property listing

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

N/A**Number of contributing resources previously listed in the National Register**0**6. Function or Use****Historic Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling, HotelAGRICULTURE/Agricultural Outbuilding**Current Functions**

(Enter categories from instructions)

VACANT**7. Description****Architectural Classification**

(Enter categories from instructions)

Main Building: Mid-19th Century; Italian VillaBarn: Mid-19th Century; Greek Revival**Materials**

(Enter categories from instructions)

foundation Stonewalls Woodroof Rubber, metal, asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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8 Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

Criteria considerations

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

Property is:

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

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

- ☐ recorded by Historic American Engineering

Areas of Significance

(Enter categories from instructions)

ArchitectureCommerce**Period of Significance**c1853-1910**Significant Dates**1867;1898**Significant Person**

(Complete if Criterion B is marked above)

Cultural Affiliation**Architect/Builder**unknown**Primary location of additional data**

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

Edmeston Public Library

Rutherford House

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10. Geographical Data

Acreage of property .49 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 480174 4727261
Zone Easting Northing

2

3
Zone Easting Northing

4

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Chandra Boudreau, Aubrey Kirsch, Alex Lien, Karl Wietzel; rev and ed by Cindy Falk & Kathleen LaFrank, NYSHPO

organization Cooperstown Graduate Program date August 2019

street & number PO Box 4, 5838 State Route 80 telephone 607-547-2586

city or town Cooperstown state NY zip code 13326

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**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.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Location and Setting

The Rutherford House is located at 26 East Street in the small Otsego County village of Edmeston, NY. Edmeston is a small crossroads community in the town of Edmeston, in the western part of Otsego County. The Chenango River forms the western boundary of the town and of the country, which is bordered by Chenango County on the west. NY 80, a major transportation route through the county, approaches Edmeston from the east and turns south at the village center before traveling southwest to New Berlin and the country line. CR 20 comes from the north and turns west at the village center, then travels to West Edmeston and the county line. These two routes form the village's major crossroads and are known as North, South, East and West Streets in Edmeston. Almost all of the village buildings are located on these four streets. Only a few secondary streets exist and they generally run parallel to North or South Street. The village's main employer, the New York Central Mutual Insurance Company, occupies a large campus just outside the village to the east on NY 80. The village is generally surrounded by flat agricultural land, mostly still in cultivation.

The Rutherford House is one block east of the crossroads on the south side of East Street, or NY 80. It is on the corner of one of the village's few side streets, Gates Avenue, which extends south about one block from East Street to provide access to a few residences but has no egress. Gates Avenue actually divides the Rutherford House lot, as its barn is set back from the street and east of Gates. The two buildings occupy a small, less than one acre rectangular lot on both sides of Gates Avenue. The house faces north and the Edmeston Fire Department is located just across East Street from it. To the west and south of the main building are residential homes. The house is surrounded by a flat grassy yard with no landscaping or trees except for one large stump in the southwest corner. The barn is also surrounded by grass with an overgrown gravel driveway leading up to its north facing front. The nomination includes two buildings, the residence and the barn.

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Summary

The Rutherford House was built c1868, following the 1867 destruction by fire of an earlier house on the site thought to have been built in the early 1850s. It was constructed as a single family residence and served as the home and business of a village doctor from its construction until the doctor's death in 1879. It generally retains integrity to its construction period with the exception of one rear wing rebuilt after a subsequent fire in 1886. In the 1890s the house was adapted for use as a hotel, which use it retained until 1910. A wing was added for hotel use in 1898 and some interior updates were also made, including additional rooms and water closets. More contemporary changes include an updated kitchen, bathroom and laundry room. The barn appears to survive from the original house and dates to c1850. Both buildings retain a high level of integrity to the early twentieth century. The house is a distinctive example of Italianate style domestic architecture and the barn retains features characteristic of the Greek Revival style

The Rutherford house is a two-story wood-frame residence on a stone foundation that has four distinct components: the original four-bay by four-bay square block; a nearly square kitchen addition off the rear, or south, elevation; and a three-bay by two-bay rectangular addition off the southeast corner with a one-story one-bay by one-bay rectangular addition with a half hipped roof directly behind the rectangular addition. All four sections are shown in a Sanborn map of 1910, so the building had achieved its current form by that date. The main block and rectangular addition are surmounted by flat roofs with overhanging eaves supported on paired wooden brackets. There is a square cupola in the center of the roof of the main block and a full-width one-story porch across the facade and around the east elevation of the main block. The section that extends around the east elevation was added after 1910.

Main Block

The main block is four bays wide by four bays deep and clad in flush board wood siding. It rests on a stone foundation and is surmounted by a flat roof with a deep overhang supported on paired brackets; although the brackets are intact, the frieze and soffits between them have been covered in vinyl siding. Fenestration is generally regular and consists of rectangular double-hung six-over-six wood sash

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windows. Upper story windows are set within wide, flat wood frames with broad pedimented lintels and narrow sills. First floor windows on the side elevations are identical and slightly larger than second story windows; these are set within eared enframements. There is one extra bay on the first floor east elevation that accommodates a door, which is set within a similar enframement to the windows. The windows on the first floor on the façade are of the same type. The façade features an off-center entrance in the second bay from the east. Although the door is currently bordered, it is set within a similar enframement with a broad molded lintel. On the upper floor of the façade, the two windows west of center are slightly closer together than those to the east of center. Most, but not all of the second story windows on the main block are fitted with wood shutters.

A full-width porch extends across the façade and east side elevation of the main block. The porch is wood, with overhanging eaves and is supported on heavy octagonal turned wood columns with decorative brackets. It also features a rail with turned posts. Although the porch is of one design, it originally covered only the façade and was extended around the side elevation after 1910 (since the porch on the side elevation does not appear in the 1910 Sanborn). Three sets of wood steps provide access to the porch. The center of the main block is crowned with a cupola, which has a flat roof with overhanging eaves supported on paired decorative brackets. Each of its sides has four double-hung one-over-one round-arched windows. A brick chimney rises through the roof to the west of the main block.

