Reconnaissance Level Historic Resources Survey

Town of New Lisbon

Otsego County, New York

Funded by
Preserve New York, a grant program of the
Preservation League of New York State
and the
New York State Council on the Arts

Prepared by Jessie A. Ravage
Preservation Consultant
34 Delaware Street
Cooperstown, New York 13326

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Introduction and Methodology

Reconnaissance–level historic resources surveys are undertaken to identify historic resources and assess the degree of their historic integrity. Surveys can assist municipalities to take a more comprehensive approach in planning for and around identified resources. Such planning might include considerations for planning ordinances in areas with cultural resources, planning for economic development, listing in the National Register of Historic Places, local historic district designations, or specific preservation projects. Sometimes such surveys have their origins in a potential threat to the resources under review.

Historic resources are generally defined as above–ground resources older than 50 years. In this survey, "historic" does not encompass archaeological, or below–ground, resources. Survey reports comment on potential eligibility for listing in the State and National registers; they may also comment on potential significance at the local level, possibly under a local ordinance acknowledging local significance. Reconnaissance–level survey reports often discuss these resources in terms of themes of significance as outlined in the documentation for the National Register of Historic Places. This allows interested parties to grasp the historic integrity[1] and significance of particular resources or groups of resources within a given area.

The Town of New Lisbon undertook this survey to assess historic architectural resources throughout the Town of New Lisbon, Otsego County, New York, which encompasses about 26,800 acres, as part of its comprehensive planning process. Identifying properties dating to the historic period is of interest to the town in a time of continually shrinking population and changing environmental prerogatives. The town wishes to understand its resources in order to make decisions that will help it determine the degree to which it wishes to encourage preservation and take into account historic significance of existing resources when allowing proposed changes.

The town retained preservation consultant Jessie Ravage of Cooperstown, New York, to complete the survey. The project was partially funded by Preserve New York, a grant program of the Preservation League of New York State and the New York State Council on the Arts. The town and other granting agencies provided the remainder of the funding.

The preservation consultant conducted field review and photography of individual properties and groups of properties throughout the entire study area from the public highways during April and May 2013. The field review checked the existing landscape against mapping episodes dating to the nineteenth and early twentieth centuries. Ravage also correlated published maps (1856 (Cyrus Gates, *Map of Otsego County*), 1868 (Beers, *Atlas of Otsego County*), 1903 (New Century, *Atlas of Otsego County*), which show major historic–period land divisions, roads, and property owners, with the current landscape. Concurrent with the field survey, Ravage collected published and manuscript resources related to the study area's development stored in the house of

[1] The National Register of Historic Places identifies seven aspects of historic integrity: location, design, setting, materials, workmanship, feeling, and association. In general, properties must be older than 50 years to be eligible or listed on the Register. Themes of significance are detailed in National Register Bulletin 16 available at http://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_III.htm.

Virginia A. Schoradt, who is the Town Historian. Ravage also reviewed the SPHINX database maintained by the New York State Historic Preservation Office (NYSHPO) in conjunction with the National Park Service for resources already identified in the Town of New Lisbon.

The body of this report is neither a simple town history nor an architectural digest. Instead, it discusses the town's historic resources within the larger context of the physical landscape. The report is divided into several sections. The description of existing conditions details New Lisbon's physical and geopolitical setting; circulation systems; spatial organization and land use patterns including hamlets; vegetation; and architecture. It concludes with photographs of historic landscape features found in the town and of post–historic period subdivision patterns. The historical and architectural overview is a context statement discussing New Lisbon's historic and architectural development from its settlement beginning in the 1770s through ca.1965. This is broken into chronological sections, each providing an historical overview and a brief discussion of historic features and buildings of the period. The main body of the report concludes with a discussion of the potential eligibility for inclusion in the National and State Registers of Historic Places of historic resources found in the Town of New Lisbon and a list illustrated with photographs. These properties can be located on the key map in the first appendix. This map was drawn by Psalm Wyckoff, Planner in Otsego County, using the Geographical Information Systems database and enhanced by Ravage. Copies of the three historic mapping episodes are provided in Appendix 2. Appendix 3 provides a synopsis of historic building styles illustrated with photographs of New Lisbon buildings. The fourth and final appendix is a table of properties previously assigned Unique Site Numbers (USN) in the SPHINX database maintained by NYSHPO.

