

United States Department of the Interior
National Park Service

RECEIVED 2280

JAN 22 2016

National Register of Historic Places
Registration Form

Nat. Register of Historic Places
National Park Service

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Warren Ferris House

other names/site number _____

2. Location

street & number 7637 NY 80 not for publication

city or town Springfield Center vicinity

state New York code NY county Otsego code 077 zip code 13486

3. State/Federal Agency Certification

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

Kurt A. Purpurt DBHP 1/16/16
Signature of certifying official/Title Date

State or Federal agency and bureau _____

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is:

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

[Signature] Signature of the Keeper Date of Action 3-8-16
Edson V. Beall

Warren Ferris House

Name of Property

Otsego County , New York

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

private

public-local

public-State

public-Federal

Category of Property

(Check only one box)

building(s)

district

site

structure

object

Number of Resources within Property

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

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>0</u>	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

Queen Anne

Materials

(Enter categories from instructions)

foundation stone

walls wood

roof unknown

other _____

Narrative Description

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

Warren Ferris House

Name of Property

Otsego County, New York

County and State

8 Statement of Significance

Applicable National Register Criteria

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

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

Criteria considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

architecture

Period of Significance

1894-1905

Significant Dates

1894

Significant Person

(Complete if Criterion B is marked above)

Warren Ferris

Cultural Affiliation

n/a

Architect/Builder

Warren Ferris

Primary location of additional data

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

Name of repository:

Warren Ferris House
Name of Property

Otsego County, New York
County and State

10. Geographical Data

Acreage of property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 18 509676 4741657
Zone Easting Northing
2

3
Zone Easting Northing
4

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Christine Luthy contact: Kathleen LaFrank, National Register Coordinator, NYSHPO

organization Cooperstown Graduate Program date April 2015

street & number 5838 NY 80 telephone 215.534.2912

city or town Cooperstown state New York zip code 13326

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

The Warren Ferris House is located on the southern outskirts of the hamlet of Springfield Center, Otsego County. Springfield Center is located in the south-central portion of the town of Springfield, just south of US Rte. 20, the town's major east-west route. NY 80, Springfield Center's main street, is a north-south road that connects NY 20 with the village of Cooperstown, at the southern end of Otsego Lake. The Ferris house occupies a less than one acre, rectangular property on the west side of New York State Route 80. This is the original property associated with the house. A row of mature sugar maple trees planted the year the house was built lines the road, and the house is set back on a deep, sloping lawn. There is a driveway on the north side of the property that runs along the north side elevation and ends at the carriage house, which is behind and slightly north of the main house. The nomination includes two buildings, the Queen Anne style residence and a contemporary carriage house, both constructed by the original owner, Warren Ferris, in 1894. Both retain a very high degree of integrity

The Ferris House is a two and one-half story tall wood-frame building on a cut-stone foundation. The building is generally three bays wide and five bays deep but is characterized by irregular massing. As such, the house is divided into four distinct sections, decreasing in size from front to rear, and has three cross gables, several sections of curved wall, two porches, and an engaged corner entrance tower. There is also a central chimney and decorative iron roof cresting. Exterior wood wall coverings include clapboard, two shapes of decorative shingles, and narrow banding.

Windows vary; however, all are original wood frame, most with projecting molded lintels, and most have one-over-one double-hung sash. These are found singly, in pairs, and in groups of three (where a larger middle window is flanked by two smaller ones). Several windows are curved, and the front windows originally had stained glass in their smaller, upper sash. Small, twelve-pane windows occupy the gables. All windows have wood storm sash and several retain shutters.

See continuation sheet

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

The most distinctive feature of the house is the wrap-around decorative front porch, which features a wood lattice railing and turned posts with brackets supporting an elaborate patterned frieze. The two sides of the porch meet at the main entrance stair, which occupies the corner and is marked with a decorative pediment surmounting an arched opening. The entrance, which is recessed, is located at the squared-off corner of the building where the front porch forms a right angle. This entranceway is embellished with additional scrollwork and other decoration.