Annex

The annex addition (1898) is located off the southeast corner of the main block. It is a rectangular, wood-frame wing, three bays deep by two bays wide, on a stone foundation. It is clad in vinyl siding, as are the soffit and frieze. It is surmounted by a flat roof and features a deeply projecting cornice supported by paired brackets identical to those on the main house. Windows are symmetrical and match those on the main block, except that most have one-over-one sash rather than six-over-six. They are set within similar wood frames and shutters. On the north side of the annex, there is a single six-over-six window, with a single shutter on its east side and a door to the porch at the first-story level. In the 1910 Sanborn map, a small porch extends across this elevation; this was probably removed when the front

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porch was extended around the east side of the building. The rear elevation of the first story of the annex is concealed by a one-story projecting wing, but the upper story has no openings. The one-story annex addition (which was present on the 1910 Sanborn) is also wood-frame, on a high stone foundation, and is clad in vinyl. It has a half-hipped roof of asphalt and an exterior brick chimney on the outside rear wall. It features a three-pane window flanked by non-operable shutters.

Kitchen Addition

The two-story kitchen addition (c1886) can be seen from the rear (south) elevation, where it forms the center section; there is an open non-historic deck off its rear elevation. The back porch is constructed of stained pressure-treated wood and has a largely open railing. There is also an open woodshed at its western end. The shed addition from the rear reveals a basement door and a doorway, accessed via a porch, to the first floor. The interior of the shed addition is wood and unpainted. The kitchen addition is two-stories tall and has a large picture window (with a fixed center pane and a sash window to either side) and door on the first floor. A pent roof shelters both the window and door. The second story has a large picture window which also has a fixed center pane and sash windows to either side; it is flanked by non-operable shutters. The kitchen roof is pitched toward the woodshed addition on the west side. This side of the building is clad in vinyl. The second-story window has vinyl shutters as well.

Interior

The interior plan of the main block is straightforward, consisting of a wide, slightly off-center hall on each floor flanked by rooms that are two bays wide to the west and one bay wide to the east. On the first floor the hall is marked with a wide stair with multi-paneled carved newel and similar balusters and carved decorative pieces on the risers. The rail curves at the second floor landing and rises to the attic. A set of interior half paneled doors within a square molded frame mark the entrance inside the main exterior door. The hall leads to an windowless interior room behind the stairs that may have originally been on the rear elevation of the house (it now forms a passage to the 1886 kitchen); it features beaded board paneling to the chair rail and decorative ceiling beams. There are built-in cabinets on the south and east walls. The cabinet in the west wall connects directly to the west room and can be accessed from either side. There is a paneled door giving access to stairs to the basement in the north wall and a glazed

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door in the south wall giving access to the woodshed. There is a stairwell going to the basement under the front hall staircase. East of the hall is a double parlor divided by a flat arched opening supported by two Doric columns in antis. These columns appear to be an early twentieth century Colonial Revival update that reflects the hotel use. Windows in this room have wide molded surrounds and panels, as do most of the windows in the main block. Baseboard heaters obscure the wide baseboard moldings. West of the hall is a small parlor in the front of the house and another space that has been divided in contemporary times into three smaller rooms behind it. This series of three smaller rooms—likely divided from what was historically a larger space—include a bathroom and laundry room. These rooms are drywalled and painted. The bathroom does feature some applied tiling to the north wall. They all have exposed plywood floors. There is a historic laundry shoot in the hall on the west side that was preserved despite the updates to the rest of the space. The kitchen has contemporary appliances and finishes. There is a second stair to the second floor in the kitchen.

The annex and its one-story addition were built onto the southeastern corner of the building in 1898 and reflect the building's use as a hotel. On the first floor, it is a long rectangular undivided space with vertical beaded board to the chair rail; the walls above and the ceiling are covered with horizontal beaded board. The finishes appear to be early twentieth century. A window frame, originally from an exterior window, survives on the interior of the room and has been infilled with beaded board. In the southeast corner of this wing, there is a brick hearth laid on the floor that was the location for a wood stove. On the inside west wall there is a built-in wood bar with a large mirror as the back bar (the bar also appears to be an early twentieth century alteration). A door next to the bar provides access to the kitchen.

The walls in the main block of the house are plaster, and in the northwest room, front hall, and eastern rooms, they are decorated with wallpaper. The ceilings vary in appearance, but all appear to be plaster. The northwestern corner room has wallpaper covering the ceiling with a wooden ring affixed to it surrounding a pendant light. The front hall has a similar wooden ring around a pendant light, though

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over a painted ceiling. The northeast corner room has plaster decorations covering the ceiling with additional decorations surrounding its light fixture. Floors are hardwood throughout.

Most of the original architectural features survive throughout the main block of the house except in the bathroom, hall on the west side of the house, and laundry room. While simply decorated, they are consistent throughout the rooms of the main block. There are floor vents throughout the first floor, though the heating has been updated with hot water baseboard. Several historic light fixtures appear throughout the first floor, hanging in the front hall, the northeast corner room, west room, the northwest corner room and the bathroom, which matches that in the northwest corner room. Most of the doors are panel doors, except for the double glazed door at the front of the house and the single glazed doors connecting the annex and the kitchen to outside porches. Interior doors are painted white and are consistent throughout the main house, except for the doors connecting the hall on the west side of the house to the bathroom and to the laundry room, which are modern flush hollow core doors. There is one significant door that connects the northwest corner room to the hall in the west side of the house, which slides into the adjoining east wall. The wooden trim around the doors of the main house appears to be original, except for that connecting the hall on the west side, bathroom, and laundry room. There are windows in all rooms in the annex, annex wing, kitchen, and the main block, except the central room, which are all original to construction of the respective spaces. Additionally, one former window in the main block of the house can be seen in the annex, the addition of which made the window obsolete.

Second Floor and Belvedere

The second floor is similar in plan to the original room configuration of the first floor. An off-center hall runs through the middle of the building with two rooms to the east and two rooms to the west. The northwest room and the southwest room are connected by a door. Windows and moldings are identical to those on the first floors. On the east side there are also two rooms, the northeast room and the southeast room. The northeast room has two doorways and one window on the north wall with two on the east wall. The southeast room has one east facing window. Windows and moldings are identical to the others. All of these rooms have paneled wooden doors that are painted white. The flooring is wide

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planked hardwood that has either been painted or has previously been covered in another material. The ceilings are painted plaster and the walls are also plaster with floral wallpaper.

