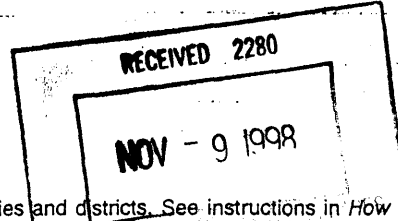


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1486

This form is for use in nominating or requesting determinations for individual properties and 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 from 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 PEERS, HENRY PERVIANCE, HOUSE

other names/site number MS-M-728

2. Location

street & number 325 West Third Street N/A not for publication

city or town MAYSVILLE N/A vicinity

state KENTUCKY code KY county MASON code 161 zip code 41056

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby 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.)

David L. Morgan, SHPO and
Executive Director, KHC 10-29-98

Signature of certifying official/Title _____ Date _____
Kentucky Heritage Council/State Historic Preservation Office

State of 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 commenting official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the 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

Patrick Anders

12/01/98

PEERS, HENRY PERVIANCE, HOUSE
Name of Property

Mason County, Kentucky
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/single dwelling

Current Functions
(Enter categories from instructions)

Work in Progress

Domestic/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Greek Revival

Materials
(Enter categories from instructions)

foundation stone

walls brick

porches wood

roof metal, standing seam

other

Narrative Description

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

See attached Continuation Sheet

PEERS, HENRY PERVIANCE, HOUSE

Mason County, Kentucky

Name of Property

County and State

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.

Areas of Significance

(Enter categories from instructions)

Blank lines for entering areas of significance.

Education

Blank lines for entering education information.

Period of Significance

1841-1846

Blank lines for entering period of significance.

Significant Dates

1841 house constructed

1841-1846 Peers wrote history

of Kentucky in this house.

Significant Person

(Complete if Criterion B is marked above)

PEERS, HENRY PERVIANCE

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

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

See attached Continuation Sheet

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 Record #

Primary location of additional data:

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

Name of repository:

Mason County Museum, Maysville, Ky.

Kentucky Historical Society

PEERS, HENRY PERVIANCE, HOUSE
Name of Property

Mason County, Kentucky
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

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See continuation sheet

Verbal Boundary Description

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

See attached Continuation Sheet

Boundary Justification

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

See attached Continuation Sheet

11. Form Prepared By

name/title Philip L. Breen, Owner
organization N/A date 1/12/98
street & number 3250 Hardisty Avenue telephone 513-871-3827
city or town Cincinnati, Ohio state Oh zip code 45208

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 SHPO or FPO.)

name Philip L. Breen
street & number 3250 Hardisty Ave. telephone 513-871-3827
city or town Cincinnati, Ohio state Oh zip code 45208

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

PEERS, HENRY PERVIANCE, HOUSE
MASON COUNTY, KY.

Description of physical appearance: The historic Henry Perviance Peers House (MS-M-728) is a rectangular, two-story painted brick house with a flat-topped, standing seam hipped roof of moderate pitch. The house was built in 1841. A two-story ell was added circa 1848 and projects from the west side of the front of the house. It rests on a stone foundation built into a hillside and faces due north and the Ohio River. Due to its hillside construction, the front of the house shows two levels and the rear of the house, one level.

The Peers House utilizes regularly spaced windows on all sides. The windows are currently a mixture of 6x6 pane and 2x2 pane double-hung sashes. The front features paired entry doors on both the first and second levels, with each door surrounded by narrow rectangular sidelights and a full transom. Three additional doors on the front of the house have full transoms and provide

direct entry into rooms from front porches. The rear features a large entry door with simple entablature enframingent with full transoms and sidelights with a solid wood door with two glass panels.

Four chimneys extend asymmetrically from the roofline and are incorporated into exterior walls. Of special significance is the apex of the flat-topped hipped roof which has an unusual framed clerestory window allowing natural light and ventilation into the large attic room within.

On the interior, the space is utilized as two apartments, one on each level. There is an enclosed staircase off the central hall which connects the first level to the second. The first level consists of 810 square feet of living area divided into a kitchen, living room, bedroom and a bath, all with 10' high ceilings and two fireplaces. Original door and window surrounds have survived previous renovations. The second level contains 1,300 square feet of living space and includes a kitchen, living room and bathroom on the east side of the central hall; and three bedrooms are located on the west side of the central hall. It features three fireplaces and original mantels, unique two panel doors and original window surrounds and baseboards. A large finished attic room is accessed by a narrow staircase from the central hall of the second level. Unusual rectangular glass lights in the attic room establish a continuous four-sided border where the walls join the ceiling.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Peers, Henry Perviance, House
Mason County, Ky.

Description of property location: The Henry Perviance Peers House is located in Maysville, Mason County, Kentucky. Mason county is roughly square in shape and is bordered by the Ohio River to the north. The county's economy is largely agricultural in basis and it is the second largest burley tobacco market in the world. All of the towns and communities in the county are oriented towards agriculture in the goods and services they provide.