The main entrance is through a round-arched opening, which leads to an alcove and a single, wide wooden door. The rest of the façade features a cross gable over the parlor with rounded side walls. On the first story there is a bank of three windows on the front of the parlor. Between the first and second stories is a beveled surface covered with half-cove shingles and the second story features two windows. The gable end is covered in half-cove shingles and incorporates two squat, multi-pane horizontal windows.

On the long south side of the house there are a variety of windows and a small second porch. This porch is much simpler than the front porch and boasts two doors: one leads to the kitchen and the other, much narrower, to the sitting room. At the rear of the house is an ell, set back from the main house, which once contained the wood shed. On the north side of the house, a bay projects from the dining room. A door from the dining room leads to the porch. The cross gable that caps the bay has a window and decorative shingle wall cladding.

Interior

The first floor plan is characterized by a central, almost square sitting room surrounded by the other rooms. Entrance is into a small side hall with a distinctive paneled stair and pocket doors to the parlor. Another, round-arched door provides access to the dining room and sitting room. A second set of pocket doors divides the sitting room and parlor. A dining room with a geometric bay sits off of the northwest side of the sitting room.

See continuation sheet

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

A chimney serves fireplaces in both the sitting room and the dining room. The dining room fireplace features a tiled hearth and surround, as well as a decorative wood mantel.

A rectangular kitchen with pantry sits behind the sitting room and next to the dining room. Behind the kitchen, at the very back of the house, is a former wood shed, which is attached to the main structure and currently used for storage. Off of the kitchen on the southwest side is an exterior porch. The second floor mimics the plan of the first floor and is composed of four bedrooms and two bathrooms. Above the second floor is an open attic. The cellar is an unfinished, open space with a dirt floor. Throughout the interior, original moldings, paneling, door and window surrounds, interior shutters, and other decorative features survive intact

Carriage House

The carriage house is a rectangular, wood-frame building. It is one and a half stories tall surmounted by a steep gable roof clad in asphalt shingles. All of the sides have horizontal beveled siding made of wood, while the upper portion of the front gable end has two different types of shingles: the bottom and top sections are clad in octagonal scalloped shingles, with a middle section of shakes.

The gable end has double doors that are approximately eight feet high. Each door has panels that create six blocks divided into three rows and two columns. The door panels are composed of diagonally arranged pieces of wood that form a wooden herringbone pattern. Above the doorway (on the trim) is a spherical light fixture held in metal brackets. These doors are contemporary replicas of the originals based on photographic and physical evidence. Above these is a second set of doors accessing the loft. These are similar in style and flanked by small rectangular windows. The interior features two original stalls for horses and could fit two carriages..

See continuation sheet

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Summary

The Warren Ferris House is significant as an outstanding intact example of Queen Anne style residential architecture in the hamlet of Springfield Center. The Ferris house epitomizes the Queen Anne style in the complexity of its forms and materials. The two-story wood-frame house is characterized by its asymmetrical form, multiple roof types and cross gables, curved walls, porches, textural surfaces and variety of decorative embellishments, including clapboard, variously patterned shingles, turned posts, brackets, lattice work, etc. The house and matching carriage house were designed and built as a home for his own family by Warren Ferris in 1894. Ferris, a local builder, constructed several other houses in the vicinity; however, none matched this one in scale or sophistication. In addition to lavishing attention on his own home, Ferris may have also wanted to use the house as an advertisement for his proficiency as a builder and skill as a carpenter. Ferris resided here until his untimely death in 1905. The house and carriage house retain a high level of integrity.