At the rear of the main block, the hall leads to a half-bathroom on the west side and another hall leading to the annex on the east. The half-bath has plywood flooring and previously had a window on the south wall that was sealed. There is a transom window without glass above the door. The hall exits into a storage room over the kitchen at the southern end of the building. This room contains a closet on the east wall. There is one picture window on the south wall. The walls and ceiling are drywall that has not been painted with a wooden beam that begins in the hall and stretches across the length of the room. Between the hall and the south "bonus" room is a stairway that exits into the first-floor kitchen.

The second-floor hall also provides access to the annex. With the main block of the building, the hall turns to the east, where there is a full bathroom, and then leads into the annex addition. The bathroom has tile flooring that continues up the wall as wainscoting. The rest of the wall is wallpapered. There is one six-pane window.

In the annex, there is a north-south hall on the inside wall, which provides access to two rooms on the east side and one room at the southern end. Each room has a single window facing east. The floors are wide plank and painted. The door frames are simpler on this section with no decoration. These rooms also have plaster walls with wallpaper.

All of the rooms and hallways have baseboards. The storage room is the only one that does not have a painted baseboard. The hardware on each door is different. Many of them are white ceramic knobs with different styles of sliding latches, or they have metal knobs with designs with or without sliding latches.

There is a basement under the main block of the house that is divided into three sections by both wooden and concrete walls. The flooring of the basement varies between poured concrete in a majority of the space, though some sections were thin wooden boards. The four outer walls are constructed of laid

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stone. There is a supporting wall dividing the basement made of poured concrete, as well as a few smaller wooden walls to further divide the basement. The ceiling is exposed rafters, on which there is evidence of up-and-down saw marks.

There is one panel door in the northwest corner of the room, which provides entrance to what was a canning room. This room is lined with ceiling to floor wooden shelves and has a wooden table along the southern wall that breaks up the shelves. There are two windows on the west wall, though one has been covered after it had been used as the coal shoot. There is evidence of a window in the east wall. Support posts run throughout the basement with up and down saw marks evident. The most notable feature is a covered well placed under the stairs.

Barn

The barn is a two-and-a-half-story rectangular wood building with a front facing gable that is built into a south sloping hill, providing a ground level entrance to the basement of the barn on the south side. Like the main building, the front faces the north. Two overhead garage doors dominate the facade. Each door has four window panes arranged horizontally across the top. The building has a laid stone foundation with wooden clapboard on the exterior and a sheet metal roof. The east side elevation has two wood double-hung windows with six-over-six sash; each is within a wood frame with flat wood lintels and wood sills and has operable wood shutters. Basement level features a row of long and narrow multi-pane wood sash and there is a solid wood door with side hinges in the upper part of the wall. The east side elevation has no openings except for four (originally five) small square windows near the basement. The rear (south) elevation has a ground level barn entrance with sliding wood door flanked by two square wood windows with multi-paned sash. There is a four-paned wood sash window above the door and a six-paned sash window in the gable high above.

The basement has a poured concrete floor with concrete walls on the north and west sides. The east and south basement walls are laid stone with horizontal boards over the frame. Extra supports have been

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added to the basement to reinforce the building. There are signs on the east wall of animals chewing on wooden members.

On the interior, the carriage level has wooden floor boards with wooden walls. The north wall has two garage doors as entrances to this level. The east wall is partially plaster on lath in the northeast corner with a plaster ceiling that lines up with the plastered wall section. There is a staircase in the southwest corner of the building leading up to the loft. The second step is hinged and opens for storage. The loft has wooden floorboards and walls. The rafters are wooden and have a new layer of wooden rafters reinforcing the original rafters. Wooden shingles, under the current metal roof, are visible from the interior. There is a hatch on the south side of the barn on each level, possibly used for moving hay.

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Statement of Significance

The Rutherford House is significant under criterion C as a distinctive, intact example of Italianate style domestic architecture in the village of Edmeston and under criterion A for its later commercial success as a popular local hotel for the Edmeston community, especially those utilizing the railroads through the area from 1889-1910. The large wood-frame residence was built c1868 for Dr. William M. Spencer almost immediately after an 1867 fire destroyed Dr. Spencer's earlier residence on the same site. Dr. Spencer, son of one of the town of Edmeston's first settlers, the hamlet's medical doctor, and a prominent citizen who served several terms as town supervisor, built the original house on the site in the early 1850s and continued to live and work in the 1868 house until his death in 1879. The house retains an excellent level of integrity to its construction period and embodies the features characteristic of the Italianate style, popular through Central New York in this period. Those include a large, square form, symmetrical fenestration, deeply overhanging roof with paired decorative brackets, eared window and door enframements, a porch with turned posts and balusters, and a center cupola. On the interior, the building retains its plan, stair with turned posts and newel post, and almost all of its elaborate woodwork and moldings. A square kitchen addition on the back of the house replaced an earlier kitchen wing, which was lost in a fire in 1886. After Dr. Spencer's death, the house was first occupied by an important local carpenter and then, from c1890 to 1910, served as a boarding house/hotel. Alterations made to serve this purpose include a rectangular wing, built in 1898, off the southeast corner of the house containing a lounge on the first floor and additional bedrooms above. The hotel wing mimics the original building almost exactly in form and materials. Other alterations during the hotel period include Colonial Revival columns in the main parlor and decorative beaded-board wall covering and a pressed metal ceiling in the lounge. A bar was added in the lounge at a later date. Known as the Rutherford House, the hotel was one of three on East Street in Edmeston in the early twentieth century. Of the three, it is the only one to survive. The nomination also includes an intact barn that survives from the 1850s house and embodies features of the Greek Revival style. The barn played an important role in the hotel era, as it served as a place to accommodate the carriages and horses of travelers and provided sufficient space for hay storage. The nominated house and barn retain a very high level of integrity and document a long period of Edmeston's history.

