

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

1. Name of Property

historic name Marshall D. Bice House
other names/site number N/A
multiple property listing N/A

2. Location

street & number 229 Main Street

| | |
|-----|---------------------|
| N/A | not for publication |
| N/A | vicinity |

city or town Schoharie
state New York code NY county Schoharie code 095 zip code 12157

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Michael P. Lynch Deputy SHPO Date 5 APRIL 2017
Signature of certifying official/Title

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:
X entered in the National Register ___ determined eligible for the National Register
___ determined not eligible for the National Register ___ removed from the National Register
___ other (explain:)

Alexis Abernathy Date of Action 6/12/17
Signature of the Keeper

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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.)

| | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

| | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

| Contributing | Noncontributing | |
|--------------|-----------------|--------------|
| 1 | 1 | buildings |
| 0 | 0 | sites |
| 0 | 1 | structures |
| 0 | 0 | objects |
| 1 | 2 | Total |

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

Number of contributing resources previously listed in the National Register

NA

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC, single dwelling

Current Functions
(Enter categories from instructions.)

VACANT

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN, Italianate

Materials
(Enter categories from instructions)

foundation: limestone

walls: brick

roof: metal

other: wood (cupola and trim)

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Narrative Description

Summary Paragraph

The **Marshall D. Bice House**—a large high-style brick Italianate residence located at 229 Main Street (NY 30) in the Village of Schoharie, Schoharie County, New York—occupies a prominent, roughly square, one-acre lot at the northwest corner of the intersection of Main and Bridge streets. The house is nearly centered on its lot and set back from houses farther north on the west side of Main Street. (*n.b.* Historic deed references adopt the convention that Main Street runs north–south. This nomination adopts the same convention.) The building rests on a high stone foundation and features a square cupola centered on the low, hipped roof capping its square-plan main block. Heavy, paired, elaborately scrolled brackets support the deep-eaved roof. A broad veranda with similar details spans the front façade. A more modestly scaled open porch spans the rear section of the north side of the main block and part of the north side of the service ell. A third (and smaller) porch accesses the south side of the service ell. The main block features symmetrical fenestration with large paired doors centered in the façade. A lower, two-story brick service ell spans the northern two thirds of the rear wall of the main block. A curved drive wraps the north and west (rear) of the house and opens onto both Main and Bridge streets. A plain frontal-gable, two-bay frame **garage** (built ca.1975) with south-facing doors occupies the northwest corner of the parcel. An abandoned in-ground **swimming pool** is located at the northwest corner of the lot behind the garage. A reproduction street light, added by a previous owner, has been placed next to the driveway.

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Narrative Description



Figure 1: Marshall D. Bice House, 229 Main Street, Schoharie, NY, 2016.

Exterior

The house at 229 Main Street presents a highly decorative façade, crafted using costly materials of good quality. The entire house rests on a high, coursed ashlar foundation of large, locally quarried limestone blocks with a deep water table. This makes the already large house even more imposing; it appears to float above the surrounding lot. The neatly dressed stonework is consistent throughout the entire building, even behind the veranda and on the service ell. The red brick walls feature four rows of stretcher courses for each header course. A recently added standing seam metal roof caps the main block; a separate, but similar, roof caps the rear ell. The hip-roofed cupola on the main block also has a metal roof.

The broad veranda, grand center entrance, and pedimented cast-iron window heads on the façade make this elevation the most elaborately detailed. The front entrance is on a grand scale with door panels carved in high relief. The exterior doors on the side elevations and ell are of normal scale and simply paneled. The second-story side elevations and the lower rear service ell feature plain window heads instead.

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Pairs of heavy, elaborately scrolled brackets support the deep eaves capping the front and side elevations of the main block at intervals marking the bays. An additional pair of brackets is placed on the rear wall above the southwest corner of the main block, where the service ell forms an interior, or L-plan, corner. The remainder of the cornice on the rear wall is unembellished and matches the cornice on the service ell. Where the frieze meets the eaves on the main block, evenly spaced, small-scale, single brackets are applied to the bed molding between the large paired ones. Matching small brackets also trim the bed molding of the low pediment above the center bay on the front façade. Oblong, latticed wood lozenges are applied to the brick walls below the wood frieze and between the encrusted and dependent triangular bracket mounts. The lozenges screen plain narrow attic windows.

Open stone steps in two tiers made of limestone blocks similar to those in the foundation ascend to the full-width front veranda. Squared chamfered wood posts, resting on paneled wooden piers, hold up the low-hipped roof. The center bay of the veranda projects slightly beyond the rest of the porch, and paired posts flank the steps. The veranda cornice features a single scrolled bracket above each post; the bed molding features small brackets above a plain frieze. Low wood railings composed of scroll-sawn open circles span the spaces between the piers.

The two-bay porch on the north side of the house spans one entrance into the main block and one into the kitchen in the rear ell. It features Italianate-style details similar to those on the front porch. The railings are identical, but the posts are doubled; doubled scrolled brackets under the eaves align with the posts. Small brackets embellish the bed molding above a plain frieze. Corner braces feature circles with quatrefoil cutouts and scroll-sawn brackets below. Period limestone porch steps ascend from the rear corner of the ell; a plainly built, recently added wooden ramp replaces or hides matching stone steps that once accessed this porch from the front of the house (these steps are shown in a 1904 photograph).

The small, open porch on the south side of the ell has a nearly square footprint and offers access to the service stair corridor. Open wooden steps (that appear to be recently replaced) ascend from the rear side of the house. Single, squared, chamfered posts support the deep-eaved, low-hipped roof. The scroll-sawn corner braces match those on the north porch.

The five-bay fenestration on the front façade of the main block is symmetrical with paired matching bays flanking a slightly projecting, more elaborately detailed center bay. This features an oversized main entrance with large, paired, wooden doors. Each door has an oblong panel above a round panel, both carved in high relief with schematic leafy vines and outlined by a heavy curvilinear molding. A deep, two-light transom lights the vestibule behind the doors. Narrow, paired windows are located in the second story above the entrance. The flanking bays on the front façade feature windows with heavy cast iron headers with pedimented tops and plain sills. These have large four-over-four, double-hung and weighted wooden period sash. Period wooden louvered shutters hung on period hardware flank nearly all openings.

The main block is four bays deep. Windows in the first story feature the same heavy cast-iron headers as those on the front of the house. The second-story openings feature plain headers. The only departure from external symmetry on the sides of the main block is the single-width doorway at the west end of the north wall. Its seven-panel door matches the configuration of the interior doors in the main block (although the top two panels

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are glazed). A deep, single-light transom, surmounted by a cast-iron header matching those used on other first-story openings in the main block, caps the doorway, which enters the northwest parlor.

Fenestration in the one-and-a-half-story ell is generally symmetrical and consists of double-hung, four-over-four, period wood sash in the first story. The upper story has half-height, two-over-two, double-hung and weighted wood sash. All openings feature plain square-headed cast-iron caps and sills matching those of the windows on the second-story side elevations of the main block. The first-story windows in the ell retain period louvered wooden shutters like those throughout the main block.

The elaborately detailed square-plan cupola centered on the main block has a hipped roof of similarly low pitch to the house itself. Single scrolled brackets mark the corners; smaller plain brackets are set under the deep eaves. Each face features three small round-arched, single-light windows. Four evenly placed brick interior chimneys pierce the roof of the main block. Each is placed on a limestone bench and features a limestone cap with a hip-roofed top and paired, Tudor-arched flue openings. A fifth chimney is placed asymmetrically on the rear wall of the ell and would have vented the kitchen range. Its cap is altered for two modern stove flues. All five chimneys appear to have been repaired to resemble their original appearance.

Interior

The lower three feet of the first floor of the house were submerged in August 2011 when the Schoharie Creek flooded the valley during Hurricane Irene. The plaster below the high water mark and the baseboard, or shoe moldings were removed, but these were the only losses due to the flood. The plaster above this point survives: it is painted and hung on mill lath.

The interior plan of the first floor consists of a central stair hall flanked by two large public rooms on each side, with utility spaces in the back ell. The Southeast and Southwest Parlors open into one another.

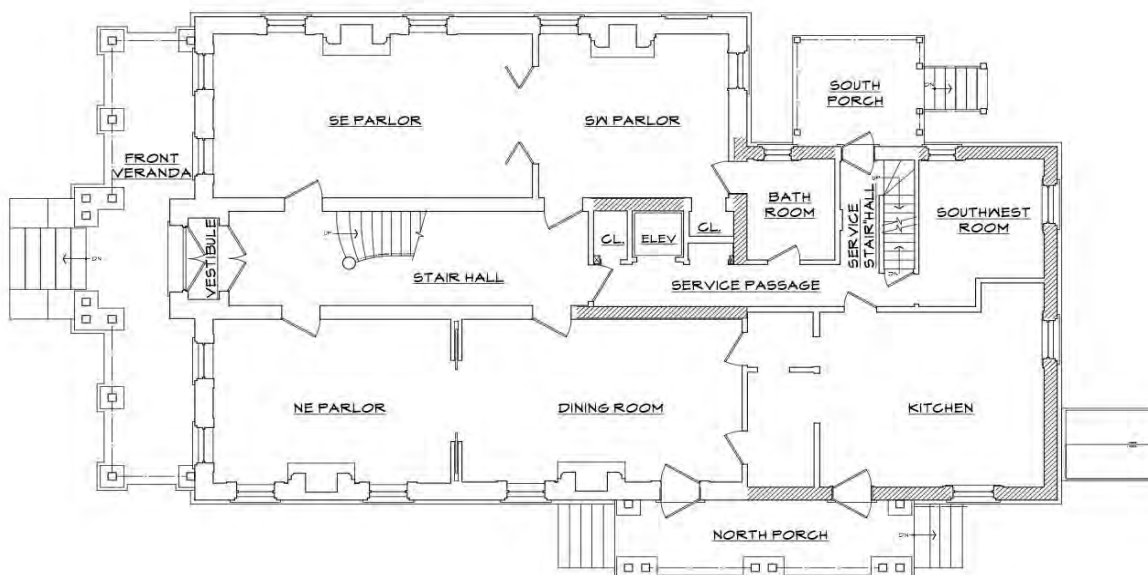


Figure 2: First story plan (Crawford & Stearns, Architects and Planners)

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The paired doors in the façade open onto a shallow vestibule. A second set of large paired doors, with the same panel configuration (upper oblong panels are glazed) as the exterior doors, opens onto the center stair hall of the high-ceilinged first story of the main block. A deep, two-light transom matching the exterior one surmounts each of the interior doors. The wide entrance hall runs about three-quarters of the depth of the main block. A broad single-run staircase with a heavy varnished Italianate newel post and spindled balustrade ascends the south wall of the hall to the second story.

Doorways on either side of the hall face each other and open into parlors in the northeast and southeast corners of the house. The southeast parlor runs nearly two thirds of the depth of the main block; the northeast parlor is one of two nearly equally sized rooms separated by pocket doors in a squared arch. The southwest chamber, possibly designed as a sitting room, is the smallest of the four rooms on the first story of the main block. It is entered from the southeast parlor *via* paired folding glazed doors, which appear to be fairly recent additions. A small alcove in its north wall may once have been a short hall connecting this room to the service passage behind the center stair hall. A single door in the west, or back, wall of the southwest chamber now opens into a lavatory located in the ell. This room may have been designed as a pantry; it is now fitted with late twentieth century plumbing fixtures. Two evenly spaced single-width doorways open into the kitchen in the ell from the room in the northwest corner, which, by placement, appears to have been a formal dining room. These doors may have opened onto a china closet on the exterior, or north, wall and serving passage connecting the kitchen and dining room. An exterior door in the north wall near the northwest corner of the parlor opens onto the north porch.

The trim schemes and round-arched marble hearth surrounds of the four corner rooms of the main block indicate a degree of formality. The southeast parlor, the northeast parlor, dining room, and stair hall retain identical prominent trim schemes composed of a high, broad fillet enclosing two fascia. These three chambers also retain wooden panels below the windows. The small southwest room has only the fillet molding on its door and window casings; these moldings match the ones in the service ell. The hearth surround in the large southeast parlor features a rope-turned molding that marks this room as the most formal.

All first-story rooms in the main block (including the corridor) have stamped metal ceilings and deep crown moldings, which appear to have been added about fifty years after the house was built. It is unclear whether they simply cover deteriorated plaster or if they were considered a stylish alteration. The flooring throughout the first story of the main block is unfinished, even-width pine boards (about six inches wide) bearing evidence of carpet tacks throughout.

Doors throughout this part of the house are heavy (more than 2" thick) pine with two large oblong panels in the upper half, three small square panels in a row crossing the midsection, and two shorter oblong panels below; they appear to have been recently stripped and are clear finished. The doors throughout the main block are hung on large, heavy two-leaf hinges and secured using mortise locks operated by white porcelain knobs.