The report is presented both in hard copy (two copies distributed in the Town of New Lisbon) and a digital version. The town will distribute copies to the NYSHPO and the Preservation League of New York State, the latter as part of the town's contract with the League when New Lisbon received the grant.

Jessie Ravage
8 July 2013

Description of Existing Conditions

Physical and geopolitical setting: The Town of New Lisbon, a town of approximately 26,800 acres, is centrally located in the western half of Otsego County, New York. New Lisbon's town line forms a town slightly more than six miles square, its straight boundaries oriented a few degrees off the cardinal points. Its north line abuts the Town of Burlington; its west line abuts the Town of Pittsfield; its east line forms a boundary with the Towns of Hartwick and Laurens; its south line bounds the Towns of Laurens and Morris.

The topography of the town is broken by two valleys following fault lines in the generally level acidic dark shale layers of the Allegheny Plateau, which were further scraped out by receding glaciers. Both valleys have generally north–south orientations. The Butternut Creek flows southerly in the western valley to join the Unadilla River farther south in the Town of Butternuts. The West Branch of the Otego Creek flows southerly in the eastern valley. Both the Unadilla and the Otego are tributaries of the Susquehanna River. At the north boundary of the town the fairly wide Butternut Valley is about 1,360 feet above sea level; it drops to slightly more than 1,200 feet at the south boundary about six miles downstream. The Otego Valley has steeper walls and the West Branch originates at nearly 1,400 feet at the north town line and descends to about 1,260 feet as it enters the Town of Hartwick near its southeast corner where it also adjoins the Town of Laurens.

A steep–walled ridge runs north–south through the center of the town and rises to an undulating spine roughly 1,900 feet above sea level at the north town line; this elevation falls gradually to about 1,800 feet at the town's south line. This ridge is paralleled by further similar ones east and west of the town for more than forty miles in each direction. This topography characterizes the entire Allegheny Plateau region between the Mohawk Valley to the north; the Schoharie Valley to the east; and the Susquehanna Valley to the south.

Circulation systems: New Lisbon's circulation system consists entirely of highways as its waterways are essentially not navigable, and there is no railroad. New Lisbon's highways include one state route, NY 51; five county highways (CR 12, 14, 15, 16, 17); and town highways forming connectors with the adopted and paved highways.

The routes adopted by the state and county form the primary circulation system in the town and connect it to places farther afield. NY 51 parallels the west bank of the Butternut Creek for much of the length of the town before it makes a 90° turn westward in the hamlet of Garrattsville. CR 16 forms the four–way intersection with NY 51 in the center of Garrattsville before bearing southeasterly through the town. It scales the central ridge and meets CR 14 southeast of the town's geographical center. It passes through the old and diminished hamlet of Welcome (formerly New Lisbon Center) located on the ridge. CR 14 traverses the town east to west and connects the two valleys. It terminates at its junction with CR 12 in the hamlet of New Lisbon (formerly Noblesville). CR 12 connects NY 51 on the west side of the Butternut Creek with the Village of Laurens (Town of Laurens). It traverses the central ridge, running southeasterly from the hamlet of New Lisbon and for a time overlies the south boundary line of the town before entering the Town

of Laurens. CR 11 and CR 15 are located in the southeast corner of the Town of New Lisbon. CR 15 forms a short connector between the old hamlet of Lena in the valley of the West Branch of the Otego Creek and runs southerly to a 90° turn in CR 11. The latter route parallels the west bank of the main branch of the Otego Creek and runs from the hamlet of Hartwick (Town of Hartwick) and continues south through the Town of Laurens and into the Town of Oneonta.