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History of Otsego County and Edmeston

Edmeston is part of Otsego County, formed in 1791. Previously the land was part of Haudenosaunee territory and then Montgomery County.¹ What would become Otsego County was the stage for several important events during the American Revolution, including General Clinton's damming of the Susquehanna River and his subsequent destruction of Haudenosaunee communities downstream.² Additionally, settlers in Cherry Valley, in the eastern part of the county, were attacked by British Loyalists and allied Seneca people led by Captain Walter Butler and Joseph Brant.³ After the American Revolution, the area became increasingly populated with newly arrived migrants from New England looking for land of their own.⁴ The town of Edmeston was formed in 1808, after being set off from the town of Burlington.⁵ The first half of the nineteenth century brought slow change to the region, with most residents being focused on agriculture and logging, but trade efforts were able to expand with the addition of railroads in the 1850s.⁶ Agriculture remained a staple in the area, with an increasing focus on dairy production and hops, though small crossroads communities developed with local businesses. Tourism also became influential to the local economy in the twentieth century, as did higher education.

King George III granted 10,000 acres in what would become Edmeston to Colonel William Edmeston, who fought in the Seven Years' War, and his brother, Robert Edmeston, in 1770.⁷ The first church was erected there in 1774.⁸ The American Revolution impacted this small community, as it did the rest of the county, through divisions between residents over political positions and relations with local native groups.⁹ The community expanded after the American Revolution in part due to newly built roads and

¹ Helen Beckwith, *Learning About Otsego County History* (Oneonta, NY: Otsego County Bicentennial, 1991), 9.

² Deb Holice and Pam Holice, "The History of New York State, Book IX, Chapter III," accessed April 11, 2019 <https://web.archive.org/web/20090703115631/http://www.usgennet.org/usa/ny/state/his/bk9/ch3.html>

³ *Otsego County Bi-Centennial 1791-1991* (Cooperstown, NY: Otsego County Historians Bicentennial Committee, 1991), 91.

⁴ Beckwith, *Learning About Otsego County History*, 9.

⁵ *Otsego County Bi-Centennial 1791-1991*, 74.

⁶ Beckwith, *Learning About Otsego County History*, 15, 30.

⁷ Edmeston Bicentennial Book Committee, *Edmeston: "Echoes of the Past" Revisited* (Edmeston, NY: Edmeston Bicentennial Cook Committee, 2008), 3.

⁸ J.H. French, "Otsego County in *Gazetteer of the State of New York*," accessed April 11, 2019, <http://sites.rootsweb.com/~nyotsego/frotsego.htm>

⁹ Edmeston Bicentennial Book Committee, *Edmeston Revisited*, 6-7.

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an increase in trading.¹⁰ The area at the time was defined by the possibilities of farming and other agricultural enterprises. The town government's primary focus for its first decade was creating viable, well-maintained roads.¹¹ A growth in population spurred on new industry including milling, forges, and supply shops.¹² Edmeston farmers participated in the widespread hops industry that made Otsego the leading hops producer in the nation.¹³ Though being a primarily agricultural community through the years, Edmeston also developed its own bank in 1882 and its own fire department, formed in 1892.¹⁴ The Wharton Valley extension of the New York, Ontario, and Western Railroad (O&W) was completed in 1889, with Edmeston as its last stop. The community at the end of the nineteenth century revolved around Main Street businesses.¹⁵ However, the railroad increasingly linked it with the greater region. The New York Central Mutual Fire Insurance Company, incorporated in 1899, continues to be one of the largest employers in the area.¹⁶ It initially served Otsego, Chenango, and Madison counties, but over time its coverage extended throughout much of New York State and even into parts of Pennsylvania.¹⁷ Modern technologies, especially cars, made their impacts on life in the town and modernization occurred steadily, shaping the lives and land.¹⁸

Spencer Period

The early use of the site is unknown, but between 1850 and 1853, Dr. William M. Spencer bought a series of small parcels on the south side of East Street from several local landowners, and a wall map from 1853 locates Dr. Spencer in a building somewhere near the nominated residence. Spencer (1818-1879) was the son of Halsey Spencer, also a physician, who relocated to Otsego County from Greene County in 1814 and was one of the town's pioneers, serving as supervisor (1835-37), member of

¹⁰ Edmeston Bicentennial Book Committee, *Edmeston Revisited*, 10.

¹¹ Edmeston Bicentennial Book Committee, *Edmeston Revisited*, 32.

¹² Edmeston Bicentennial Book Committee, *Edmeston Revisited*, 35.

¹³ Edmeston Bicentennial Book Committee, *Edmeston Revisited*, 45-46.

¹⁴ *Otsego County Bi-Centennial 1791-1991*, 29; Edmeston Fire Department, *On Call: 100 Years of Service 1894-1994* (Edmeston, NY: The Bishop Printshop Inc., 1994), 9.

¹⁵ Edmeston Bicentennial Book Committee, *Edmeston Revisited*, 69.

¹⁶ *Otsego County Bi-Centennial 1791-1991*, 65.

¹⁷ Evelyn Payne, "History of New York Central Mutual Fire Insurance Company," in *Historical Memories of Otsego County* (Laurens, NY: Otsego County Council of Senior Citizens Club, 1975), 7.

¹⁸ Edmeston Bicentennial Book Committee, *Edmeston Revisited*, 96.

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assembly, and sheriff. The younger Dr. Spencer continued in the medical field like his father, and he both lived and practiced in the house on East Street. Like his father he was also a prominent citizen and he also served several terms as town supervisor (1853-54; 1863; 1869; 1871). Spencer married Hulda A. Spencer (1820-1884), and they had at least one daughter, Minnie (b. 1863). Dr. Spencer built a residence on the nominated site in the early 1850s, and he was still living and practicing there twenty years later in 1867, when a terrible fire broke out in Ackerman's Machine Shop, destroying the Spencer house, along with Simmon's tannery (adjacent to the Spencer house), Bootman's wagon shop and planing mill, Parke's wagon, paint and blacksmith shop, Links Store, Mrs. Crumb's dwelling, and Mr. Simmons's barn.¹⁹ The Spencers seem to have rebuilt immediately after the fire because an 1868 atlas clearly shows Spencer possessing land and a house on this site. The 1872 Otsego County Business Directory lists Dr. Spencer as a physician and surgeon in Edmeston and in the 1877 census, the doctor is listed at the East Street address as the property owner. Dr. Spencer died in 1879 and Huldah Spencer was named executrix and heir to her husband's estate, including real estate. In 1883, Huldah Spencer, by then living in Albany, sold the property on East Street to Homer Underwood of Edmeston; Huldah Spencer died the following year, in 1884.