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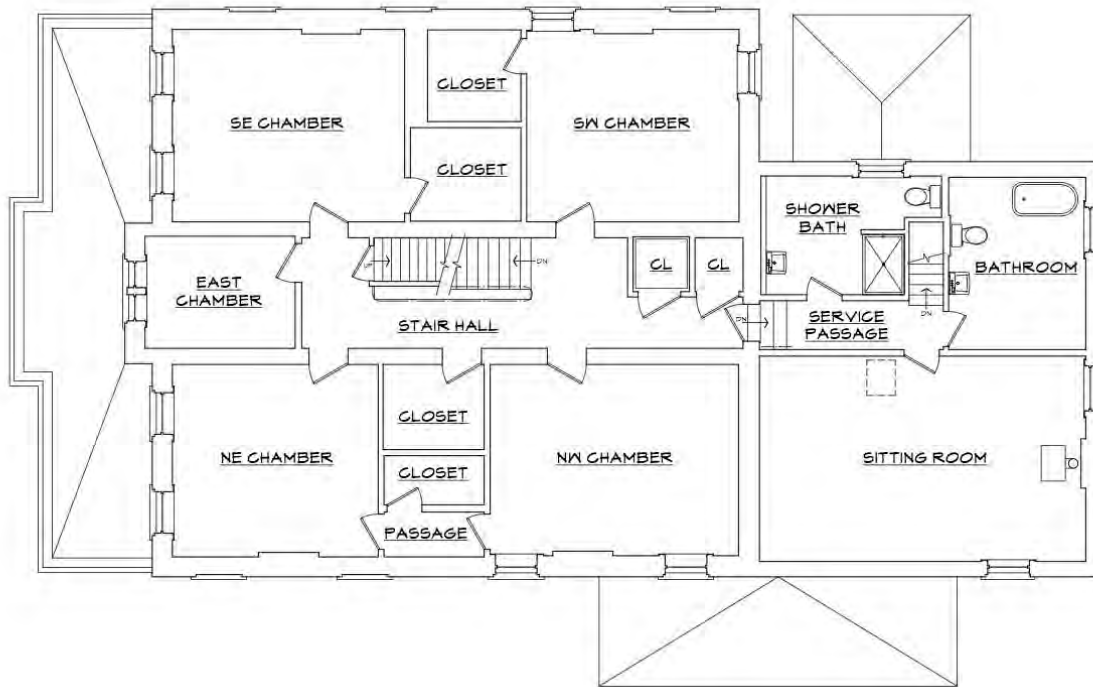


Figure 3: Second story plan (Crawford & Stearns, Architects and Planners)

The second story of the main block encompasses the central stair hall, four bedchambers of slightly different sizes set in the corners of the house, four closets, and a small chamber centered on the front wall above the main entrance. The bedchambers in the front corners are each lit by four windows, two on the front façade and two on the side. The one in the southwest corner has two windows on the south side and a third overlooking the hipped roof of the porch entering the south wall of the ell. The largest bedchamber, located in the northwest corner, has just two openings, both on the north wall (the west, or rear, wall is covered on the other side by the attic of the service ell). A narrow passage along the north wall of the house connects the north bedchambers. A door in this passage opens to a sizable closet between the two bedchambers. A second large closet abuts the south wall of the first closet; this closet is entered from the center hall. Closets are similarly located between the south bedchambers, but these are entered from their respective bedchambers.

The four bedchambers retain heavy molding schemes composed of fillets and fascia typical of the Italianate period. These are matched by deep baseboard trim where the walls meet the floor. The closet interiors have plain board trim and what appears to be a combination of deep shelves dating to the construction period and a variety of recent modular clothing storage components. The small room with the paired windows above the main entrance has slightly deeper shoe molding than the closets and window trim similar to other rooms in the second story. It has no associated closet and appears to have had a utilitarian use. The upstairs rooms have plaster walls and ceilings, all laid on mill lath. The ceilings are only slightly lower than the first story. The doors and their associated hardware are identical to those on the first story. The flooring, however, is narrow, clear-finished oak boards. These appear to cover earlier floors. Two additional closets were recently added in the southwest corner of the center hall; neither reaches the full ceiling height. Beyond these, a door opens onto a short flight of steps descending to upper story of the ell.

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Returning to the main block, a door opens onto a narrow attic stair above the main stair. This ascends in a narrow, enclosed hall with an upper landing paralleling the entire single run. The door to the attic opens in the north wall of the upper landing of the stair hall near the west end. The unfinished attic located under the eaves of the shallow hipped roof is a single large space with the stairs walled off like a doughnut hole in the middle. The sawn lumber roof framing is exposed. The attic is dimly lit by narrow windows made of rows of single lights let into the brick walls.

Finally, a very narrow, steep stair to the cupola is entered through a door at the east end of the enclosed attic stair. The glazed cupola is a small space, but high enough to stand in. It commands a view of the entire valley and the village.

Service Ell

The brick one-and-a-half-story, hip-roofed service ell adjoins the rear wall of the main block to form an L-plan for the overall house. This part of the house appears to retain much of its period floor plan as its trim scheme is appropriate for the period. The doors, transoms, and hardware are also consistent. Unlike the main block, the plaster has been removed from virtually all exterior walls (apparently for design purposes). The corner rooms on the south side on both floors now accommodate lavatories and bathrooms. Placing these modern conveniences in the ell preserves the plan of the main block.

The first floor of the ell is divided into a kitchen, a lavatory accessed from both the main block and the ell, the service stair hall, and another room (which appears to be recently outfitted with a toilet and sink) located in the southwest corner of the ell. It may have been planned originally as a wash, or laundry, room. From the main block, the ell is reached *via* four doors. A door at the rear of the center stair hall enters a narrow service passage still within the main block; this corridor passes a recently added elevator and two open closets on the south side before entering the ell. Two single doors set symmetrically in the rear wall of the dining room open into the kitchen area. The fourth door connecting the main block and ell is located in the rear wall of the southwest chamber and enters the lavatory in the southeast room in the ell. A door in the north wall of the present lavatory opens to the service passage connecting the main block and ell.

The kitchen is located in the northwest corner of the ell with single windows facing west and north. An exterior door with the same seven-panel layout as most house doors opens onto the north porch. A single-light transom surmounts this opening. Nothing remains of the historic period kitchen fittings, and the exterior (north and west) walls are painted brick. The room retains its utilitarian trim scheme of a single large rounded molding on door and window casings. The two doors from the northwest parlor into the ell open onto a partially finished space adjoining the east end of the kitchen. Published house plans of the time often show a china closet opening onto the dining room and a serving passage. The kitchen is entered *via* a narrow interior door capped by a transom where the service passage and the stair hall meet.

Doorways throughout the ell feature transoms fitted with hopper windows and extending nearly to the ceiling. These were probably meant to ventilate the heat, odors, and humidity of cooking and housekeeping. The doors themselves are hung on two-leaf hinges and secured with rim locks. The first-story windows have double-hung, four-over-four, wooden window sash like those in the main block. The even-width pine board floors are narrower than those in the first floor of the main block and feature a variety of finishes.

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The service stair hall runs from the kitchen to the south door, which opens onto the south porch. The service stairs are painted wood with a wind at the bottom and a railing of plain boards. West of the stairs, there is a nearly square-plan room in the southwest corner of the ell. Its brick exterior walls are unpainted, and the room is fitted with a toilet and a sink. The earlier uses of this room are unknown.

Similarly, the historic functions of the two chambers now used as bathrooms in the south half of the ell upstairs are unknown, although one may have been designed as a bathroom when the house was built. A large chamber occupies the north part of the second floor of the ell, but this may have been partitioned into smaller rooms originally. Like much of the ell, the plaster has been removed here to expose brick walls. Only the fenestration, with two-over-two double-hung wooden sash in half-height openings, and period wood doors with original hardware remain.

Basement and Lot

The full-height basement has coursed ashlar limestone exterior walls. Heavy load-bearing brick walls run the length of the main block under the walls flanking the center hall. A small compartment is walled off in the southeast corner. There are additional partitions under the ell. The basement is accessed from inside the house *via* a stair underneath the service stair in the back ell. There is also a bulkhead entrance on the rear wall of the ell.

The lot retains several fruit trees on the south lawn facing Bridge Street. Three young maples stand on the property boundary between 229 Main and properties on Bridge Street.

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8. Statement of Significance

Applicable National Register Criteria

- A Property associated with events that have made a significant 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 that 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

- A owned by a religious institution or used for religious purposes
- B removed from its original location
- C a birthplace or a 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

Architecture; Social History

Period of Significance: 1868–1946

Significant dates: 1868 (built), 1917 (remodeled)

Significant person(s): NA

Cultural affiliation: N/A

Architect/builder: N/A

Period of Significance 1868–1946: This period covers the construction of the house from the period when the current lot was established (and construction presumably began) to the date that the house stopped being used primarily as a residence.

Statement of Significance Summary Paragraph

Real estate developer Marshall D. Bice built the large, prominently-sited, Italianate-style brick house at 229 Main Street in the Village of Schoharie, Schoharie County, New York, circa 1868. The house is significant under Criterion A as an example of an emerging development pattern of the time when carefully staked “suburbs” opened at village perimeters. This pattern supplanted an earlier tendency for the well-to-do to build large houses at the center of rural villages.¹ It is also significant under Criterion C as a highly intact example of the Italianate style, an architectural taste popularized for nearly all types of buildings during the third quarter of the nineteenth

¹ Lasell Hall in Schoharie illustrates the earlier pattern. It is individually listed in the National Register.

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century in the United States of America, but especially popular for suburban villas built by aspiring citizens broadcasting high aspirations and success. The Marshall D. Bice House lay at the center of Bice's real estate holdings in Schoharie's newly-developing suburb, southwest of the Schoharie Court House. Within five years, his businesses failed, and several locally-prominent citizens lived in the house (dubbed Mainbridge by the 1950s) thereafter. Later owners included James O. and Anna P. Williams, E.[dwin] Lee and Alice "Birdie" Auchampaugh, and Clyde H. and Aneta Grace Proper. Grace Proper sold the house in 1946, after which it changed hands at least ten times. Later owners used the house in a variety of ways. It was inundated in August 2011 when the Schoharie Creek flooded the valley during Hurricane Irene, but survived with remarkably little damage.

Narrative Statement of Significance

Village of Schoharie

The headwaters of the Schoharie Creek rise in the Catskill Mountains. The creek flows north, descending through a valley of fabled fertility before joining the Mohawk River. The latter river valley still forms the eastern section of a nationally important east-west travel corridor connecting the Hudson River and Great Lakes navigations. The Schoharie Valley, an important travel corridor into the early 1900s, is still noted for its scenic attributes, but it is now off the beaten track.

German immigrants, generally known as Palatines, settled the Schoharie Valley beginning in the 1710s. They crossed the Helderberg, a limestone upland, from the Hudson Valley into the Schoharie Valley, where they established seven dorfs, or fortified clusters along the creek. These people formed the dominant cultural group in the region until after the American Revolution. After the Treaty of Paris of 1783, which ended hostilities, population throughout the area west of the Hudson rose quickly with the influx of New English settlers.

Schoharie County was created by the state assembly in 1795. A courthouse was built in 1800 at Brunnendorf (a.k.a. Fountaintown) on the recently opened highway (now Main Street) on the valley floor. It stood between the brick Lutheran church and Lasell Hall, both built in the 1790s.² The church and courthouse formed the center of an expanding commercial district that served residents in the surrounding agricultural region. Throughout the nineteenth century, this densely settled area of the town was described as a prosperous and well-kept village. By the mid-1850s, it was commonly called Schoharie Court House.

A local entrepreneur, Orson Root, greatly enhanced the commercial importance of the Schoharie Court House area when he opened a stagecoach line in 1838. This passed through a string of mainly unincorporated villages in Albany, Schoharie, and Otsego counties to connect Albany with Oneonta in Otsego County on the Susquehanna River. The coach overnights at Schoharie in both directions, and at least three village hotels offered accommodations. In Schoharie, the stage route followed Main Street through Schoharie Court House and crossed the creek on present-day Bridge Street about a half-mile farther south. It then scaled the steep slope on the west bank to reach Cobleskill.

The Albany & Susquehanna Railroad began opening from east to west in 1866. The route was meant to carry coal from the eastern Pennsylvania fields to the port at Albany on the Hudson River. The new iron road led to the rapid growth of Cobleskill, which, before that, was but a tiny village. Schoharie residents foresaw that, even

² The church is, like Lasell Hall, individually listed in the National Register with its parsonage and the large cemetery associated with it.

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though their own unincorporated village was a legal center and lay at the junction of several well-used highways, it would soon be eclipsed without its own rail line. A year or two later, some Schoharie entrepreneurs built a spur connecting the village to the main route, which was, by then, leased to the Delaware & Hudson. By 1870, the Schoharie line extended a few miles farther south to the village of Middleburgh at the base of Vroman's Nose.

In 1867, the state assembly chartered the Village of Schoharie, which recorded a peak population of 1,200 in the ninth federal census enumerated three years later in 1870. By this time, the Court House section of Schoharie was expanding onto short side streets staked in the surrounding agricultural land.