Town of Springfield

In the nineteenth century, the hamlets in the town of Springfield, Otsego County, New York, experienced growth in population as well as economy. For instance, Springfield Center boasted three residences in 1822; by 1872, fifty years later, the town's population had increased to 225 residents. The influx of people meant greater demands for resources and businesses, and by 1872 the town had "two churches, three stores, two hotels, a wagon shop, two blacksmith shops, a gristmill, millinery shop, telegraph office, cooper shop, harness shop, shoe shop, a machine shop, [and] a physician."¹

The changes of the Springfield area can be attributed to a combination of development in transportation, agriculture, business, and recreation. A charter for the Third Great Western Turnpike (now known as State Route 20) was passed in 1803, and the roadway was constructed soon after. This turnpike originated in the

¹ Judith O. Green, *Springfield: The Story of Our Past I* (n.p.,n.d.), 44.

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Albany area and eventually extended towards the west. Initially used primarily by freight wagons and occasionally by travelers, the turnpike became the most well-known road through the Town of Springfield after the toll gates were closed down in early 1859. Another route, Plank Road, ran from Cooperstown to Springfield Center, Van Hornesville, Minden, and Fort Plain, providing greater access between those communities. Although there were several attempts, beginning in the mid-1800s, to bring a railroad to Springfield, it was not until 1905 that there were definite reports that a railroad connecting Cooperstown to Springfield Center and Richfield Springs was to be laid.

Developments in the agricultural industry also allowed Springfield to grow in population and business in the nineteenth century. Sheep raising was significant in the town between 1825 and 1850. Poultry raising experienced a steady increase from 1840 to 1880. Beginning in 1850, cheese prices rose from seven to nine cents a pound, and cheese making became an important industry in the town. A cheese factory was established in 1861, and the business continued to remain strong until the late 1800s. At that point, “farmers started shipping milk and cream to the cities and milk was manufactured into butter, condensed milk, and other products.”² Another agricultural product that reaped economic benefits was hops. By 1860, 90 percent of hops grown in America were grown in New York, and a third of this was produced in Otsego County. The economic rewards could be large: in the 1860s a crop of hops cost six cents a pound to produce and could be sold for as much as sixty-five cents a pound. However, hops growing was a relatively short-lived phenomena, as production moved west. Disease, coupled with prohibition, virtually ended hops production in Otsego County in the early twentieth century.

² Green, 63.

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

As Springfield's access to transportation and agricultural industries flourished, the town boasted more business and recreational opportunities for residents. The Annual Trotting Meeting at the Otsego Lake Track was established in 1868 and by its tenth go-around the event offered \$270 in prizes. Organized baseball games were recorded as early as 1877, and in 1884 a golf club was established and quickly became very popular. The Springfield Literary Circle (later known as the Springfield Library Association) was founded in 1894, promoting community activities and education. Steamboats like the *Natty Bumpo*, *Deerslayer*, and *Mohican* transported passengers along Otsego Lake to visit Cooperstown. Otsego Lake was a popular place to play, and in 1903 the Hyde Bay Association was established for the purpose of facilitating recreation on the lake. Shortly thereafter, in 1905, the town of Springfield provided \$250 to erect a building at the town dock. In November 1903, the first telephone came to Springfield Center.

Sobering events punctuated the general trend of growth and improvement in the nineteenth century. A fire in Springfield Center occurred on September 24, 1899, destroying much of the center of town: "When the fire was out, four houses, two barns, the church, outbuildings, eight maple trees, and the sidewalk were piles of smoldering debris."³

Springfield, Springfield Center, and East Springfield (the town's three hamlets) clearly experienced a time of rapid growth in the nineteenth century. The development of transportation routes, an increased variety of economically beneficial agricultural opportunities, the incorporation of a greater number and diversity of businesses, and a growth in demands for leisure activities all made Springfield a more attractive place to live.

³ Green, 55.

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

Warren Ferris

Warren Ferris was born in January 1854 in Decatur, New York. Ferris and his first wife, Emily, lived in Decatur, where Ferris worked as a farmer, and where they were listed in the New York census in 1880. Although the exact date of this first marriage is unknown, a census from 1900 listed Ferris as being married for twenty-six years; this was subsequently crossed out and replaced with nine years. Perhaps the crossed out number referenced his first marriage, meaning that he and Emily would have been wed in 1874. Warren and Emily Ferris had one daughter, Cammie, who was born in February 1884. It is unclear when Emily passed away and when Ferris moved to Springfield, New York, although both events appear to have taken place before 1891, when Ferris remarried.