Homer Underwood (b.1848) was a well-known local carpenter who was born in Edmeston and apprenticed with Samuel Bilyea. He and his brothers, Ambler and Halsey, were building contractors who built a number of substantial houses and public buildings in the village, including a church, bank, school, opera house and large tenement houses.²⁰ Underwood owned the house during the next fire on East Street, which occurred in 1886. This fire reportedly destroyed or damaged many buildings; however, this time the Spencer house (as it was still referred to in a local news account) was spared. Although the house survived, sources suggest that a rear wing was torn down to save the rest of the house and that the current kitchen wing replaced it. The replacement wing is square in form and placed in the center of the rear elevation. In 1890, Homer and Flora Underwood sold the property to Fidelia Rutherford for \$2,800.

¹⁹ "Great Fire at Edmeston," in Edmeston Rotary Club and Edmeston Museum, *Edmeston: "Echoes of the Past,"* Edmeston, NY: Bishop Printshop, 1976), 126.

²⁰ Edmeston Bicentennial Book Committee, *Edmeston Revisited*, 88-89.

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Hotel Period

The first reference to the house as a hotel comes in the early 1890s, with a receipt dated June 23, 1891 that names T.A. Rutherford as the proprietor. A newspaper article from the *Brookfield Courier* in either 1891 or 1892 discusses the possibility that Florentine Chapin, also of Edmeston, might take over a hotel from Thomas Rutherford, “who has kept a public house for many years.”²¹ Thomas Rutherford is listed in Edmeston with no recorded occupation in the 1892 New York census. In 1880 he had been living with his wife’s family in nearby Burlington Green where he was a merchant; ten years earlier the census taker described him as a grocer living with his parents in Burlington. In 1893, the Spencer house was sold to his wife, Fidelia Rutherford.²² In the 1900 census, Thomas is listed as an innkeeper.

Interestingly, the census documents the presence of three boarders in the Rutherford House, in addition to the Rutherford family. These, all males, are 54, 24 and 35 years old; two are from New York and one from Massachusetts. Because they are listed as “boarders,” indicating residence, it is possible that the Rutherford was more of a rooming house than a typical tourist hotel. They could have been railroad workers, as the New York, Ontario, and Western Railroad (O&W) added two branches in 1889: Port Jervis to Monticello and New Berlin to Edmeston. The arrival of the railroad corresponds directly with sustained commercial development in and around Edmeston. By 1900, dairy production in New York State was centralized as creameries and cheese houses had collected near railroad depots. These transportation networks were vital for the economic sustainability of most Upstate New York towns and hamlets. When the Wharton Valley extension of the O&W made Edmeston its last stop in 1889, the stage was set for expanded agricultural production.²³ The train became known locally as “the milk train.” This development, along with the advent of refrigerated train cars, increased the amount of dairy products local farms could sell, stimulating local commerce and industry.²⁴ Another undated clipping from before 1900 described the Rutherford as offering “First Class Accommodations for man and beast. Hudson’s ‘bus runs too [sic] and from the house to all trains.” The same advertisement described the Rutherford as a “temperance hotel.”

²¹ *Brookfield Courier*, 1891-92, Fulton News.

²² Deed of Sale to Fidelia Rutherford from David Bennet, 1893, Otsego County, New York, Deed Book 225, Page 381.

²³ There was a turntable near the Edmeston station, which was about one-half mile south of the village. Edmeston Rotary Club and Edmeston Museum, *Edmeston*, 53-55.

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Thomas Rutherford died October 10, 1900, and in 1904, Fidelia Rutherford sold the hotel, this time to Albert Smith Sheldon. A 1905 receipt confirms that Sheldon was the proprietor and that H. S. Saley was the manager. Sheldon remained proprietor until 1910, when he sold it to Gillais A. Hudson, who sold it immediately to Elmer Welch who in turn sold it immediately to Frank H. Gates.

In 1898, during the Rutherford ownership, the Rutherford House was expanded and improved. More rooms were added, as were water closets and hot and cold running water on each floor. The remodeling also included a new furnace.²⁵ A 1910 Sanborn map shows the substantial addition on the southeast corner of the building. This two-story, wood-frame wing was rectangular in form and matched the original building in decoration, featuring the same flat roof, overhanging eaves and paired brackets. On the interior, it had one large room on the first floor and three small bedrooms above off a narrow corridor. The 1910 Sanborn map shows the outline of the building generally as it is today; it has had only minor exterior changes since that time. Among them are the extension of the front porch around the east elevation; like the annex, this too was done to match the original exactly.

By turn of the twentieth century, the Rutherford House was one of three Edmeston hotels serving local business travelers, family visitors, as well as weekend and summer tourists seeking a country respite from New York City. Like many railroad companies, the O&W published promotional materials in New York City praising the region's scenery and country lifestyle. The oldest hotel was the Pleasant Street Hotel, built c 1810 on East Street, almost directly across the street from the Rutherford House. Later known as the J. H. David Hotel and still later as the Brady House, this was on the corner of High Street, the northern route out of Edmeston. It was later demolished for construction of the village firehouse. On the southwest corner of the main intersection in Edmeston, just west of the two other hotels on East Street, stood a third hotel. It was constructed c1840-43 and was run by E. G. Waldo in 1853; it later became known as the Gaskin House.²⁶ It is now the site of the post office and an NBT bank. The

²⁴Edmeston Bicentennial Book Committee, *Edmeston Revisited*, 79-81.

²⁵Edmeston Rotary Club and Edmeston Museum, *Edmeston: "Echoes of the Past" II* (Edmeston, NY: Bishop Printshop, 1978), 174.

²⁶Edmeston Rotary Club and Edmeston Museum, *Edmeston*, 160.