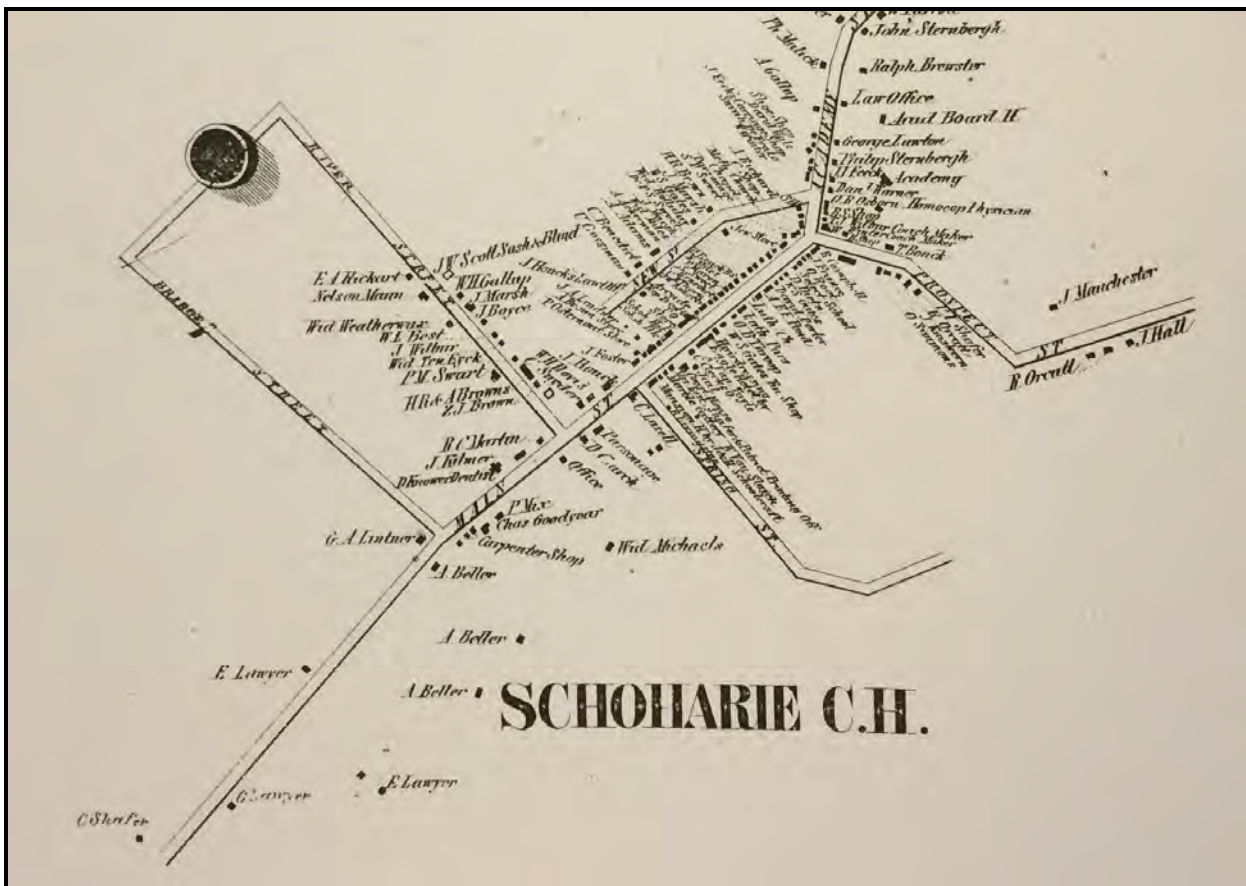


Figure 4: From E. Wenig and W. Lorey, *Map of Schoharie County*, from actual surveys (Philadelphia: R.P. Smith, 1856). **Note:** Dense settlement dating to the first half of the nineteenth century lined Main Street north of Spring Street. The row of widely spaced houses set back on the east side of Main Street south of Spring Street were the farmhouses located on strips running across the floodplain. The houses were connected in the 1700s by an old highway raised above the valley floor.

The 1856 map of the county showed River (now Fair Street and Orchard Avenue), Spring, Prospect, and New (section of Grand Street between Main and Spring streets) streets. A few houses were already built on “village lots” subdivided from frontages, or narrow strips of land, fenced off along the new streets that cut through farmland west of Main Street.³ In addition to residential development, several industries, including the hub

³ Numerous deeds describe this pattern of development. A large landowner would sell a narrow strip running 150 to 200 feet back from the street to a developer, who would in turn subdivide the strip into narrow frontages with deep yards. A few developers appear to have

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factory on Prospect Street, a sash and blind factory at the west end of River Street, a growing quarry on Eastern Avenue, and a marble cutting yard at the corner of Spring and Main, offered non-agricultural employment. These surely spurred further residential demand not only for laborers but business owners, lawyers, and other professionals.

Soon after dentist Daniel Knower moved to Schoharie, he married Rugene Michaels, daughter of Maria Lawyer Michaels. The latter's house, labeled "Wid. Michaels" on the 1856 map, was built decades earlier and stood on the rise above the east side of the street overlooking the valley just south River Street. It marked one of the early strip farmsteads spanning the valley.⁴ In 1854, Michaels subdivided and sold to Rugene the square one-acre village lot facing Main Street where the young couple built their Gothic Revival cottage (labeled D. Knower).⁵ By 1856, the houses of J. Killner and J. Krum stood between the Knowers' cottage and River Street. On the opposite side of Main Street, a row of four more houses ran south to Bridge Street.

built houses before selling the lots; most did not. Virtually all of these deeds required that the village lot holder maintain the back fence, a stipulation passed to the new village lot owners from the original deed for the strip of street frontage. This separated agricultural land from village lots and protected the property of owners on either side of the line.

⁴ The Michaels house is gone, but its smokehouse survives at 134 Hilgert Parkway. The house appears to have later become a summer boarding house called "Holgert," based on its photograph in the 1904 *Souvenir* featuring pictures of the village. Maria Michaels may have inherited the house from her Lawyer antecedents, but affirming this surmise is beyond the scope of this nomination.

⁵ 27/447. Subsequent deed references will be provided in the following format: ##/##. All deed references are located in Schoharie County. All county deeds (but not mortgages) can be located at the county website. Many may also be found via familysearch.org.

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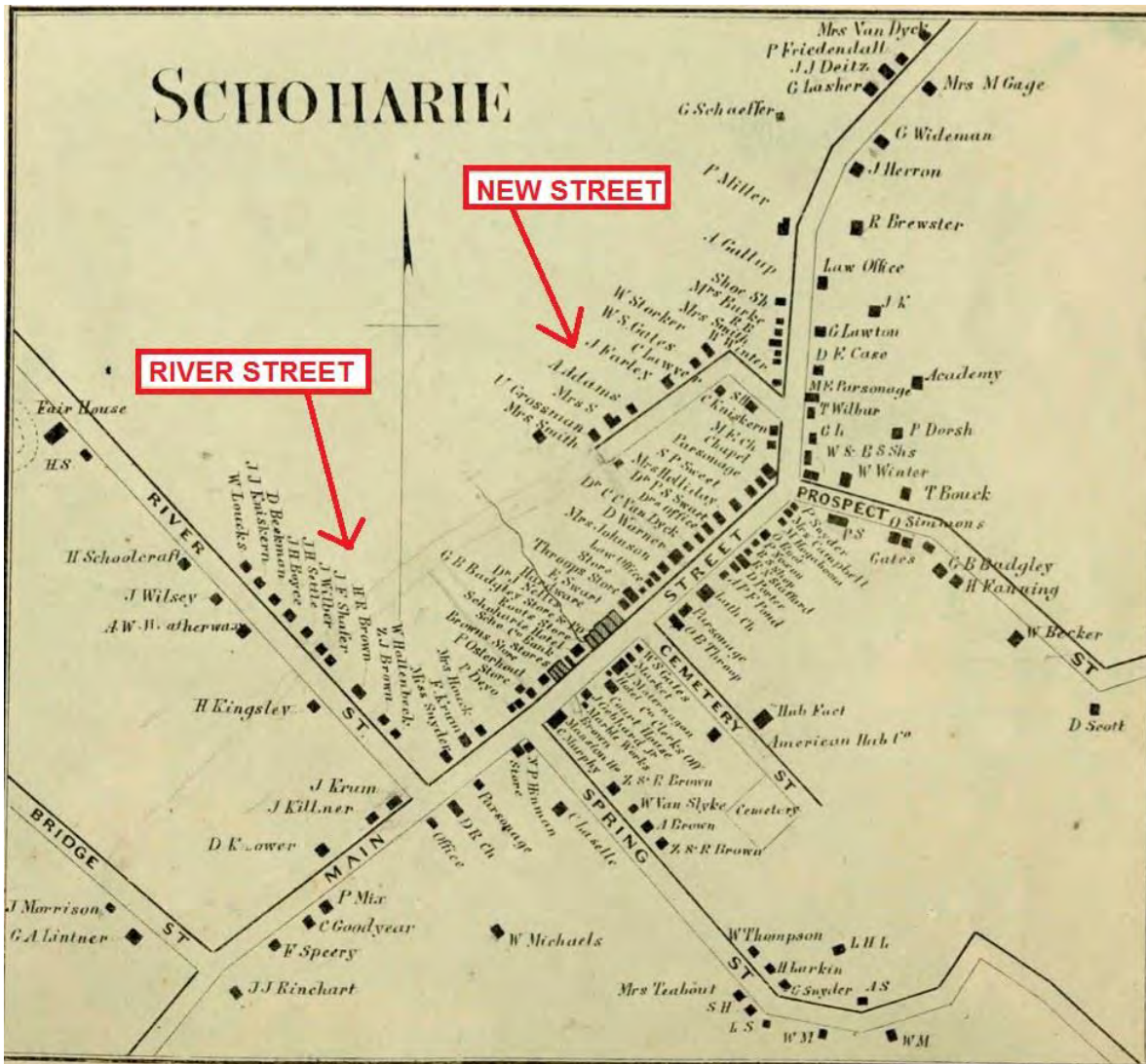


Figure 5: S.N. Beers, *New Topographical Atlas of Schoharie County*, from actual surveys, etc. (Philadelphia: Stone & Stewart, 1866). Note this map shows new houses built on River and New streets.

The 1866 atlas showed a few more houses standing on recently opened village lots at the east end of River Street and the north end of New Street (now Grand Street). South of River (now Fair) and the Reformed Church, however, settlement still gave way to largely open agricultural land. Since 1856, however, nurseryman J.[ohn] Morrison had built a new house the south side of Bridge Street near Main. This atlas appears to depict the area just a moment before real estate speculation exploded, possibly in response to the opening of the Schoharie Railroad and the chartering of the village. From 1867 to about 1870, a handful of men scrambled to subdivide village lots along highway frontages in this section. Marshall D. Bice (1837–1899) may have been the most eager of these speculators. He partnered with lawyer Franklin Krum and bank cashier Treat Durand, among others, in these ventures. He also engaged in independent endeavors.

The local newspaper avidly recorded and encouraged the new developers. In May 1868, there were 11 houses going up on River Street alone. Nearly as many were being built on other streets. “The way is open and capital and labor are courted,” the editor enthused. “In the future we hope there will be houses to let and houses

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for sale, and not as it was heretofore—no house, no room, for the stranger who wished to settle here.”⁶ Its editorial voice called for mechanics—carpenters, masons, and painters—to come to Schoharie, as there was much work to be done and not enough labor to carry it out.⁷

Marshall D. Bice Returns to Schoharie

The brick house that Marshall D. Bice built at 229 Main Street embodies this area’s development as a “suburb” of the older part of the village centered on the courthouse and the Main Street commercial district. Bice was born in the town of Schoharie in Schoharie County, New York. He was the son of Joshua (1802–1883) and Jemima Beagle/Beadle Bice (1801–1856), who moved to Schoharie from Dutchess County.⁸ Joshua and Jemima lived in the courthouse area of the town in 1855 with three of their younger children. Marshall, by then 18 years old, worked as a clerk in O.B. Throop’s drugstore and lived in Throop’s household.⁹

Marshall related that he moved to East Cobleskill with his father in 1856, the year Jemima Bice died, to go into business with him.¹⁰ Two years later, on 10 November 1858, Marshall married Helen M. Lawton, the daughter of a Schoharie farmer.¹¹ The couple may have known each other most of their lives, as she also appears to have grown up in the Schoharie Court House area.

By 1860, Joshua Bice had remarried and moved back to Schoharie, where he was a farmer owning \$4,000 in real estate.¹² Marshall, now 23 and a merchant owning \$1,300 real estate and \$600 personal estate, remained in Cobleskill with Helen, 22.¹³

Marshall Bice appears to have moved to New York City only a little later; there he worked in a wholesale hat store.¹⁴ It is unknown whether Helen went with him.¹⁵ Her husband enlisted in the Union army at New York

⁶ “Village Improvements,” *Schoharie Republican* (7 May 1868): 3. n.b. *Schoharie Republican* references through 1873 found on microfilm stored at Old Stone Fort Museum, Schoharie, New York.