An Otsego County deed (Liber 229, page 153) dated August 3, 1893, describes the land Ferris purchased in Springfield Center. The sale of the property was also recorded in the *Richfield Springs Mercury* on August 24, 1893: "Mr. Warren Ferris has purchased a building lot upon which he will erect a fine residence." A *Springfield Springs Daily* article from the same date echoes the information, as does the *Utica Weekly Herald* dated August 22, 1893. John and Betsy M. Olive sold a portion of their property west of their house to Ferris. This parcel, located just outside of downtown Springfield Center, was situated between the property of the Olivers and the property of Sidney H. Stiles. The property description aligns with that of later owners up to the current day.

By the time Ferris purchased the property, he had already married his second wife, a woman named Margaret (Maggie) L. Ely. According to the state census from 1900, Ferris and Maggie were married in 1891. A *Richfield Springs Mercury* article dated Thursday, March 2, 1893 reported on Mr. and Mrs. Smith Ely's fifteenth wedding anniversary and noted that Ferris (on violin) played a duet with Mrs. Ely (on piano). Warren

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

and Maggie had one child, a son named Lyell, who was born in August 1893. The 1900 census also notes that Warren Ferris could read, write, and speak English.

Local area newspapers recorded the progress Ferris made as he built his house. The earliest *Richfield Springs Mercury* article on the process dates from October 4, 1894: "Ground has been broken for Mr. Warren Ferris' new residence which he intends to erect and complete by spring. The location is between the residence of Mr. John Olive and Mr. S. Stiles near the 'new railroad.'" The information provided here collaborates what was presented in the deed and reflects the development of transportation in the area, although in this case the "new railroad" does not seem to have been completed. Shortly thereafter, an October 11, 1894 article reported: "The excavation for the cellar of Mr. Warren Ferris' residence is being done." Just shy of a month later, on November 8, 1894, the same newspaper noted "the masons have finished the foundation for Mr. Warren Ferris' new residence. His barn is nearly completed."

While this new residence was being built, Ferris maintained another residence in the same town. The *Richfield Springs Mercury* dated March 2, 1893 mentioned: "Mr. Warren Ferris has gone to Decatur. Mr. F. has some real estate which he will look after while absent." This suggests that Ferris owned a different property before he purchased the nominated property. Although it is unclear what property is being referenced in the newspaper, a 1903 map of Springfield Center in the *New Century Atlas of Otsego County* indicates that a W.A. Ferris owned a property just across State Route 80 from the building site. The census from 1900 also listed Ferris as owning free or mortgaged seven farms or houses. Some of these may have been a grouping of cottages mentioned in *Richfield Springs Mercury* on October 8, 1903: "Mr. Warren Ferris' cottage, which he recently erected, is being painted. It is one of the three pretty cottages he has erected." Considering his main residence is a stately Queen Anne, it is likely that these were three different houses he built after he constructed his residence.

See continuation sheet

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

It is not known when Ferris became a builder but he had several clients in Springfield Center. Ferris's activities were regularly reported in local newspapers, such as the *Richfield Springs Mercury* of July 9, 1896, which recorded his work for Andrew Smith. One article noted: "Mr. W. F. Bringloe will enter the grocery business and is having his store fitted up for that purpose. Mr. Warren Ferris is engaged in the carpenter work."⁴ Ferris was also part of the rebuilding after the Springfield Center fire of 1899: "Miss Jemima Peck will rebuild her residence, which was recently burned. Warren Ferris has the contract."⁵ The *Otsego Farmer* of October 6, 1899, reported that Ferris built a new house for Mr. Joseph Wood. However, Ferris did not limit his business to Otsego County; there is at least one known commission in Herkimer.⁶