Maysville's downtown historic district includes forty-eight buildings and sites of note with architectural styles ranging from Georgian to Greek Revival to Victorian. The entire downtown area is listed on the National Register of Historic Places.

The Henry Perviance Peers House is located at 325 West Third Street, two blocks from the western edge of the Maysville historic district in one of Maysville's oldest neighborhoods. Historic neighboring properties include the John Brett Richeson House at 331 West Third Street and the Lewis Collins' House at 313 West Third Street. These properties are identified as historic sites and listed as Kentucky Landmarks and the Richeson House is listed on the National Register of Historic Places.

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National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Peers, Henry Perviance, House
Mason County, Ky.

The Henry Perviance Peers House (MS-M-728) meets National Register criterion B - through its association with the lives of persons who were important to Maysville's past. Henry Peers was a little-known historian who in the 1840's did his research work on Kentucky and provided the major part of the materials for an important reference work. This book, Collins History of Kentucky, was published in 1847, the year after Henry Peers' untimely death (at age 38), by his brother-in-law, Lewis Collins, also of Maysville, Kentucky, and editor of the Maysville Eagle newspaper.

In the first paragraph of the preface of Collins History of Kentucky, Mr. Lewis Collins acknowledges Henry Peers as the principal source for the work.

"The late H. P. Peers, of the city of Maysville, laid the foundation for the work which is now presented to the reading community. Mr. Peers designed it to be simply a small Gazetteer of the State, and had collected, and partially arranged for publication, the major part of the materials, comprising a description of the towns and counties. Upon his decease, the materials passed into the hands of the Author, who determined to remodel them, and make such additions as would give permanency and increased value to the work."

The book's many printings testify to its enduring value. The first edition of Collins History of Kentucky was published in 1847 and reprinted twice. It was enlarged and republished in 1874 by Richard H. Collins, son of Lewis Collins (and nephew of Henry Peers), and republished again in 1924. It is still one of the most widely used reference works on Kentucky's history.

Kentucky Pioneer History 1780 - 1846

Henry Perviance Peers laid the foundation for the first publication of Kentucky's pioneer history. Peers traveled the state in the early 1840's, compiling information for a "Gazetteer of Kentucky" that he planned to publish.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Peers, Henry Perviance, House
Mason County, Ky.

Records show that Henry Peers married Ann Eliza Richeson, daughter of Margaret (Ragsdale) and John Brett Richeson, in Maysville, October 13, 1835. Mary Foley, research associate for historian Robert H. Richardson, writes: "In 1841 Henry and Ann Eliza purchased property at 325 West Third Street, Maysville, next door to the home of her father. Here in a house overlooking the Ohio River, they spent the rest of their days and here much of the Gazetteer of Kentucky must have been written."

In order to understand why Henry Peers was motivated to undertake writing a history of Kentucky, it is useful to reflect on the people and circumstances which most likely provided the greatest influence on his thinking.

Henry Peers was the son of Major Valentine Peers, a veteran of the American Revolution, who was born in Ireland, migrated to America in 1772 and lived in Alexandria, Virginia for nearly 30 years before moving his family to Kentucky in 1803. Valentine Peers was very much identified with Kentucky's early history. He was one of Kentucky's most successful pioneer industrialists and promoted many enterprises. "Schools, libraries, the Presbyterian Church, the Maysville Turnpike, salt and linen mills and Whig politics were some of the interests to which he gave his support and energy," wrote historian Mary Foley.

Henry Peers was born on August 22, 1807, the tenth of eleven children, and the third born in Kentucky. His three oldest brothers followed the frontier westward to Missouri between 1820 and 1825. They played a role during that state's pioneer period similar to the one that their father had played in Kentucky. Henry's fourth brother, Benjamin Orr Peers, worked most of his life on behalf of public education and later became President of Transylvania College in Lexington. Henry's sister, Mary Eleanor, married Lewis Collins, owner of the Maysville Eagle newspaper, and later Judge of Mason County.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

Peers, Henry Perviance, House
Mason County, Ky.

The family of Henry Peers' mother, Eleanor Grayson Orr, was very much identified with the history of Virginia. Her father, John Orr, was a successful merchant in Leestown with a plantation, Waterside on the Rappahannock. He was one of the original signers of the Leestown Resolution of 1766, one of the first public expressions of resistance to English tyranny. Her uncle, Colonel William Grayson, was a member of the Continental Congress and one of the first two United States Senators from Virginia. Henry Peers' uncle, Alexander Orr, was elected to the Kentucky Legislature and the U.S. Congress.

Probably from his earliest years, Henry Peers was made aware of his ancestry and the many contributions that his family made to the development of this country.

Henry's father-in-law, John Brett Richeson, was a friend of Thomas Jefferson and was at Monticello when his famous friend died July 4, 1826. He was a respected educator who co-founded the famed Rand-Richeson Academy in Maysville. Henry Peers' brother-in-law, William West Richeson (the youngest graduate ever (18) of the University of Virginia), was the famous "Master of Rosemont" and was regarded as one of Kentucky's most brilliant teachers. Another brother-in-law, Michael Ryan, was one of Maysville's most successful industrialists who made his fortune in hemp and salt production.