⁷ “A Good Place for Mechanics,” *Schoharie Republican* (28 May 1868): 3.

⁸ <https://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=115795450>. Both parents are buried in the Livingston-Bice family cemetery on Schoharie Hill Road in Schoharie <http://wc.rootsweb.ancestry.com/cgi-bin/igm.cgi?op=GET&db=scythians&id=I0002>

⁹ “New York State Census, 1855,” database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:K6QX-8KH> : 19 November 2014), O B Throop, Schoharie, Schoharie, New York, United States; count clerk offices, New York; FHL microfilm 868,878.

¹⁰ *Biographical Review, Vol. XXXIII, Containing Life Sketches of leading Citizens of Greene, Schoharie, and Schenectady Counties of New York* (Biographical Review Publishing Co., 1899): 306.

¹¹ “New York Marriages, 1686-1980,” database, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:F63H-FMB> : 12 December 2014), Marshall D. Bice and Helen M. Lawton, 10 Nov 1858; citing reference ; FHL microfilm 534,210. G. Lawton’s residence was marked on both the 1856 and 1866 maps of Schoharie. George Lawton is recorded in the 1865 census in Schoharie. “New York State Census, 1865,” database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:QVNJ-K7WS> : accessed 30 December 2016), Elisabeth R Lawton in household of George Lawton, , Schoharie, Schoharie, New York, United States; citing source p. 22, line 14, household ID 144, county clerk, board of supervisors and surrogate court offices from various counties. Utica and East Hampton Public Libraries, New York; FHL microfilm 868,880.)

¹² “United States Census, 1860,” database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MC42-ZRT> : 30 December 2015), Joshua Bice, 1860.

¹³ “United States Census, 1860,” database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MC42-G98> : 30 December 2015), Marshall Bice, 1860.

¹⁴ *Biographical Review*, 306.

¹⁵ Neither Helen nor Marshall appears to be recorded anywhere in the 1865 New York State census, and the period before is between censuses. This makes it difficult to nail down Helen’s whereabouts.

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City in December 1863 and mustered out a year and a half later in July 1865 at Suffolk, Virginia, a few months after Lee's surrender at Appomattox.

The rapid growth in the military economy in the Union during the Civil War offered ample opportunity for those with an entrepreneurial bent even after peace was declared. Marshall related that he "remained at Norfolk (near Suffolk) about a year and a half, buying up government horses and mules at auction and selling them privately while also carrying on some mercantile business." From there, he was appointed an inspector of spirits for the United States government, and he moved to Chicago for nine months before returning to Schoharie early in 1867.¹⁶

We don't know what motivated Marshall's return to his native village, but numerous property deeds recorded between 1867 and 1870 attest to his short, rampant career in real estate speculation. The earliest of these is for a frontage running seven chains, or 462 feet, on the west side of Main Street between Bridge Street and the village lot sold by Maria [Lawyer] Michaels to her daughter soon after she married Daniel Knower. The frontage was three chains (198') deep. Michaels subdivided and sold this parcel to Bice on 25 July 1867 for \$3,000. The local paper remarked that Bice intended to build a house at the corner.¹⁷ To be certain of this, Michaels stipulated that the deed was granted

... upon the express condition that said grantee, his heirs, or assigns shall not at any time hereafter without the consent of the said grantor, her heirs, or assigns erect or cause or allow to be erected on any part of the premises hereby conveyed any building other than private dwellings with the necessary out buildings proper for the occupation thereof for such buildings and shall make and at all times hereafter maintain all line fences between the lands hereby conveyed and other lands of the said grantors...."¹⁸

The Widow Michaels thus forestalled the commercial or industrial development of the land adjoining her daughter's dwelling, which also lay within the view from her own house.

With its lengthy frontage, the ample lot was not exactly a "village" lot. Bice subdivided the Main Street frontage to make three house lots between the large (about one acre) corner lot, which he retained for his own residence, and the Knowers' cottage. Thus, he set the stage for suburban development characteristic of the mid-Victorian era whereby large, stylish houses in leafy settings encircled the earlier, more densely developed streetscapes of many villages and cities.

Lawyer Willis Van Wagenen bought the 81'3" frontage adjoining the Knower lot for \$600 on 26 July 1867; the deed duly repeated the covenant requiring only domestic buildings.¹⁹ Another lawyer, Hobart Krum, bought the next lot—an 80' frontage—to the south, also for \$600.²⁰

Even though the Bice-Krum deed (executed 10 April 1867) predates the Michaels-Bice deed, the 198' depth of the Krum parcel matches the subdivision, and the deed repeats the covenant of Michaels-Bice deed. The Bice-Krum deed also refers to the lot on the north side as Van Wagenen's lot. The peculiar deed chronology may show that Bice negotiated with Maria L. Michaels and the other buyers for some time before all was agreed. Later

¹⁶ *Biographical Review*, 307.

¹⁷ "Local", *Schoharie Republican* (25 July 1867): 3.

¹⁸ *Book of Deeds* 51/page 534 (Schoharie, New York: Office of County Clerk).

¹⁹ 51/538.

²⁰ 51/563.

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deeds show that Bice frequently engaged in unorthodox transactions, possibly to shelter ownership from legal action or to defer payment of his debts.

The Bices (Helen by dower right) sold the last of the three subdivisions, a 90-foot frontage, to Mary B. Hinman on 4 August for \$675.²¹ Based on architectural style, it appears that none of these owners built a house for decades. All three, however, are now single house lots.

About the same time, in July 1867, Bice bought two parcels of land between Orchard Avenue (part of River Street in 1867) and the creek for \$2,500.²² In August and September, he acquired frontage, possibly with a house, at the corner of Main and New streets for \$1,000 and two parcels with a combined frontage of about 1,300 feet on the south side of Bridge Street for \$2,900.²³ It appears there was already a house on the more western of the Bridge Street purchases or Bice built one soon after. A deed executed on 2 December 1868 described that lot as the one where the Bices lived when it was subdivided and sold. By the same deed, the Bices also sold two other lots bought within the year to Marshall A. DeNoyelles of Sharon for \$8,000.²⁴

After this, Marshall Bice's land dealings slowed greatly. He partnered with Treat Durand on a land transaction with the Schoharie Valley Stock Growers Association, which had established a fairgrounds on the inside, southeast corner of the bend in River Street.²⁵ He also sold a 17.61-acre parcel at the northwest corner of that intersection adjoining the creek to Franklin Krum in December 1870 for \$6,700.²⁶

The \$8,000 sale to DeNoyelles in 1868 seems like a business arrangement, and it may have been executed to defray what were surely considerable construction debts for the new brick house. The Bices might have continued to live in the Bridge Street house as tenants for a time as the deed included other parcels and the DeNoyelles lived in Sharon. But, the sale of the lot where the Bices lived at the end of the year probably indicates that the large brick house at Main and Bridge streets was nearing completion. The prospective move might have been a relief for them as they had lost an infant son, Frank Lawton Bice, on 15 May 1868, presumably whilst living on Bridge Street, and Helen was again with child.²⁷

²¹ 51/557.

²² 51/473 from Orson Root and Eliza, his wife, and 51/482 from Franklin Krum and Sabrina, his wife. Both previous owners reserved the right to harvest crops growing thereon. The Roots reserved the use of the barn to store crops and to pasture in the autumn, "but not to such an extent as to imprudently injure the new seeding thereon." The Krums had previously leased a slaughterhouse to a tenant, who held the right until the following spring.

²³ For the Main and New streets property: 51/449 from Jacob T. Miers and his wife Lucy. For the Bridge Street property: 51/572 from Treat Durand and Florinda, his wife, for nearly 900' of frontage surveyed two days previous; and 52/46 John Morrison and Hannah his wife for a two-acre strip running about 400' west of their dwelling house (now 117 Bridge St). Jacob T. Miers built his Second Empire-style house at the northwest corner of Bridge Street and Knower Avenue (103 Knower Ave) about the same time that Bice built the brick house one block away. The Miers House was listed on the National Register (15NR00103) in 2015. It is a close match for the plan for a "Suburban House" in *Bicknell's Village Builder* published in 1872. (archive.org)

²⁴ 54/583. In spite of searching, nothing is known of DeNoyelles.

²⁵ 55/239.

²⁶ 60/182. This appears to be the site of 182 Orchard Avenue.

²⁷ *Schoharie Patriot* (21 May 1868). "Notes for Marshall D. Bice - 5462" (23 January 2003): 1. (Bice genealogical file, Old Stone Fort Museum, Schoharie, New York). The baby was only eight days old.

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Marshall D. Bice Builds and Loses the House at 229 Main Street

Marshall Bice's new brick house was large, stylish, and prominently sited. The house is remarkable for its size relative to others in the village and for its embodiment of the apogee of the Italianate style as practiced in rural New York. While the earlier Federal and Greek Revival tastes were based on classical architecture found mainly in Italy and Greece, the Italianate drew its inspiration from the Italian Renaissance, which in turn had been greatly influenced by classical architecture. Thus, it is the manner in which classical elements and proportions were used (or not) that set the new taste apart. The taste was promulgated before 1850 and by the 1860s was adopted for domestic architecture ranging from modest rural cottages and connected houses in urban areas to farmhouses and suburban villas. It was very popular for suburban dwellings like Marshall Bice's new residence at 229 Main Street.

The house design and details may have been drawn from one of the readily available pattern books or a set of published plans, although the exact source has not been identified. Such books provided ample opportunity for a good builder hiring skilled workers to construct a house that exemplified the economic success and social status that Marshall D. Bice surely hoped to broadcast when he returned to Schoharie. Good materials were readily available in Schoharie. The high basement was laid up using locally quarried limestone for its foundation and cellar. The brick was likely produced at the yard on Waterbury Road, northeast of the settled area of the village. The windows and doors were probably supplied by the sash and blind factory on River Street. And good lumber was still being cut from the surrounding hillsides. Even the plaster was probably locally sourced from the limestone bedrock of the valley. The durability of the materials and the quality of the work has helped the house withstand numerous changes in ownership and use, as well as at least one notable flood, with surprisingly few alterations and little loss. In 1882, historian Roscoe said of the dwelling,

The observing can plainly note by the different style of buildings, at what period they were erected and mark the improvement in architecture as well as convenience and comfort in their construction. ... But in strolling up the street, observing the modern additions placed upon some of the buildings of equal age, and especially in viewing the spacious residence of James O. Williams [who owned the house later], we can be struck with the development of architectural art.²⁸

The floor plan and trim scheme of the main block appears to be virtually intact. The highly articulated door and window casings, heavy paneled doors, large windows, and carved stone mantelpieces with coal grates match the scale of the house. By the time the house was completed, coal arrived in the village *via* the new railroad connecting with the Delaware & Hudson trunk line a few miles north. The surviving interior finishes in the main block were surely combined with more ephemeral carpet and wallpaper schemes commensurate with the elaborate exterior. The rough, unpainted floorboards show no wear patterns and numerous tack holes: carpet probably protected the first-story floors in the main block until recently. It may only have been removed, along with the plaster on the lower part of the walls and the baseboard trim, after the flood of 2011. The plaster walls are now completely cleaned of wallpaper and painted. The stamped metal ceilings with deep crown moldings, probably added in the 1910s, alter the original decorative scheme.

The second story features the same moldings, windows, and doors as the first and also retains its baseboard moldings. Capacious closets indicate an expectation that the residents would have many material possessions to store. New narrow-board hardwood floors were installed over the earlier ones; these may date to

²⁸ Roscoe, *History of Schoharie County, New York* (Syracuse: D. Mason, 1882): 376. (available *via* www.archive.org)

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the same ownership as the stamped metal ceilings. There appears to have been no provision for heat throughout the second story, save radiation from the chimney flues on the outer walls, until central heat was installed after 1900.

The service ell incorporated a large kitchen in the northwest corner and a characteristic narrow back, or service, stair leading to low-ceilinged servant rooms and possibly a bathroom above. The consistent trim scheme and doors indicate that the floor plan of the ell is largely intact, although room functions have changed over the years. The earliest design probably incorporated a wash, or laundry, room in the southwest corner and a pantry, possibly in the southeast corner of the first story. One of the dining room doors into the ell probably accessed a china closet; its twin opened to a passage connecting the dining room with the kitchen.²⁹ In 1870, two African Americans—Sarah Cane, 40, keeping house, and James Houghtaling, 36, a farmer—lived in the Bice household.³⁰ They probably resided in the ell, with the Bice family living in the main block.³¹ In 1870, M.D. Bice, 33, was listed as the proprietor of an unspecified store. He owned \$10,000 in real estate and \$10,000 in personal estate. His wife Helen M., 32, kept house and held \$20,000. They had a three-year-old son, George H. A third son, Charles M., had been born on 12 July 1869, but died an infant on 17 August.³²

From December 1870 until March 1873, public records of Marshall D. and Helen M. Bice go silent. Bice was not listed in Child's *Gazetteer of Schoharie County* published in 1872. The deed recording the sale of the brick house on 26 March 1873 to George Canaday, an Albany real estate broker, for \$20,000 stated that Helen M. and Marshall D. Bice lived in Schoharie.³³ The property was subject to a mortgage of \$7,562 held by Abner Taylor, who was listed in the 1870 census in Schoharie as a retired merchant, age 38, owning \$9,000 in real estate and \$6,000 in personal estate.³⁴ The same day that Canaday acquired the brick house and lot at 229 Main Street, James O. and Anna P. Williams of Schoharie sold two parcels to Canaday, one in Esperance and one in Schoharie, for \$10,000.³⁵ The following day, 27 March, George and Catherine Canaday sold the brick house and lot to Anna P. Williams for \$24,000 subject to the Taylor mortgage.³⁶ Less than a month later, Mary B. Hinman sold the adjoining house lot to Anna Williams for the same figure she had paid less than three years earlier.³⁷ This increased the acreage of the brick house property to about 1.25 acres.