Unfortunately, Ferris, his wife Maggie, and his son Lyell all experienced illnesses that were noted in the newspapers as well. A heartfelt sympathy was expressed in the *Richfield Springs Mercury* on September 14, 1893: "We regret deeply to note the serious illness of the little baby of Mr. and Mrs. Warren Ferris, whose birth was announced last week. The child is in critical condition. Much sympathy is felt for the parents." A follow up article was published in the same paper, a week later on September 21, 1893, announcing the baby was on the mend. Maggie Ferris also suffered a severe illness in the early twentieth century: "Mrs. Warren Ferris went to Sylvan Beach on Saturday to the Sanatorium for treatment. Mrs. Ferris has been there nearly all of the past year."⁷ Mrs. Ferris did recover and eventually outlived her husband, but the coverage of her illness and that of her son suggests that the Ferrises were well known and respected in the town of Springfield Center.

At 51 years of age, Ferris contracted pneumonia, as reported in the *Utica Herald-Dispatch* on October 21, 1905. Just a few days after the initial report Ferris passed away from this illness. The same newspaper dated October

⁴ *Richfield Springs Mercury*, April 14, 1892.

⁵ *Richfield Springs Mercury*, April 5, 1900.

⁶ *Richfield Springs Mercury*, December 15, 1904.

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

25, 1905, reads: “He was well known. He owned considerable real estate. He was a carpenter by trade and a fine and skilled workman. He was a Democrat in politics, although he took no active part.” This announcement also noted that Ferris had two brothers—Charles Ferris of Richfield Springs and the Reverend Seymour Ferris of Buffalo. A full eulogy in the *Richfield Springs Mercury* dated October 26, 1905 celebrated the life of Ferris:

After a few days of intense suffering he passed away and cast a gloom over our village. He was a fine mechanic, being a carpenter by trade. A large number of cottages, here and elsewhere, were under his supervision. His residence is a model one and of fine workmanship, he also owned three cottages of modern style which he erected. He was a most industrious man, a good citizen, and of good habits. Mr. Ferris possessed a fine voice and he sang in the Baptist church choir. Several years ago he married Miss Maggie Ely...The funeral occurred Monday at 1 p.m. at his late residence and was largely attended. Ferris was a beloved resident of Springfield Center and was known for his great carpentry abilities.

After Warren Ferris passed away, the house was willed to his wife, Maggie Ferris. Later in life Maggie and her son, Lyell, sold the property to Mrs. Bringloe, who later passed it to her husband, William F. Bringloe. When Bringloe died, he willed the property to Mary Cain (later Mary Gill) in 1925. Mary Gill sold the property to Dorothy McCready Van Cott and Janice McCready in 1948. Two years later, Van Cott and McCready sold the property to Harland Smith and Jeanette D. Smith, and the latter owners inhabited the property until 1992, when they sold it to Nelson and Marie Saltys. One year later, the Saltys sold the Ferris House to Martin and Gretchen Sorin, the current owners.

Today the house and carriage house remain relatively unchanged from the period of initial construction. There are only a handful of Queen Anne style houses currently standing in Springfield Center, and most are clustered around Ferris’s house (which is on the outskirts of the hamlet). Two Queen Anne style houses flank the

⁷ *Richfield Springs Mercury*, July 21, 1904.

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number 8 Page 8

nominated property, and there are a two across NY 80. The latter two are smaller and simpler, but local lore maintains that Ferris built both of them. Unfortunately, not many of Ferris's buildings have been identified and it is unknown what other styles Ferris built in. However, his obituary indicated that he built at least several houses in the "modern style."