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location of these hotels on East Street tied them into the larger commercial center, being adjacent to other businesses and to the local opera house.²⁷ An image from the period shows a person standing casually on the front porch of the Rutherford House, which was equipped with furniture.²⁸

After a series to successive sales in 1910, Frank H. Gates, an undertaker, purchased the building and remained there until his death in 1934. In 1915, Gates sold a portion of the property to the Wharton Valley Grange No. 991 of Edmeston, New York.²⁹ Of the remaining property, his will explained: "I give to my wife, Margaret E. Gates, the house and lot in the Village of Edmeston where I now reside, being the property I purchased of Elmer Welch, but subject to a mortgage now on the same reserving the rights for my daughter, Marjorie G. Corts and her husband, Wallace B. Corts, to use the garage and the two rooms in the house now used for the undertaking business for six months after my death, free of rent."³⁰ As the hotel period came to an end in Edmeston, the Gates family had to find other appropriate uses for structure and lot. Upon Margaret's death in 1936, the house and barn were bequeathed to Wallace B. Corts Jr.³¹ The last private owner, Lorraine Corts, left the property in her estate to the Edmeston Public Library in 2016.

Architecture

The Italianate style of architecture grew popular in the 1830s in England and later spread to the United States in the late 1840s, remaining popular until the 1890s. The style promoted Italian Renaissance characteristics, such as flat roofs, usually with a belvedere, and emphatic eaves supported by decorative brackets. The style focuses on being picturesque, through ornate fixtures and asymmetrical designs.³² According to one architecture guide, "The style's use for many of America's main-street commercial

²⁷ Edmeston Bicentennial Book Committee, *Edmeston Revisited*, 87.

²⁸ Edmeston Bicentennial Book Committee, *Edmeston Revisited*, 20.

²⁹ Deed of Sale to Frank H. Gates and Lena Gates to Wharton Valley Grange No. 991 of Edmeston, New York, 1915, Otsego County, New York, Deed Book 291, Page 193

³⁰ Otsego County Surrogate's County, Cooperstown, New York, File No. W 11100.

³¹ Otsego County Surrogate's County, Cooperstown, New York, File No. W 11440.

³² Talbot Hamlin, *Greek Revival Architecture in America: Being an account of important trends in American architecture and American life prior to the War Between the States* (New York: Dover Publications, Inc., 1964) 334–337.

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buildings provides for one of America's most distinctive symbolic landscapes of town centers."³³ Since the Italianate style can be rather flexible, using wood or masonry, and its rectangular frame was relatively easy to build, many Americans quickly fell in love with it, as it allowed them to build cheap, but elegant and picturesque houses using the materials they had available. The Italianate style quickly became more popular than the Greek Revival style by the time of the American Civil War.

Although there are other Italianate houses in Edmeston, the Rutherford House is a somewhat larger and more sophisticated example, fit for well-known citizen and respected doctor William Spencer and appropriate for its later uses as a hotel and a funeral home. It has also survived with a high degree of integrity, retaining all of its character-defining features. On the exterior, that would include its intricate porch with octagonal columns and turned balusters, double cornice brackets, cupola, and six-over six double-hung wood sash windows. It is particularly notable for its intact interior, retaining its plan and a full complement of moldings, trim, paneled doors and light fixtures throughout from the late nineteenth and early twentieth centuries. The only alterations are those made for hotel use, and they document its second important area of significance.

³³ "Italianate," *Architectural Styles of America and Europe*, last updated November 21, 2011
<https://architecturestyles.org/italianate/>

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Craven, Jackie. "Picturesque Italianate Architecture in the U.S." ThoughtCo. Last updated December 27, 2018. <https://www.thoughtco.com/the-italianate-house-style-178008>

Deed of Sale to Ebenezer Bennet, 1802. Otsego County, New York, Deed Book E, Page 541-542.

Deed of Sale to Lorraine Corts from Wallace Corts, 1976, Otsego County, New York, Book 652, Page 485.

Deed of Sale to Fidelia Rutherford from David Bennet, 1893, Otsego County, New York, Deed Book 225, Page 381.

Edmeston Bicentennial Book Committee. *Edmeston: "Echoes of the Past" Revisited*. Edmeston, NY: Edmeston Bicentennial Cook Committee, 2008.

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Giedion, Siegfried. *Space, Time and Architecture: the Growth of a New Tradition*. Cambridge, MA: Harvard University Press, 2008.

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Payne, Evelyn. "History of New York Central Mutual Fire Insurance Company." In *Historical Memories of Otsego County*. Laurens, NY: Otsego County Council of Senior Citizens Club, 1975: 5-8.

Schworm, Leon. "Edmeston, November 10, 2013" and "Edmeston, November 17, 2013". Edmeston, NY: Otsego County, 2013. <http://www.edmestonny.org/2018-news/archieve/2013-news/>

Verbal Boundary Description:

The boundary is indicated on the attached map with scale

Boundary Justification:

The boundary lines selected are the property lines at its time of significance.

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Page 1

Photographer: Cynthia Falk, Professor
Cooperstown Graduate Program
PO Box 4, 5838 NY 80
Cooperstown, NY 13326