²⁹ These prospective uses are drawn from published plans of the period.

³⁰ "United States Census, 1870," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:M8V5-XXD> : 17 October 2014), Marshall Bice in household of Joshua Bice, New York, United States; citing p. 21, family 185, NARA microfilm publication M593 (Washington D.C.: National Archives and Records Administration, n.d.); FHL microfilm 552,574.

³¹ In this period, Schoharie retained a fairly large black population, who were mainly the descendants of slaves owned by earlier generations. As many as 60, but possibly more, were enumerated in the censuses of the mid-century. African-Americans had a separate church, and those not living in other people's households formed neighborhoods on Spring Street and Eastern Avenue.

³² *Schoharie Patriot* (26 August 1869). "Notes for Marshall D. Bice - 5462" (23 January 2003): 1. (Bice genealogical file, Old Stone Fort Museum, Schoharie, New York)

³³ 66/267. Canaday recorded deeds for five properties in northern Schoharie County. In the 1905 census, he listed his occupation as real estate broker.

³⁴ "United States Census, 1870," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:M8K8-6GX> : 17 October 2014), Abiner Taylor, New York, United States; citing p. 63, family 504, NARA microfilm publication M593 (Washington D.C.: National Archives and Records Administration, n.d.); FHL microfilm 552,590.

³⁵ 66/271. This was recorded in 1873, adjacent to the deed from O.H. Williams and wife to Anna P. Williams for the same parcels sold in 1869 for \$500. The price indicates the transaction was not at "arm's length" – i.e., that the buyer and seller knew one another.

³⁶ 68/38.

³⁷ 69/67.

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Based on later records, it does not appear that the Bices sold the brick house with the intent of leaving Schoharie. Both lived out much or all of their lives there. One secondary source quotes, but does not cite a source, saying that Bice went broke having the house built.³⁸ Surely, some of Marshall's land transactions suggest a man staying ahead of his creditors. Two quitclaim deeds executed on 24 July 1868 and recorded back to back used lawyer Chauncy B. Hinman as a middleman to transfer the house parcel from Marshall to Helen, possibly to shelter the house property from potential suits against Marshall.³⁹

The figure of the sale to Canaday matches Helen's estate recorded in the 1870 census. Marshall's real estate listed that year is roughly equal to the combined purchase prices of frontage lands he owned in Schoharie. While Marshall had spent a lot of money buying frontage, surely anticipating a real estate boom, deeds indicate that he sold only a few village lots. If village population is any indicator, the steady economic growth experienced in the 1860s leveled off in the early 1870s. It seems that Bice had over speculated. The architectural record confirms this suspicion; houses on his holdings were built in later tastes and appear to have been built for individual owners as late as the early 1900s.

The circumstances of the brick house sale may have been further complicated when Helen Bice sued her husband for divorce in August 1873. She cited adultery with at least two women on various occasions in his insurance office in the Mansion House hotel and in other places during the past three years. She stated that she had stopped living with her husband "about 15 August 1873," when she discovered his actions. On 29 September, Marshall D. Bice denied the charges and stated that the plaintiff (his wife) had "a separate estate and that costs be dismissed to himself."⁴⁰ At a special term of the Schoharie County Supreme Court on 6 March 1874, the marriage was dissolved. Helen was permitted to remarry as if Marshall were dead, but he was denied permission to marry again only if Helen predeceased him.⁴¹

In the 1875 census Helen M. Bice, 37, reported herself a widow and head of household, living with her son George Bice, 9, in a frame house valued at \$5,500. Living with her were the families of farmer Henry Kingsley, 57, and his wife Selinia, 45, and lawyer John B. Grant, 32, his wife Augusta, 26, and their young sons Frank R., 3½ yrs, and Floyd M., 1 year 4 months.⁴² The property valuation suggests that she retained a handsome settlement in the divorce proceedings. In contrast, Marshall D. Bice, 41, was a constable, boarding in the household of Chauncy Hinman, the lawyer who had quitclaimed the house lot from Marshall to Helen Bice in

³⁸ Script for "Drive-About Tour", ca.1972. (Schoharie Colonial History Association): 17. Provided by John Wilkinson, Schoharie, New York. The two pages of this script offer information with several small factual errors, so it is to be used with care. Even so, bankruptcy seems more than likely. However, further efforts to trace this bankruptcy record have been fruitless.

³⁹ Both deeds recorded at 54/550.

⁴⁰ "Court papers B, Schoharie County." Cited in e-mail prepared by Muriel Horner, 12 January 2003, and located in Bice genealogical file. (Old Stone Fort Museum, Schoharie, New York) A copy of this e-mail is located in Bice family file, Old Fort Museum, and it recounts in some detail notes from the divorce proceedings, which could be viewed in paper records at that time. Since the flood, those papers are now only on a flash drive. The clerk's office states that they cannot be reviewed individually, and so they are not open to the public.

⁴¹ "Court papers B, Schoharie County."

⁴² "New York State Census, 1875," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:VNXH-3VN> : 16 November 2014), Helen M Bice, Schoharie, Schoharie, New York, United States; citing p. 10, line 19, State Library, Albany; FHL microfilm 868,882.)

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1868. Hinman's household included his wife, their three children, Hinman's mother-in-law, and two young dressmakers.⁴³

Both Marshall and Helen still lived in Schoharie in 1880. She headed a household containing her mother Elisabeth R. Lawton, 78, a sister, Mary, and a servant, Emma Zeh.⁴⁴ Despite the court's injunction, Marshall married Melissa M. Jones in 1879. A year later she was keeping house; he described himself as a painter.⁴⁵ In his entry in a *Biographical Review* published in 1899, Bice omitted the nearly two decades of his life from his return to Schoharie in 1867 until about 1885. He portrayed himself as an upstanding citizen, a local merchant who was a member of the local F. & A.M. Lodge; a founding member of the Niagara Fire Company (the first in Schoharie), a trustee of the Methodist Society, and a former Overseer of the Poor.⁴⁶ Of this last, however, the *Gilboa Monitor* commented, "the Town of Schoharie seems to be unfortunate in its selection of candidates for Overseers of Poor. The failure of Marshall Bice last week is the fourth Poormaster of that [town] who made an assignment while in office."⁴⁷ Marshall D. Bice died of apoplexy on 4 August 1899 at Schoharie, where he is buried.⁴⁸ Helen lived until 1914 and is buried at the Sloansville Cemetery.⁴⁹

Later Ownership History, 1873–1946

James O. Williams, who bought the brick house from broker George Canaday, was Marshall D. Bice's contemporary. Like Bice, Williams was a Schoharie native born of a father who moved to Schoharie as a young man. Both sons experienced reasonable financial success by their early 30s. James's father, Olaf H. Williams (b.1800), was a merchant from Massachusetts; his mother Maryanne (b.1805) came from Schoharie County. James, a clerk age 21, was enumerated living in a modest house (value \$400) with his parents, a sister Emma, 17, and an Irish domestic servant, in 1855.⁵⁰ The 1860 census recorded James, 28, with wife Anna, 23, and son Harold P., 4, maintaining a separate household under Olaf's roof. The latter owned \$3,000 but listed no occupation. Neither did James.⁵¹ Five years later, the census listed James O. Williams, 31, merchant, heading a household living in a brick house and composed of wife Anna, 27; and three children—Harold P., 8; E.B., 4; and

⁴³ "New York State Census, 1875," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:VNKH-V3G> : 16 November 2014), Marchel D Bice in household of Chancy Hinman, Schoharie, Schoharie, New York, United States; citing p. 45, line 26, State Library, Albany; FHL microfilm 868,882.

⁴⁴ "United States Census, 1880," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MZF5-4ZL> : 15 July 2016), Helen M Bice, Schoharie, Schoharie, New York, United States; citing enumeration district ED 192, sheet 256D, NARA microfilm publication T9 (Washington D.C.: National Archives and Records Administration, n.d.), roll 0931; FHL microfilm 1,254,931.

⁴⁵ "United States Census, 1880," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MZF5-HQ5> : 15 July 2016), Marshall D Bice, Schoharie, Schoharie, New York, United States; citing enumeration district ED 192, sheet 261A, NARA microfilm publication T9 (Washington D.C.: National Archives and Records Administration, n.d.), roll 0931; FHL microfilm 1,254,931. The marriage was noted in the *Biographical Review* article.

⁴⁶ *Biographical Review*, 307–8. His service in the fire company is noted in "Honor Meade Vroman, Niagara 6 Veteran," *Schenectady Gazette* (6 April 1938).

⁴⁷ *Gilboa Monitor* (26 March 1896). Located via www.fultonhistory.org; search string "Marshall Bice." Subsequent newspaper references located via www.fultonhistory.org. "Making an assignment" is a conflict of interest whilst serving in the public sector.

⁴⁸ *Schoharie Republican* (10 August 1899).

⁴⁹ Bice genealogical file.

⁵⁰ "New York State Census, 1855," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:K6QX-DFH> : 19 November 2014), James O Williams in household of O H Williams, Schoharie, Schoharie, New York, United States; count clerk offices, New York; FHL microfilm 868,878.

⁵¹ "United States Census, 1860," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MC42-HH7> : 30 December 2015), James O Williams, 1860.

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an unnamed infant daughter. Olaf and Mary A. maintained a separate household under the same roof, and Olaf appears to have owned the property.⁵²

James O. Williams was elected Schoharie County treasurer in 1870 and served a second term ending in 1876.⁵³ *Child's Gazetteer for 1872-3* listed him as county treasurer with offices in the courthouse and living at Central Bridge, a village a few miles north of Schoharie.⁵⁴ A year later, on 27 March 1873, Anna's name was placed on the deed for the brick house and lot at Main and Bridge streets, when George Canaday sold it for \$24,000. In 1880, James, 45, and Anna, 43, were recorded in the Village of Schoharie with children Edmund, 18, and Katie E., 15, and Catherine Naidly, domestic servant.⁵⁵ Neighboring households indicate that the family lived in the brick house.

James O. Williams appears to have achieved considerable success in early middle age. The 1880 census recorded his occupation as banker. Other sources show that he was the cashier of the Schoharie County Bank, located on Main Street, and also served a commissioner for the railroad with Franklin Krum, another successful contemporary with Schoharie roots.⁵⁶ Williams was again elected as county treasurer in 1881.⁵⁷ It appears, though, that he and Krum gave in to temptation as both were indicted on nine counts of embezzlement on 23 January 1886 at the United States court at Albany—Krum as president and Williams as cashier of the defunct Schoharie County Bank.⁵⁸ By the time the indictments were published, Krum was believed to be in Canada and Williams in New Mexico.⁵⁹

James and Anna Williams may have begun preparing to leave Schoharie as early as the previous summer. They sold the brick house and four associated acres to Akins Palmer of Potters Hollow (Town of Rensselaerville, Albany County) for the unusually low price of \$11,000.⁶⁰ They also sold a property on Grand Street bought from Franklin Krum a few years earlier for \$1,200 to their children Edmund and Katie, ages 24 and 20, in March 1885 for \$800.⁶¹ Neither deed was filed until later that year. After that, James and Anna disappear from Schoharie land records.

Akins Palmer (b.1818), occupation "money lender" in the 1900 census, bought the brick house and surrounding four acres at age 67 and owned it until his death sometime between 1900 and 1904. Little is known

⁵² "New York State Census, 1865," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:QVNJ-K3TC> : accessed 25 January 2017), J O Williams, , Schoharie, Schoharie, New York, United States; citing source p. 17, line 44, household ID 119, county clerk, board of supervisors and surrogate court offices from various counties. Utica and East Hampton Public Libraries, New York; FHL microfilm 868,880.

⁵³ "Third Term Precedents" [Political advertisement], *Schoharie Republican* (29 October 1925).

⁵⁴ Hamilton Child, *Gazetteer and Business Directory of Schoharie County, N.Y., for 1872-3* (Syracuse: Journal Office: 1872): 196.

⁵⁵ "United States Census, 1880," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MZF5-NZ3> : 14 July 2016), James O Williams, Schoharie, Schoharie, New York, United States; citing enumeration district ED 192, sheet 259B, NARA microfilm publication T9 (Washington D.C.: National Archives and Records Administration, n.d.), roll 0931; FHL microfilm 1,254,931.