Architecture

The Ferris house is significant as a sophisticated and highly intact example of Queen Anne style residential architecture in Springfield Center. It is also the best example of popular local builder Warren Ferris's craftsmanship. Like other examples of the Queen Anne style, the residence is characterized by asymmetrical massing, a mixture of roof forms and cross gables, multi-textural surfaces and a variety of decorative treatments. The house clearly stands out among the other extant Queen Anne houses in Springfield Center because of its overall complexity of form. The residence is adorned by features such as a turret, two porches, two curved walls, three cross gables, and a geometric bay. It appears to have served as a showpiece of the ways that a house of the period could be adorned and, thus, as an advertisement for Ferris's work. As a carpenter, Ferris may have wanted to demonstrate his ability to execute the complicated shapes such as curved walls, bays, and towers that were coming to dominate elite residential buildings. On the interior Ferris continued to emphasize his woodworking skills. Extra decorative elements like pendants show that Ferris could execute the fancier elements that his clients might desire.

The Ferris house stood out because of its size as well as workmanship. The houses that flank Ferris residence are of similar height, but the ones across the street are shorter and set lower than his personal residence. Cross gables with decorative shingling and bargeboard further emphasized its verticality. Further north in the core of the hamlet, older Greek Revival and Federal era residences would have been dwarfed by the Queen Anne style building.

See continuation sheet

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

Only minimal changes have been undertaken over the past one hundred plus years. The exterior of the house was painted white at some point, but it has now been restored to historically appropriate colors. Stained glass panels have been lost on the parlor windows. Additionally, some siding work was completed on both the main residence and the carriage house in areas where the wood had deteriorated. All alterations were sympathetic, and the house looks much like it did in the late nineteenth and early twentieth century.

Both the property and the buildings remain intact from the period of significance. Late nineteenth century images serve as a testament to the integrity of design, materials, and workmanship. The property is also clearly associated with its original occupant and builder, Warren Ferris.

See continuation sheet

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Sorin, Martin and Dr. Gretchen Sullivan Sorin. Interview by Christine Luthy. 22 February 2015.

Green, Judith O. *Springfield: The Story of Our Past, Part I*. Richfield Springs, N.Y.: the author, 1987.

Green, Judith O. *Springfield: The Story of Our Past, Part II*. Richfield Springs, N.Y.: the author, 1989(?).

Maine, Mary. *Back Thru Time in Springfield Center*. Springfield Center, N.Y.: s.n., 1986.

New Century Atlas of Otsego County, New York, with Farm Records. Philadelphia: Century Map Co., 1903.

New York Census, District 96, Sheet Number and Letter 69D, 1880.

New York Census, District 140, Sheet Number and Letter 6B, 1900.

New York Census, February 16, 1892, p. 8-9.

Otsego County Conveyance, Liber 326, Page 112, October 5, 1925.

Otsego County Deeds Liber 770, Page 1099, November 4, 1993.

Otsego County Deeds, Liber 768, Page 104, December 22, 1992.

Otsego County Deeds, Liber 446, Page 503, October 19, 1950.

Otsego County Deeds, Liber 434, Page 584, February 20, 1948.

Otsego County Deed, Liber 229, Page 153, August 3, 1893.

The Otsego Farmer, October 6, 1899, p. 3.

Richfield Springs Daily, August 24, 1893.

Richfield Springs Mercury, Vol. 40, No. 22, October 26, 1905.

Richfield Springs Mercury, Vol. 39, No. 8, July 21, 1904.

Richfield Springs Mercury, Vol. 39, No. 47, April 20, 1905.

Richfield Springs Mercury, Vol. 28, No. 16, September 21, 1893.

Richfield Springs Mercury, Vol. 28, No. 15, September 14, 1893.

Richfield Springs Mercury, Vol. 89, No. 29, December 15, 1904.

Richfield Springs Mercury, Vol. 34, No. 44, April 5, 1900.

Richfield Springs Mercury, Vol. 26, No. 44, April 14, 1892.

Richfield Springs Mercury, Vol. 37, No. 35, January 29, 1903.

Richfield Springs Mercury, Vol. 31, No. 6, July 9, 1896.