Date: 2019

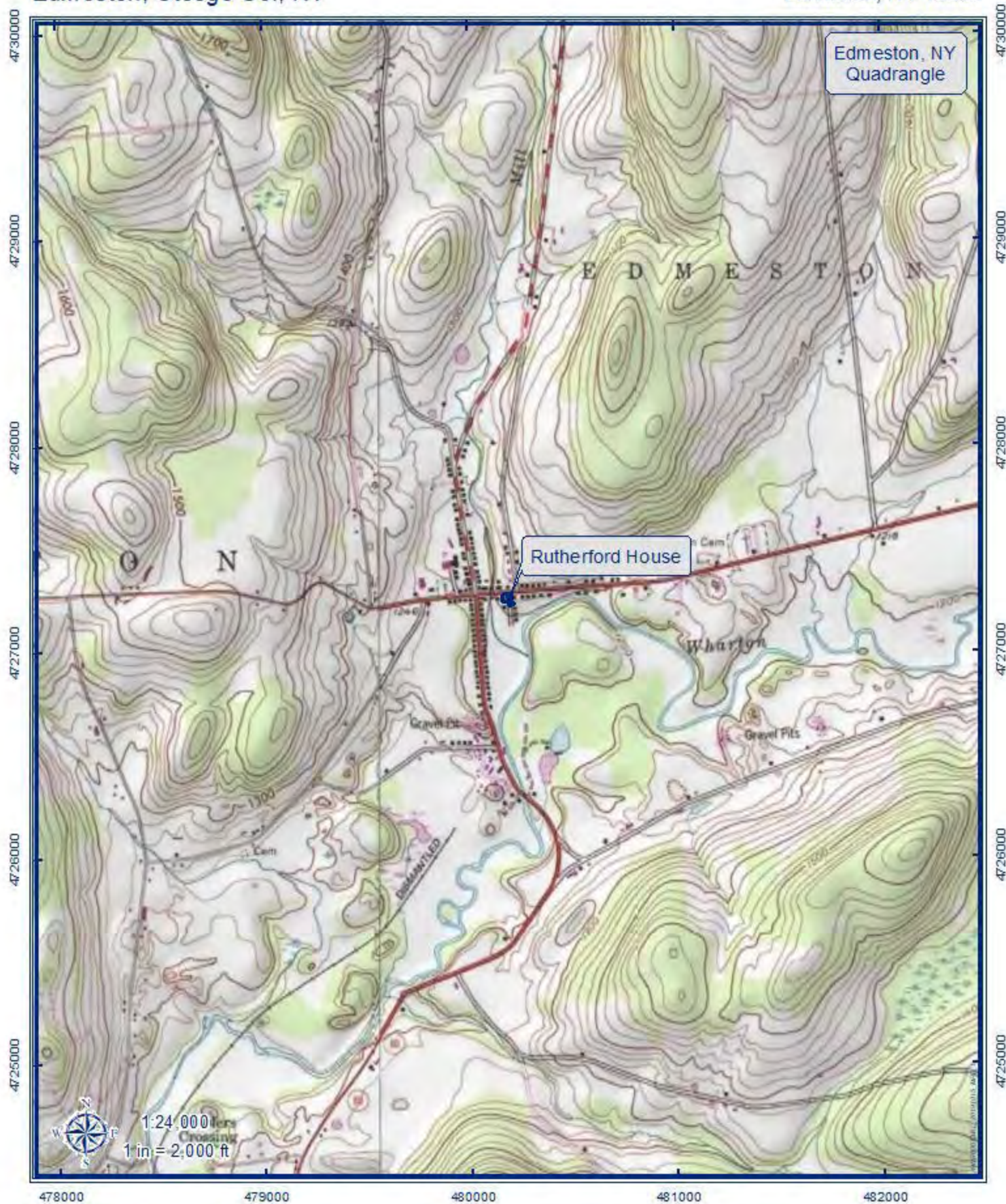
Tiff Files: CD-R of .tiff files on file at
National Park Service
Washington DC

and

New York SHPO
PO Box 189
Waterford, NY 12188

Photo List:

- 0001. façade, looking south
- 0002. east elevation, showing annex to the left
- 0003. rear (south) elevation, showing annex
- 0004. interior, first floor, stair
- 0005. interior, first floor, west front room
- 0006. interior, first floor, east parlors
- 0007. interior, second floor, west front room
- 0008. interior, first floor, annex
- 0009. barn, north elevation
- 0010. barn, south elevation
- 0011. barn, interior, first floor



Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter

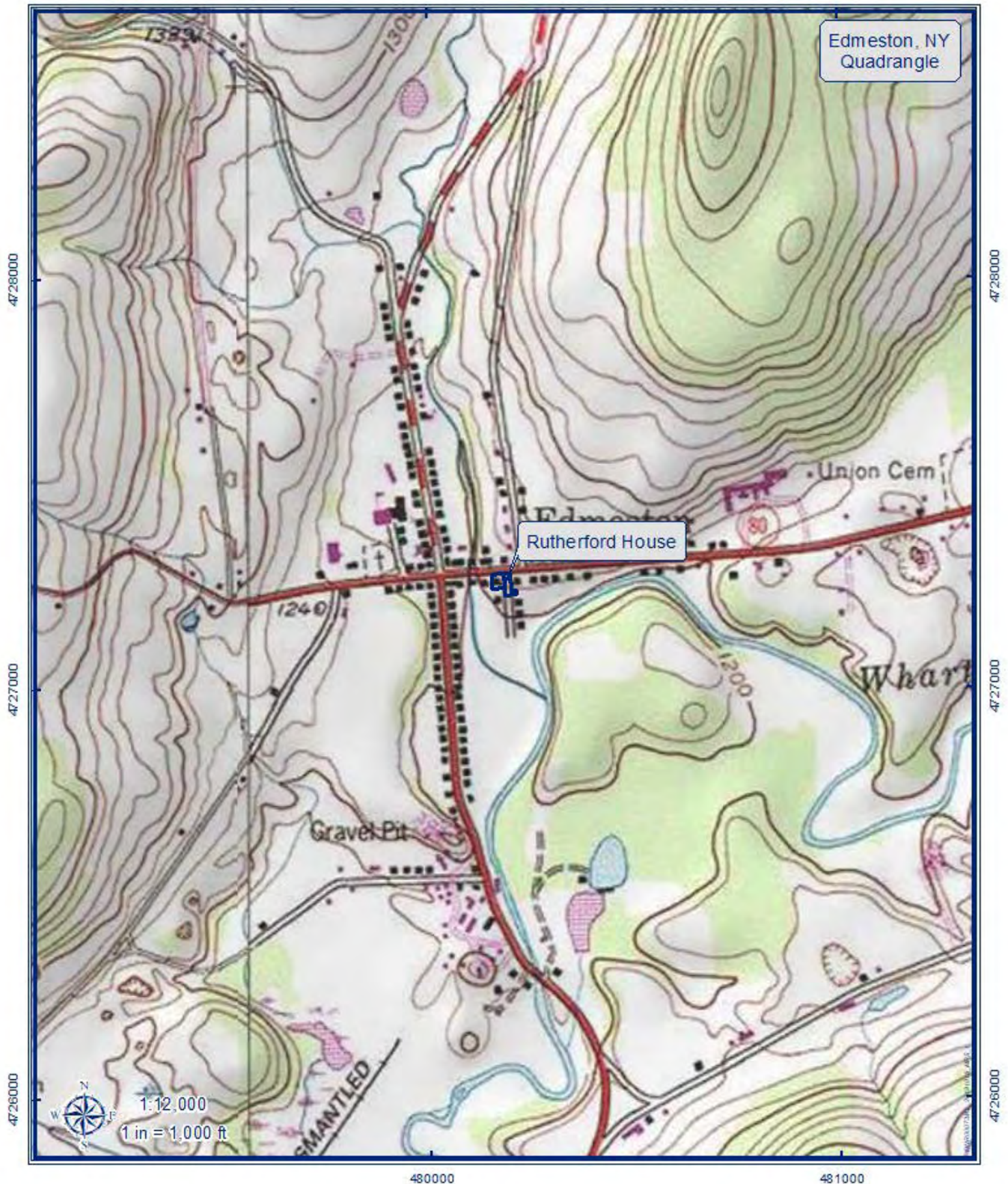
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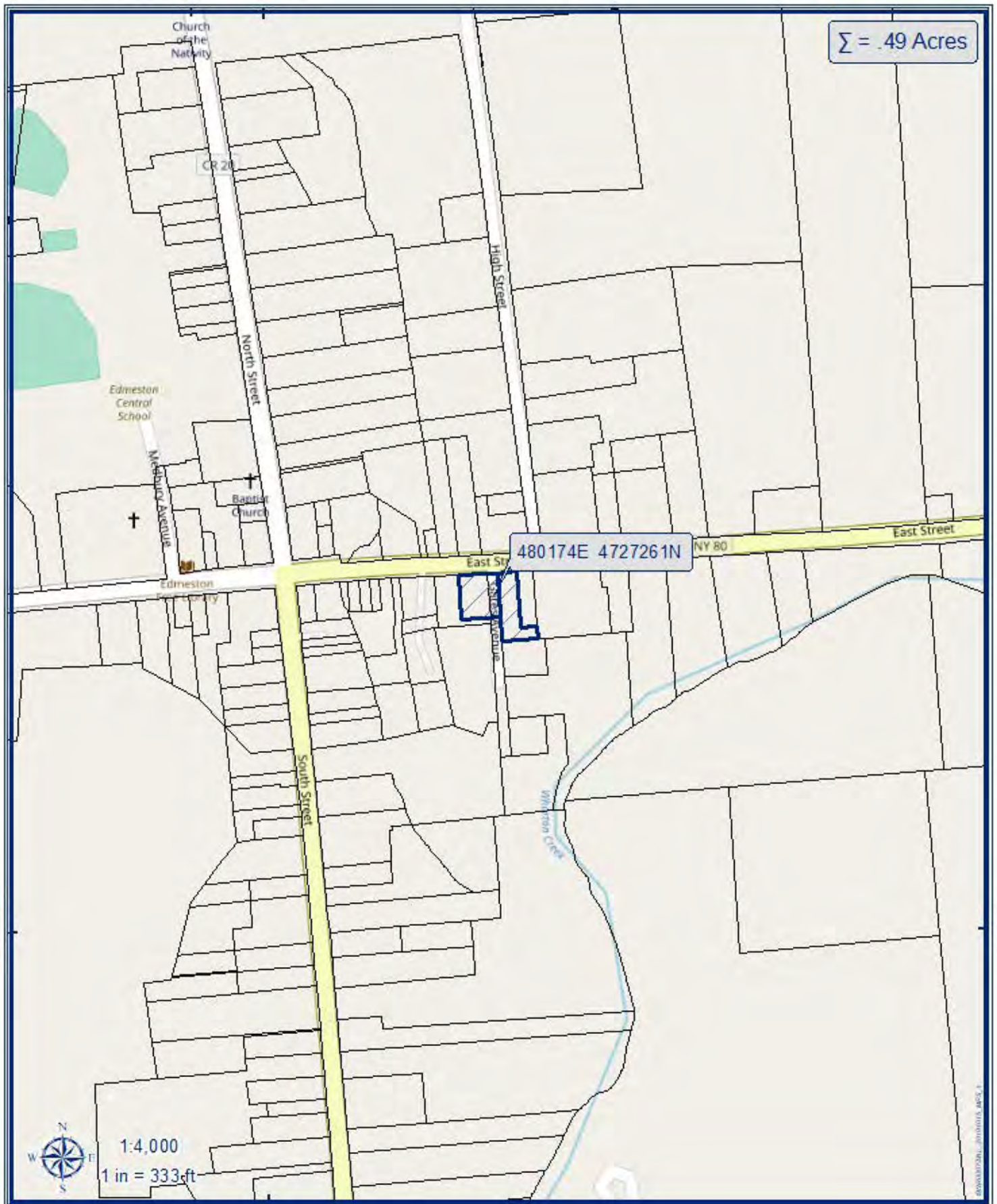


Rutherford House



Parks, Recreation
and Historic Preservation























HOTEL
BARN

NO
PARKING





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 10/23/2019 Date of Pending List: 11/14/2019 Date of 16th Day: 11/29/2019 Date of 45th Day: 12/9/2019 Date of Weekly List: 12/6/2019

Reference number:

Nominator:

Reason For Review:

☒ Accept ☐ Return ☐ Reject 12/3/2019 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Alexis Abernathy Discipline Historian

Telephone (202)354-2236 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner



18 October 2019

Alexis Abernathy
National Park Service
National Register of Historic Places

Mail Stop 7228

1849 C Street NW
Washington DC 20240

Re: National Register Nominations

Dear Ms. Abernathy:

I am pleased to submit the following five nominations, both on disc, to be considered for listing by the Keeper of the National Register:

Rutherford House, Edmeston, Otsego County
First Presbyterian Church of Deposit, Deposit, Broome and Delaware Counties
St. Matthias Episcopal Church Complex, East Aurora, Erie County
Sacred Heart Roman Catholic Church Complex, Niagara Falls, Niagara County
Schaeffer & Brothers Malt House, Buffalo, Erie County

Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office