⁵⁶ *Albany Evening Journal* (23 March 1903) alludes to a tale of betting on a baseball game that sank "James O. Williams' Schoharie County Bank." *Gilboa Monitor* (November 1882) lists Williams and Krum as commissioners of the Albany and Susquehanna Railroad.

⁵⁷ "Third Term Precedents."

⁵⁸ *Troy Daily Times* (23 January 1866): 1.

⁵⁹ *Ibid.*

⁶⁰ 99/551. They may have paid an inflated price in 1873, in the months before the Panic of 1873 which occurred in September and October of that year, but the market had begun to recover by 1885.

⁶¹ 70/194.

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about his residency at 229 Main Street. In 1900 he lived there with servants Abiah and Martha White, farm laborer and housekeeper, aged 42 and 43, who had been married 20 years.⁶² A brother, Milton J. Palmer, of Chicago, acted for Akins Palmer's numerous beneficiaries when the house was sold by the latter's estate on 17 August 1904 to his younger sister, Ann P. Couchman (b.1831), also of Schoharie for \$4,500.⁶³ The price indicates that this was not an arm's-length sale – *i.e.*, that the buyer and seller were related.

Tidbits of the close and long-lasting sibling relationship between Ann and Akins Palmer can be gleaned. When Ann married clergyman Philip Couchman in 1870, the newlyweds lived in Akins's household that year in Potters Hollow, along with her widowed mother Rebecca Palmer, a domestic servant, and at least two boarders.⁶⁴ In 1880, Akins and his mother were recorded in the household adjacent to Ann and Philip Couchman in Potters Hollow.⁶⁵ By 1892, the Couchmans lived in Schoharie, and the following year, Akins sold the Couchmans a house opposite the brick one at 229 Main Street for \$2,500.⁶⁶ In 1900, both Akins and Ann still lived on Main Street in Schoharie.⁶⁷

By the time the *Souvenir of Schoharie* was published 1904, it appears that E.[dwin] Lee (1872–1943) and Birdie Alice (b.1874) Auchampaugh were renting the brick house from Ann Couchman. The deed shows that Couchman owned it, but the souvenir labeled a picture of the house as "Residence of E.L. Auchampaugh."⁶⁸ When Ann Couchman acquired the house from the Akins Palmer estate, Milton Palmer acted in his own interest as an heir *and* under power of attorney for Birdie Auchampaugh, another heir. Thus, it appears that Birdie was related to the Palmers, but the specific relationship has proved elusive.

⁶² "United States Census, 1900," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MSGH-19C> : accessed 1 December 2016), Akins Palmer, Schoharie Township Schoharie village, Schoharie, New York, United States; citing enumeration district (ED) 57, sheet 1B, family 19, NARA microfilm publication T623 (Washington, D.C.: National Archives and Records Administration, 1972.); FHL microfilm 1,241,161. Based on adjoining households, Akins Palmer appears to be living in the brick house.

⁶³ 136/292.

⁶⁴ "United States Census, 1870," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:M8JJ-TRF> : 17 October 2014), Philip Couchman in household of Akins Potter [sic], New York, United States; citing p. 11, family 104, NARA microfilm publication M593 (Washington D.C.: National Archives and Records Administration, n.d.); FHL microfilm 552,401. Akins Palmer is incorrectly recorded as Akins Potter.

⁶⁵ "United States Census, 1880," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MZCT-2SQ> : 15 July 2016), Phillip Couchman, Potters Hollow, Albany, New York, United States; citing enumeration district ED 47, sheet 184A, NARA microfilm publication T9 (Washington D.C.: National Archives and Records Administration, n.d.), roll 0807; FHL microfilm 1,254,807.

⁶⁶ "New York State Census, 1892," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MQ9W-GNQ> : 6 November 2014), Phillip Couchman, 1892; citing Schoharie, E.D. 03, county offices, New York; FHL microfilm 868,883. Deed for the property recorded at 108/382. This house appears to be gone.

⁶⁷ "United States Census, 1900," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MSGH-19C> : accessed 25 January 2017), Akins Palmer, Schoharie Township Schoharie village, Schoharie, New York, United States; citing enumeration district (ED) 57, sheet 1B, family 19, NARA microfilm publication T623 (Washington, D.C.: National Archives and Records Administration, 1972.); FHL microfilm 1,241,161.

⁶⁸ *Souvenir of Schoharie*. Middleburgh, New York: Pierre W. Danforth: 1904. (Schoharie: Village Historian Collection).

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Figure 6: "Residence of E.L. Auchampaugh," *Souvenir [of Schoharie]* (Middleburgh, New York: 1904).

The *Souvenir* photograph shows that the house itself has changed comparatively little in the elapsed century, save that it was in better repair then than now. A balustrade spanning the paired second-story windows and centered on the roof of the front porch is gone. So also are the scroll-sawn braces that matched the surviving ones on the north porch. These formed a Moorish arch that framed the center bay of the veranda. The property was enclosed with a fence composed of woven wire panels stretched over iron pipe frames. Matching simple paired gates flanked the drive entrance. The present walkway running straight to the front steps from the street was already laid. The garden scheme with peonies lining the walk and fruit trees on the south lawn is similar. There appears to be a pump by the north porch, near the kitchen door. The carriage barn, with board-and-batten siding and sliding sawbuck doors centered on its east gable wall, no longer stands.

How the Auchampaughs met is unknown. E.[dwin] Lee Auchampaugh was born in Duanesburgh, Schenectady County and graduated in 1894 from Union College.⁶⁹ He and his mother appeared in the society column of the *Albany Evening Journal* a few times during his college years. A little later, in 1897, it was noted in that paper's Delanson society column that postmaster Loren H. White had "entered a partnership with E. Lee Auchampaugh [to open] a first-class grocery store at Schoharie."⁷⁰ Slightly before that, probably in 1895, Lee

⁶⁹ *Schenectady Gazette* (19 March 1943): 7. "E. Lee Auchampaugh, Union College Alumnus Dies". Located at findagrave.com. <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GSln=auchampaugh&GSfn=edwin&GSmn=lee&GSby=1875&GSbyrel=before&GSdyrel=all&GSst=36&GSctry=4&GSob=n&GRid=101341795&df=all&>

⁷⁰ *Albany Evening Journal* (9 November 1897): 7.

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Auchampaugh married Birdie (b. November 1874), and moved to the village.⁷¹ Nothing is yet known of her origins.

E.L. Auchampaugh met with early financial success in Schoharie. Before the couple moved into the brick house, they rented quarters on Grand Street, where they lived with Philip, 3, and a housekeeper, Martha Gage, 67.⁷² In April 1906, they celebrated Lee's birthday with a party entertaining the Yo-Scho-ha-rie Club in the brick house. "The spacious rooms were tastefully decorated in green and pink, the club colors. Refreshments were served and all voted Mr. Auchampaugh an ideal host."⁷³ In August, the couple spent a week at Saratoga.⁷⁴ By 1908, Auchampaugh was secretary of the annual agricultural fair held by the Schoharie County Stock Growers Association in September on the grounds near the brick house.⁷⁵ On 31 August 1908, Ann P. Couchman transferred the brick house and its four acres to Birdie Auchampaugh.⁷⁶

Lee Auchampaugh continued successful for a few more years in Schoharie. In 1911, he was appointed the deputy clerk of the newly formed New York State Board of Claims, which handled suits against the state.⁷⁷ A notice in December 1917, however, announced a hearing scheduled for the discharge of his debts. This occurred the following month.⁷⁸ Apparently because Birdie owned the house, it was sheltered from her husband's bankruptcy. She sold it on 8 April 1918 to Aneta G. Proper (1873-1970).⁷⁹ The Auchampaughs may have already moved to Syracuse, as the newspaper reported that they returned to Schoharie to remove their belongings from the brick house about the time of the sale.⁸⁰ In July, Birdie also sold the house and land across Main Street that Akins Palmer had deeded to Ann and Philip Couchman in 1893. In the interim, Ann had willed this property to Birdie.⁸¹ This further indicates that Birdie was related to the Palmers. The Auchampaughs seem to have made a new life in Syracuse, and newspaper notices and census records show that E. Lee Auchampaugh worked at a variety of jobs there. However, when he died in 1943, he was buried in Schoharie.⁸²

⁷¹ This is based on the 1910 census, which recorded "time lived in current residence." It appears that Birdie Alice Auchampaugh died between 1940, when she was censused with her husband in Syracuse, and when he died in 1943. His obituary gave his wife's name as Anna Schaeffer Wright Auchampaugh.

⁷² "United States Census, 1900," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MSGH-BT2> : accessed 30 November 2016), Lee E. Auchampaugh, Schoharie Township Schoharie village, Schoharie, New York, United States; citing enumeration district (ED) 57, sheet 8A, family 193, NARA microfilm publication T623 (Washington, D.C.: National Archives and Records Administration, 1972.); FHL microfilm 1,241,161.

⁷³ *Albany Evening Journal* (28 April 1906).

⁷⁴ *Albany Evening Journal*. www.fultonhistory.org cut off part of the date line.

⁷⁵ Advertisement in *Schenectady Quaker Street Review*. The fair was held on the land owned by the Schoharie Stock Growers Association in earlier deeds executed by Marshall D. Bice.

⁷⁶ 147/49.

⁷⁷ *Batavia Daily News* (20 October 1911).

⁷⁸ [December], *Schoharie Republican and County Democrat*, p. 5, and January. (www.fultonhistory.org pages incomplete. Search string "E.L. Auchampaugh")

⁷⁹ 169/393.

⁸⁰ The Auchampaughs' Syracuse address is given in subsequent censuses. The *Schoharie Republican and County Democrat* mentioned the Auchampaugh visit to remove their belongings. [Fultonhistory.org](http://www.fultonhistory.org) cut off the date in April 1918 in its digitizing.

⁸¹ 170/359.

⁸² The *Syracuse Journal* recorded his working as a receiver and a trustee in bankruptcy cases in 1925 and 1934. The 1940 census listed him as a "creek worker" for the city department of public works. His obituary stated he was working as an elevator operator and died of a heart attack. After the 1925 census, I can find no further record of Birdie Alice Auchampaugh. It appears she predeceased her husband and he married again as his wife's name in his obituary was Anna Schaeffer Wright Auchampaugh. <http://www.findagrave.com>

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Soon after the Proper purchase, the local paper noted, "Extensive improvements to the house and grounds are planned and when completed the property will be a show place of the town."⁸³ This may date the installation of the stamped metal ceilings on the first floor, the new flooring in the second story of the main block of the house, and the central heating system for which grates were inserted into the walls. Other improvements may have been updated bathrooms and kitchen, but of these, nothing survives due to more recent renovations. There appear to be no other alterations in the main block of the house. No photographs are so far known of the new landscaping.

Grace (she used her middle name, mainly) Proper was the daughter of veterinary surgeon James Willard Marsh, who practiced in Schoharie during the 1880s and 1890s. In 1892, the family appears to have lived near the brick house.⁸⁴ Grace married Clyde H. Proper (1875–1941) about 1893. He also appears to have grown up in Schoharie and graduated from Albany Law School in 1898.⁸⁵ By 1910, Clyde was practicing law, and the couple lived on Grand Street in Schoharie with two sons, Howard, 11, and Theodore R., 4. Clyde's parents Warren, 64, and Rachael, 61, lived next door.⁸⁶

At the time his wife's name was placed on the deed, Clyde Proper also maintained a dairy farm with a herd of Guernsey cattle, for which he filed a farm schedule in the 1920 census.⁸⁷ In addition to practicing law, Proper served as the county's district attorney from 1915–17 and 1921–23 and also as the chairman of the county Republican Party for more than 20 years.⁸⁸

The Propers resided in the brick house for nearly 30 years. The 1930 census recorded Clyde, Grace, and Clyde, Jr., 16, with property valued at \$10,000.⁸⁹ A decade later, Clyde, Jr., had married a Polish woman named Barbara, and he was a pilot working for Airways Corporation. The dwelling was valued at just \$5,000, possibly

/cgi-bin/fg.cgi?page=gr&GSln=auchampaugh&GSfn=edwin&GSmn=lee&GSby=1875&GSbyrel=before&GSdyrel=all&GSst=36&GSctry=4&GSob=n&GRid=101341795&df=all&. I have been unable to locate Birdie Auchampaugh's grave.

⁸³ *Schoharie Republican and County Democrat*, [mid-April, 1918], 5. www.fultonhistory inadvertently cropped the dateline; date is apparent by context.

⁸⁴ "New York State Census, 1892," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MQ9W-LXW> : 6 November 2014), Grace Marsh, 1892; citing Schoharie, E.D. 03, county offices, New York; FHL microfilm 868,883.

⁸⁵ *Knickerbocker News*, Albany (<http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GSln=proper&GSfn=clayde&GSmn=h&GSbyrel=all&GSdyrel=all&GSst=36&GSctry=2025&GSctry=4&GSob=n&GRid=75417101&df=all&>) provides obituary published 11 March 1941.