Richfield Springs Mercury, Vol. 36, No. 16, September 12, 1901.

Richfield Springs Mercury, Vol. 38, No. 19, October 8, 1903.

Richfield Springs Mercury, Vol. 27, No. 39, March 2, 1893.

See continuation sheet

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

Richfield Springs Mercury, Vol. 29, No. 19, October 11, 1894.

Richfield Springs Mercury, Vol. 29, No. 23, November 8, 1894.

Richfield Springs Mercury, Vol. 29, No. 18, October 4, 1894.

Richfield Springs Mercury, September 7, 1893.

Twelfth Census of the United States, New York, Otsego County, Springfield Town, Sheet No. 6, June 8-9, 1900.

Utica Herald-Dispatch and Daily Gazette, October 25, 1905, p. 6.

Utica Herald-Dispatch, October 21, 1905, p. 7.

Utica Weekly Herald, August 22, 1893, p. 2.

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

Verbal Boundary Description

The boundary is indicated by a heavy line on the attached map.

Boundary Justification

The boundary was drawn to include the current parcel associated with this property. The current boundary of the property is the same as it was when the property was purchased by Warren Ferris, the builder of the structures.

See continuation sheet

United States Department of the Interior
National Park Service

Warren Ferris House
Springfield Center, Otsego County

National Register of Historic Places Continuation Sheet

Section number photos Page 1

Photographer: Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office
Peebles Island State Park
Box 189
Waterford NY 12188

Date : 2015

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

and

New York SHPO
PO Box 189
Waterford, NY 12188

Photo Views:

- 0001. Ferris House, façade, looking northwest
- 0002. Ferris House, detail of wraparound porch
- 0003. Ferris House, south, side, elevation
- 0004. Ferris House, rear, west, and south, side, elevations
- 0005. Ferris House, interior, entrance vestibule and stair
- 0006. Ferris House, interior, dining room fire place and mantel
- 0006. Ferris House, carriage barn, looking west