And so Henry Peers grew up surrounded by family members who were achievers in a variety of fields and especially in politics, business and education. What wonderful ideas were probably exchanged between Peers and his family and friends as they contemplated worthwhile opportunities for their efforts.

Possibly those conversations lamented the fact that no one had yet authored a history of Kentucky. In these conversations it was surely noted that several authors had gained personal recognition (and rewards) by publishing "Gazetteers" of: Ohio (1816), Indiana (1826), Illinois (1834), Missouri (1837), and Michigan (1838), but no such important reference work existed for Kentucky, which was older, richer and more populous than any of these other states.

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National Register of Historic Places Continuation Sheet

Section number 8 Page 4

Peers, Henry Perviance, House
Mason County. Ky.

We do not know if any such conversations took place or why Henry Peers became motivated to write a history of Kentucky. We do know that he was employed during the 1840's as General Agent for the Maysville Eagle newspaper owned by his brother-in-law, Lewis Collins. In this capacity he traveled to most of the major towns and counties in Kentucky for the purpose of expanding subscriptions and gathering news. No doubt he wished he had a Gazetteer for personal reference as he rode into distant and unfamiliar communities to do business for the Maysville Eagle. Perhaps on one of these lonely rides it occurred to him that he probably knew more about Kentucky history, commerce, population, geography, etc., than any other individual in the state, and maybe he should be the one to author a Gazetteer of Kentucky.

In any event the research and writing was done mainly during the 1840-1844 period. We know this because there are specific references to his book in some of his letters to his wife, Ann Eliza, during this period. Also a handwritten manuscript of Henry Peers' first draft of the Gazetteer survives, and bears the date 1844 on some of its last pages, suggesting that much information had been gathered during or prior to that year. Historian Mary Foley writes: "This interesting document contains a title page, preface and some 250 pages of narrative and statistics pertaining to Kentucky, its institutions and 63 of its counties and their towns."

It is this handwritten manuscript and considerable other papers of which Mr. Lewis Collins assumed control upon Henry Peers' death March 6, 1846, at the age of 38. The Maysville Eagle of March 10, 1846, printed an obituary of Henry Peers which gives him full credit for his collection of historical materials:

"The death of H. P. PEERS was announced on Saturday. He was extensively and favorably known as the General Agent of this paper. During his travels over the state, combined with an extensive correspondence, he has collected materials for a valuable work on KENTUCKY - embracing her History, Geography, Topography, Statistics, Mineral resources, etc.,

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National Register of Historic Places Continuation Sheet

Section number 8 Page 5

Peers, Henry Perviance, House
Mason County, Ky.

together with brief biographical sketches of many of her
Pioneers, Statesmen, Jurists, &c. This work, it is the
intention of his Executors to have prepared for the press
during the approaching summer. Mr. Peers was an unpretending,
but most honest and upright man, and devoted Christian.
His death was a tranquil and happy one - leaving with his
friends the consolation, that he has passed from works to
rewards."

Of note: The executors mentioned in the above obituary were Henry
Peers' two brothers-in-law, Lewis Collins and William W. Richeson,
named by will in 1837. Mr. Richeson was principal of the
Rand-Richeson Seminary, which had become a flourishing school.
Mr. Collins was, in addition to being editor of the Eagle, a
bookseller, book publisher, and proprietor of a print shop.

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National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Peers, Henry Perviance, House
Mason County, Ky.

REFERENCE LIST AND SOURCES

1. Collins History of Kentucky, Lewis Collins, 1847
2. Register of the Kentucky Historical Society
H. P. Peers of Maysville, Mary Foley
Vol. 53, January 1955, No. 182
3. Valentine Peers File, Mason County Library
4. Will Book N, p. 354 Mason County (Ky.) Records
5. Will Book A, p. 160 Mason County (Ky.) Records
6. The Delaware Tree and Some of its Branches
Charles Burrill Ryan (1940)
7. Biographical Encyclopedia of Kentucky
8. Deed Book 50, p. 335 Mason County (Ky.) Records
9. Maysville Eagle, March 10, 1896
10. Maysville, Kentucky, Jean Calvert and John Klee
11. Major Valentine Peers & His Descendants
Robert H. Richardson

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Peers, Henry Perviance, House
Mason County, Ky.

Verbal Boundary Description (from Deed of Conveyance)

That certain tract or parcel of land situated and being on the north side of West Third Street in the City of Maysville, Mason County, Kentucky, west of Short Street and beginning at the southwest corner of the property owned by Robert C. Henke; thence northwardly with the line of Henke 196 feet to an alley; thence west with said alley 60 feet to the corner of O'Connor thence in a southerly direction with the line of O'Connor 196 feet to Third Street; thence eastwardly with Third Street to the point of beginning, known and designated as 325 West Third Street.

Verbal Boundary Justification

The property proposed for nomination includes the entire parcel which has been associated with the significant person. The small urban lot which consists of the house and its immediate setting, contains sufficient integrity to convey the important association.