⁸⁶ "United States Census, 1910," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:M5HT-LNT> : accessed 2 December 2016), Clyde H Proper, Schoharie, Schoharie, New York, United States; citing enumeration district (ED) ED 106, sheet 8A, family 186, NARA microfilm publication T624 (Washington D.C.: National Archives and Records Administration, 1982), roll 1079; FHL microfilm 1,375,092.

⁸⁷ "United States Census, 1920," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:MVS8-C62> : accessed 2 December 2016), Clyde Proper, Schoharie, Schoharie, New York, United States; citing enumeration district (ED) ED 100, sheet 4A, line 21, family 86, NARA microfilm publication T625 (Washington D.C.: National Archives and Records Administration, 1992), roll 1264; FHL microfilm 1,821,264.

⁸⁸ *Knickerbocker News*, Albany (findagrave.com), provides obituary published 11 March 1941.

⁸⁹ "United States Census, 1930," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:X4YM-44W> : accessed 2 December 2016), Clyde H Proper, Schoharie, Schoharie, New York, United States; citing enumeration district (ED) ED 19, sheet 5B, line 52, family 158, NARA microfilm publication T626 (Washington D.C.: National Archives and Records Administration, 2002), roll 1647; FHL microfilm 2,341,381.

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due to the intervening Depression.⁹⁰ Clyde, Sr., died a year later, on 11 March 1941.⁹¹ In August 1946, Grace Proper sold the brick house with a one-acre lot to Gertrude Enequist of Rockville Center, Long Island.⁹² From the remaining three acres, Proper subdivided two lots to new owners in 1947.⁹³ They built the houses at 235 Main Street and 114 Knower Avenue soon after. Grace Proper died in 1970 and is buried in Schoharie alongside her husband.⁹⁴

Later ownership and history, 1946–present

Gertrude Enequist owned the brick house at 229 Main Street in Schoharie for a short time. By the 1940s, people began calling the house Mainbridge for its location, although it is unclear how much earlier the name was used. The first reference located is in a 1947 society column noting that, “Miss Hannah McAllister of New York city has been a guest this past week of Mrs. Gertrude Enequist at Mainbridge, the Enequist home in Schoharie. Miss McAllister is a curator at the Metropolitan Museum of Art in New York.”⁹⁵ When Enequist sold the house in October 1950 to Howard P. and Dorothy Yanson of Schoharie, she listed her address as 115 Westminster Avenue, Syracuse.⁹⁶

A few newspaper references to banquets and receptions in the early 1950s indicate that the Yansons turned the house into a restaurant and banquet facility called Mainbridge. In 1960, one newspaper described the house as a “former tourist home.”⁹⁷ At the beginning of the 1957 school year, the growing centralized school district moved its kindergarten classes into temporary quarters at Mainbridge.⁹⁸ The district opened bids on a \$577,000 bond issue in August 1960, which, when complete, allowed the kindergarten to move to the central school.⁹⁹

The Yansons sold the house to Ernesto and Lydia Vasquez of New York City in April 1961.¹⁰⁰ The Yansons held a mortgage of \$1,200 for the Vasquezes.¹⁰¹ The property has changed hands eight times since 1971, the most recent transfer being to the present owner Hazem Elbially on 7 June 2016.¹⁰²

Similar to a great many houses in the village of Schoharie, the nominated house was inundated during flooding caused by heavy rain during Hurricane Irene in August 2011. The lowest three feet of the walls in the first story were dampened by the floodwaters, but this caused comparatively little damage because the water level

⁹⁰ "United States Census, 1940," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:KQ38-Q4D> : accessed 2 December 2016), Aneta G Proper in household of Clyde H Proper, Schoharie, Schoharie Town, Schoharie, New York, United States; citing enumeration district (ED) 48-24, sheet 8B, line 70, family 214, Sixteenth Census of the United States, 1940, NARA digital publication T627. Records of the Bureau of the Census, 1790 - 2007, RG 29. Washington, D.C.: National Archives and Records Administration, 2012, roll 2778.

⁹¹ *Knickerbocker News*, Albany (in findagrave.com) provides an obituary published 11 March 1941.

⁹² 246/151.

⁹³ 248/375 and 219/250.

⁹⁴ <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=67265050>.

⁹⁵ *Schenectady Gazette*, 8 August 1947.

⁹⁶ 259/579.

⁹⁷ *Schenectady Gazette* (12 August 1960). “Bids to be Opened in Schoharie on \$577,000 School Bond Issue,”

⁹⁸ *Schenectady Gazette* (11 September 1957).

⁹⁹ *Schenectady Gazette* (12 August 1960).

¹⁰⁰ 297/518.

¹⁰¹ 169/307.

¹⁰² 1023/42ff.

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fell quickly as the flood moved downstream. The owner at the time cut out the baseboard trim and the lath and plaster to the height of the water, and it appears carpeting was removed. Otherwise, except for previous work done in the ell, which stripped virtually all historic material save the windows, doors, and trim, the house is remarkably intact nearly 150 years after it was built.

Architectural Features

Marshall Bice's new brick house embodied the apogee of the Italianate taste as practiced in rural New York, where it became the style of choice of the up-and-coming in the post-Civil War era. The Italianate was popular first among members of the expanding middle class of merchants and mill owners, who used it for individual country seats and town houses sited at the urban periphery, away from the increasingly densely settled neighborhoods adjacent to mills and docks.

The style was promulgated before 1850, and Andrew Jackson Downing illustrated it in his pattern books alongside the Gothic taste. He proclaimed that these styles both provided dwellings far superior to those of the "temples" of the earlier Grecian taste now called Greek Revival. During the third quarter of the nineteenth century, Italianate taste pervaded virtually all building design in America. While the Grecian and the earlier "Roman" (now called Federal or Adamesque) tastes drew directly on Classical-era antecedents, the Italianate style was inspired by Italian Renaissance design. The latter was greatly influenced by classical architecture, but it was the manner in which classical elements and proportions were used that set the new taste apart. Some referred to Italianate as the "bracketed style" for its liberal use of this Renaissance-period architectural detail.

There was a technological dimension to the style's popularity. The strongly rectilinear proportions, regular fenestration, low-pitched or flat roofs, and bracketed eave lines of Italianate design were easily replicated using new belt-driven machinery. This allowed its rapid adoption in a wide variety of other applications. In cities, whole neighborhoods of attached houses with single-face shed roofs capped by bracketed cornices sprang up. It was equally useful for storefronts in commercial districts. The same strongly rectilinear facades with easily multiplied fenestration soon also characterized new factories and warehouses and updated the appearance of older such buildings.

Most importantly, the style expressed modernity. In rural villages, people adopted the Italianate in similar ways to their more urban neighbors especially in the 1860s and 1870s. While at its simplest, the taste was economical, costly embellishments could be applied with delicate restraint or extravagant flamboyance. The suburban villa built by Marshall D. Bice falls somewhere in the middle of that spectrum. It features unusually large elaborately scrolled brackets at the eave line of the main block as well as smaller, plainer examples applied to the bed moldings of both the main block and porches. These support deep eaves that provided shade when the sun was high in summer. Although this season was not so hot in interior New York as in the Mediterranean, this feature surely helped keep a house comfortable in warm weather.

Italianate design incorporated other features allowing modulation of the climate of building interiors. Large windows with double-hung and weighted sash and fitted with louvered blinds, or shutters, offered active control. By this period, large lights were comparatively affordable due to advances in glass technology. Sash weights and patented hardware offered fingertip control to ventilate the house by drawing in cool outside air under raised lower sash and pushing out warmer air over the lowered top sash. When shut in the heat of the day,

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the louvered blinds allowed airflow but reduced radiant heat inside the house. The Bice house retains these features throughout.

Fully developed examples of the style incorporated a cupola. This ventilation feature was conceived to draw hot air up and out of the house in summer. In practice the one on the Bice house probably didn't function this way as it is sequestered from the main stair hall by enclosed narrow attic stairs and its windows are fixed. It, nevertheless, enhanced the stylish appearance of building.

The public rooms of Italianate houses were generally large and high-ceilinged. As in earlier styles, room plans remained compartmentalized with doors that allowed unused rooms to be shut off and left unheated. The trim schemes used bold, heavy moldings, a feature easily produced using steam power and belt-driven machinery. Even with new woodworking technologies, most Italianate house plans still retained a degree of architectural hierarchy with increasingly plain moldings and doors of decreasing size and detail in less public areas of the house. The Bice house illustrates all of these tendencies.

Summary

The Marshall D. Bice House is a significant component of Schoharie history. Its construction shortly after the Civil War exemplifies the development of "suburbs" within the village; the fate of its first owner Marshall D. Bice (and subsequent nineteenth-century owners) reflects the ups and downs of rural commerce throughout much of upstate New York. The building itself is an excellent example of the Italianate style, preserving most of its exterior bracketing and interior design elements despite many changes of ownership, use as a kindergarten, and a flood. It anchors the historic architecture of the village, at the prominent intersection of Main and Bridge Streets, and seems poised to move into the twenty-first century as an important symbol of the revival of the community.

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9. Major Bibliographical References

Bibliography.)

NOTE: Please refer to documents cited in footnotes. The majority are census, deed, and newspaper sources found online, which can be linked to via sources cited in the footnotes. Deed research carried out using familysearch.org and the Schoharie County online deeds data.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acree of Property 1.01 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 18N 556052E 4723432N
 Zone Easting Northing

3 _____ _____ _____
 Zone Easting Northing

2 _____ _____ _____
 Zone Easting Northing

4 _____ _____ _____
 Zone Easting Northing

Verbal Boundary Description The nomination boundary is indicated by a heavy line on the attached map with scale.

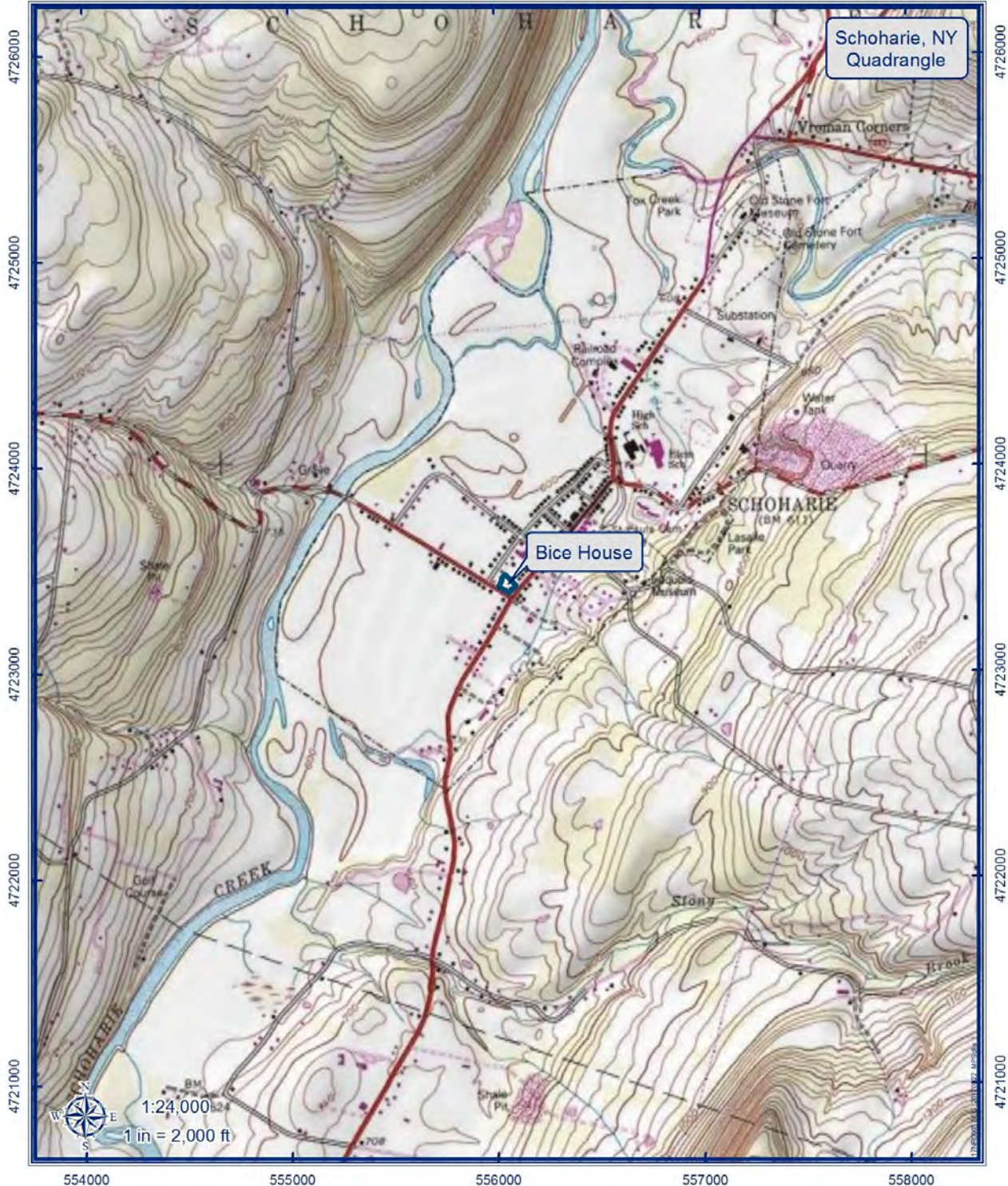
Boundary Justification: The Marshall D. Brice House was built to occupy a one-acre lot subdivided from its owner's original purchase of slightly over two acres. Throughout its history, the property most often totaled one acre, although portions of the adjacent lots were bought and sold over the years. In 1946, a one-acre house lot nearly identical to the original was once again established and has remained constant since that time. The boundary has been drawn to encompass the one-acre lot established in 1946.