See continuation sheet



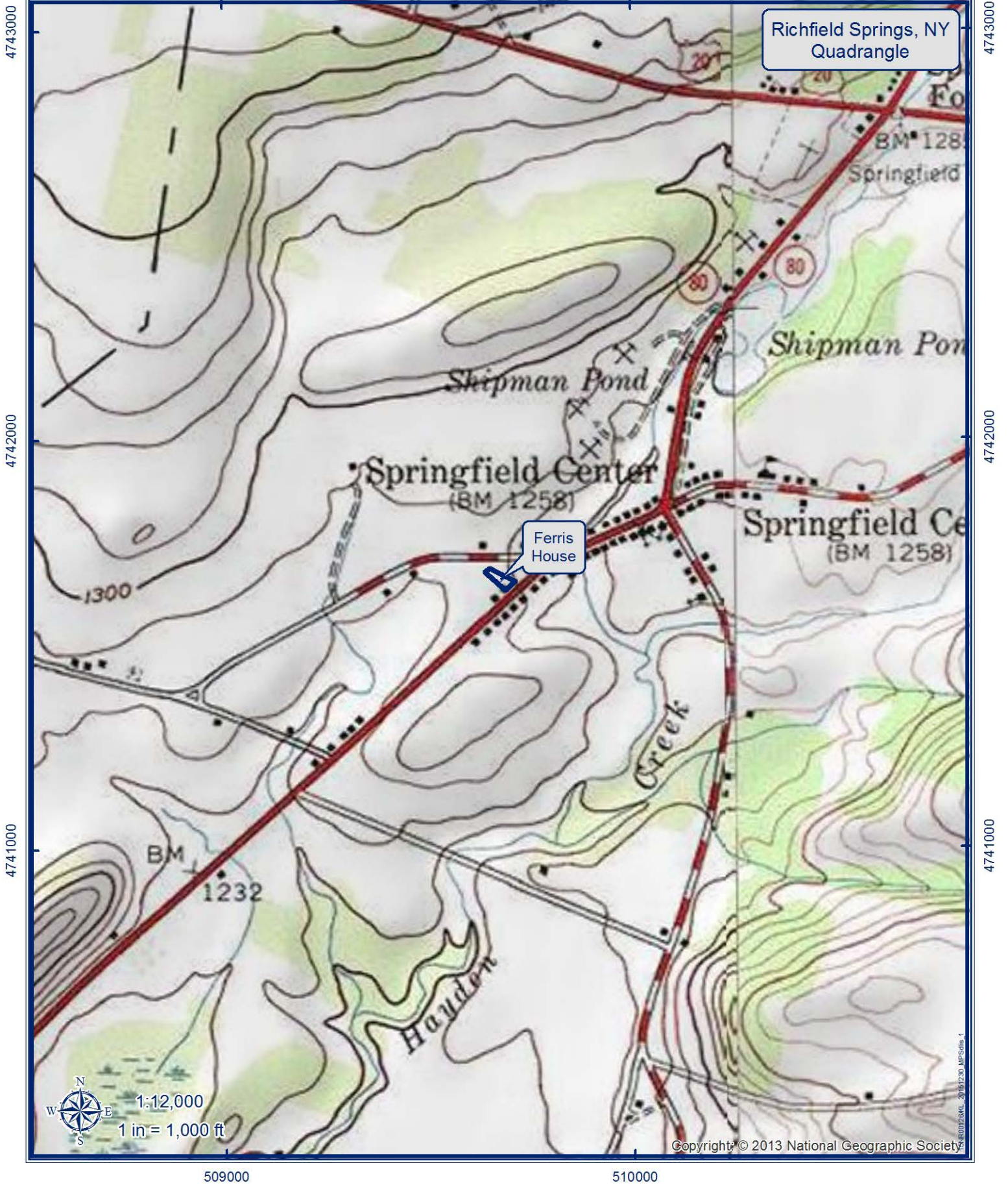
Coordinate System: NAD 1983 UTM Zone 18N
Projection: Transverse Mercator
Datum: North American 1983
Units: Meter



Ferris House



Parks, Recreation
and Historic Preservation



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



 Ferris House



Parks, Recreation
and Historic Preservation



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



Parks, Recreation
and Historic Preservation



Small window in the upper gable.

Large window with shutters on the second floor.

Window with shutters on the second floor, adjacent to the tower.

Large window on the first floor.

Decorative porch with intricate woodwork and a large arched entrance.

White SUV parked in the foreground. License plate: GPC-7645.

Grey pickup truck parked on the driveway.

Blue car parked on the driveway.









OBSERVANCE
ENFORCEMENT
NOT
REFERRAL

STOP · LOOK · LISTEN
THE LIQUOR TRAFFIC
DO · IF YOU CAN
DO · IF YOU CAN
DO · IF YOU CAN
DESTROY THE TRAFFIC
Reduce the Cost of Living







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Ferris, Warren, House

MULTIPLE NAME:

STATE & COUNTY: NEW YORK, Otsego

DATE RECEIVED: 1/22/16 DATE OF PENDING LIST: 2/22/16
DATE OF 16TH DAY: 3/08/16 DATE OF 45TH DAY: 3/08/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000063

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3-8-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner



8 January 2016

Alexis Abernathy
National Park Service
National Register of Historic Places
1201 Eye St. NW, 8th Floor
Washington, D.C. 20005

Re: National Register Nomination

Dear Ms. Abernathy:

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

Brockport Cemetery, Monroe County
Warren Ferris House, Otsego County
Glenwood Cemetery and Mausoleum, Tioga County
Bayard Rustin Residence, New York County

I would like to note that we are submitting the Rustin Residence as part of our LGBT underrepresented properties initiative in New York City. Please feel free to call me at 518.268.2165 if you have any questions.

Sincerely:

Kathleen LaFrank
National Register Coordinator
New York State Historic Preservation Office