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Marshall D. Bice House
Schoharie, Schoharie, New York

Marshall D. Bice House
Schoharie, Schoharie Co., NY

229 Main Street
Schoharie, NY 12157



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



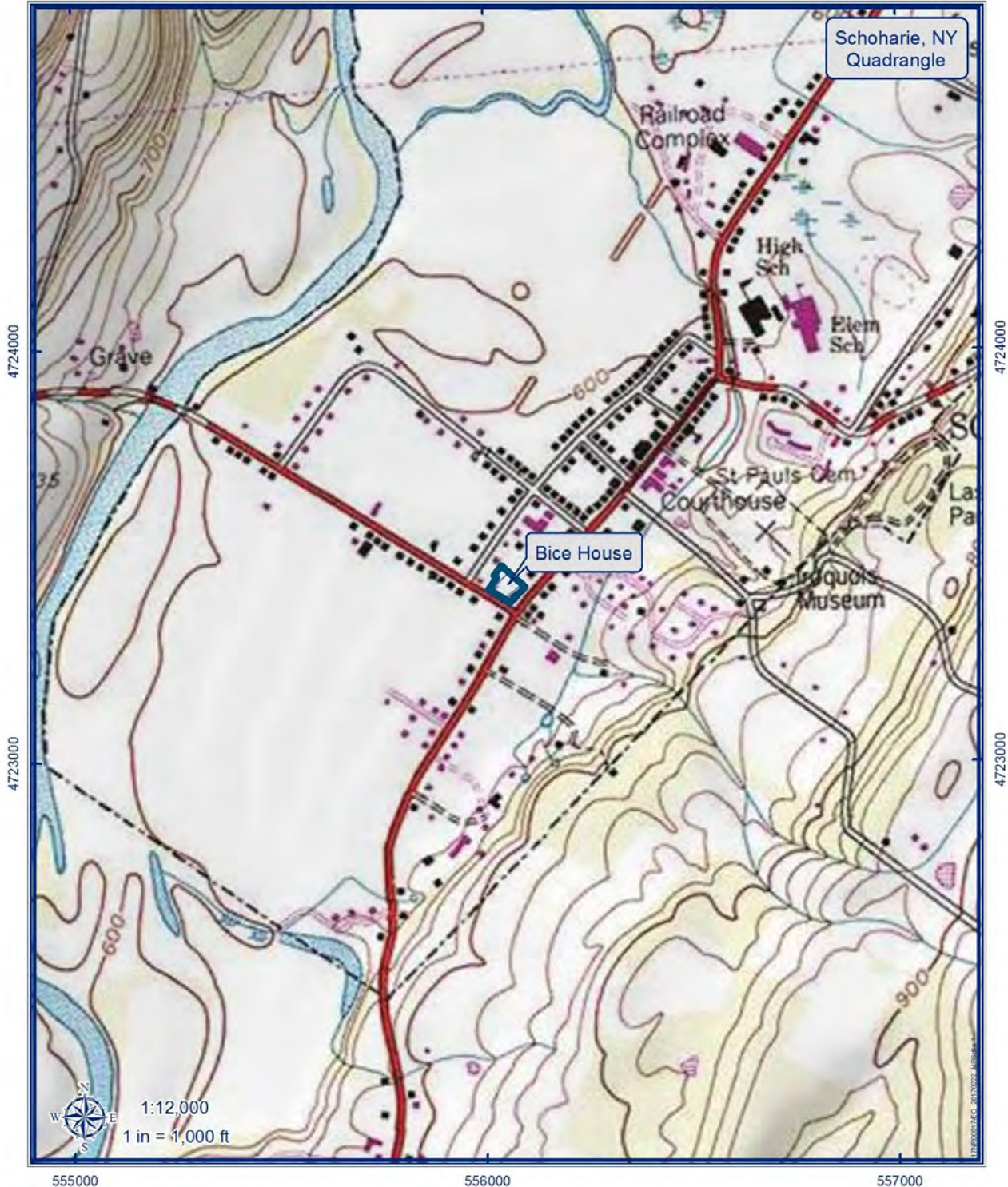
**Parks, Recreation
and Historic Preservation**

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Marshall D. Bice House
Schoharie, Schoharie, New York

Marshall D. Bice House
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229 Main Street
Schoharie, NY 12157



1:12,000
1 in = 1,000 ft

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



Bice House



Parks, Recreation
and Historic Preservation

United States Department of the Interior
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Continuation Sheet

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Bice House



NEW YORK
STATE OFFICE OF
Parks, Recreation
and Historic Preservation

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Marshall D. Bice House
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United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Marshall D. Bice House
Schoharie, Schoharie, New York

11. Form Prepared By

name/title Jessie A. Ravage

organization Preservation Consultant

date 29 January 2017

street & number 34 Delaware St

telephone 607-547-9507

city or town Cooperstown

state New York zip code 13326

e-mail jravage@stny.rr.com

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Marshall D. Bice House
Schoharie, Schoharie, New York

Additional Documentation

Photographs

Name of Property: Marshall D. Bice House

City or Vicinity: Schoharie

County: Schoharie

State: New York

Photographer: Crawford & Stearns Architects and Planners (221 Walton Street, Syracuse, NY, 13202)

Date Photographed: 21 July 2016.

Description of Photograph(s) and number: 15 Photographs.

0001: Exterior, east or front elevation

0002: Exterior, south elevation

0003: Exterior, southwest elevation

0004: Exterior, north elevation

0005: First story, center hall showing main entrance and stairs

0006: First story, center hall showing stairs to second floor

0007: First story, southeast parlor, looking east

0008: First story, northeast parlor, looking west into dining room, showing one or two doors to kitchen area

0009: Second story, east room

0010: Second story, northeast chamber, looking east

0011: Cupola interior, southwest corner

0012: First story, ell, kitchen, south wall with view down service stair passage to south exterior door

0013: Second story, ell, service passage looking east to stairs into main block

0014: Second story, ell, northwest room, east wall

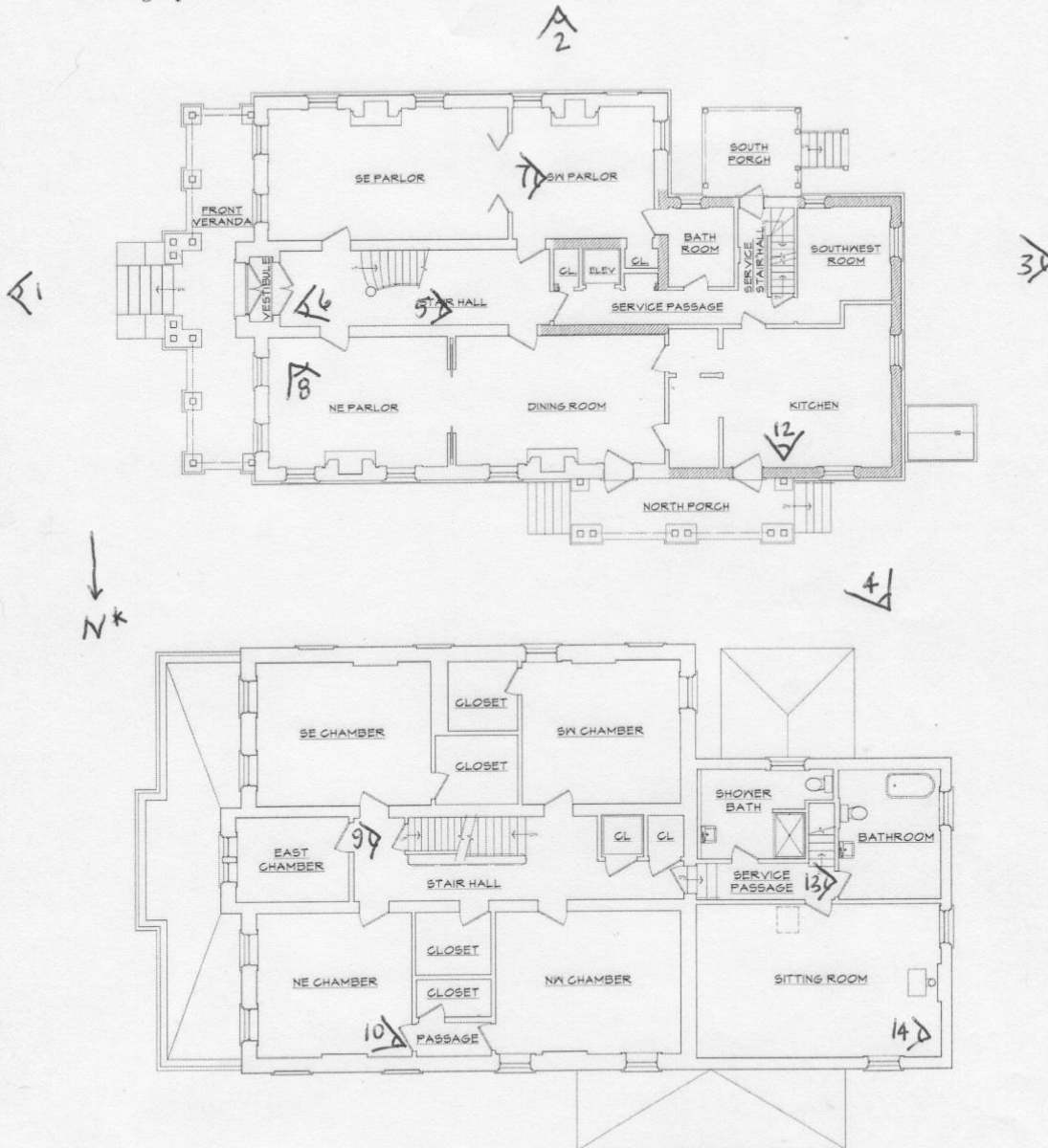
0015: Basement, southeast room

United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Marshall D. Bice House
Schoharie, Schoharie, New York

Photo Key:

Marshall D. Bice House, Village of Schoharie, Schoharie County, New York
Photograph locations



11 = Cupola Interior
15 = Basement, South compartment

* Historic documentation adopts this compass orientation.
actual orientation differs ~ 40° W

United States Department of the Interior
National Park Service

Marshall D. Bice House
Schoharie, Schoharie, New York

National Register of Historic Places Continuation Sheet

Property Owner:

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.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.



229

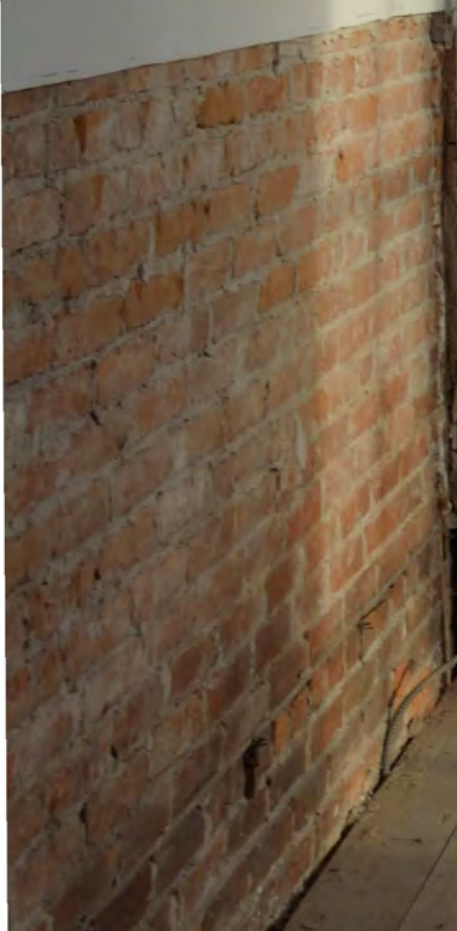




























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 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

ROSE HARVEY
Commissioner



24 April 2017

Alexis Abernathy
National Park Service
National Register of Historic Places
1849 C Street NW
Washington DC 20240

Re: National Register Nomination

Dear Ms. Abernathy:

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

The Virginia, Erie County
St. Mary's Roman Catholic Church Complex, Schenectady County
Marshall D. Bice House, Schoharie County
Gaines District #2 Schoolhouse, Orleans County
East Main Street Historic District, Monroe County
Camp Taiga, Hamilton County

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

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office