While linking properties in more remote sectors of the town with the larger state and county highway systems is the primary function of the town highways, they also form a secondary system crossing town lines. A comparison with historic maps published beginning in 1856 shows that well over 90% of New Lisbon's highway system predates that first survey, although there is evidence of straightening and re–routing of short stretches. In general, these routes cut across topographical features and divisions drawn by human agency. In a few instances, however, some of these follow arrow–straight alignments related to the earliest plat of the town. These include N Welcome and Sohne roads and short segments of a few other range lines. Over half the length of the south town boundary, a line surveyed in 1769, is codified in segments of Morse and Town Line roads and CR 12. Many of New Lisbon's town highways remain unpaved, and some connectors over the very highest elevations are no longer maintained.

Spatial organization and land use patterns: Most or all of New Lisbon was platted for settlement *via* fee simple deed or long–term lease during the 1770s. The dominant pattern of subdivision used by the several owners of different tracts within what is now the town was laid out in roughly square lots of about 160 acres apiece. In the Verree and Garrattsville tracts comprising the northern tier—roughly a fifth of the town—the plat differed with rectilinear lots of varying sizes from several hundred acres to about 50 acres. This overall rectilinear organization can be traced on a present day tax map in some parts of the town. In some cases, individual lots of the original plat appear to remain intact, but the more common pattern is for subsequent subdivision to occur within the older lot lines. In some sections, later subdivision crosses old lot lines, breaking the original pattern. The degree to which these divisions can be discerned on the landscape varies with the degree of reforestation in any given sector. In these areas, stone fences in long lines a few degrees off the cardinal points still delineate the early plat.[1]

Nearly all of New Lisbon was farmed for much of the historic period. A variety of factors—among them access to reliable transportation routes, elevation, soil quality, and declining population—has led to a gradual diminution of acreage under cultivation. This is part of a larger pattern throughout central and northern New York, which was identified at the turn of the twentieth century. During the 1920s and 1930s, the state acquired roughly 2,000 acres of land in New Lisbon, some as state forest land (Texas School State Forest) and one tract as state park land (Gilbert Lake State Park). Acreage was added to the State Forest tract into the 1960s.

[1] Bruce Phillips, a logger based in Hartwick, who has worked in Otsego County for more than 30 years notes that he has found such divisions working in New Lisbon.

The development of mill seats along watercourses dating to the settlement period can still be picked out on the landscape in emptied millponds and fragmentary dams. Where hamlets grew up around mills in the Butternut Valley, the adjacent small house lots remain in use.

Hamlets: The Town of New Lisbon retains three recognizable historic–period hamlets, all located in the Butternut Creek Valley. The largest of these, Garrattsville, is a cluster of approximately 30 dwellings located at the dual junctions of CR 16 and NY 51 and of a sizable tributary meeting the Butternut Creek. Houses face both sides of CR 16 from Coles Bridge Road south along the Butternut Creek to a four–corners intersection. There is a small cluster of commercial buildings and a church near the main crossroads. NY 51 descends the western ridge enclosing the valley alongside the tributary to the road junction, where a mill constructed in several phases aligns with the stream. Additional mills and a second church, both aligned with the Butternut Creek, are now gone.

Stetsonville is the small linear hamlet on the west side of NY 51 overlooking the Butternut Creek. Dockstader Road descends the western ridge alongside another tributary of the larger stream and bisects the little cluster of about a dozen closely set dwellings. Outbuildings of a large farm, now used as a brewery, are located on the east side of the highway.

New Lisbon (formerly Noblesville) is a predominantly linear hamlet running east from the Butternut Creek to the first bench of land above the stream. The creek forms its western visual boundary where its main thoroughfare CR 12 crosses the creek and traverses the floodplain to form a four–corner intersection. There, CR 14 runs north, Pegg Road runs south, and CR 12 continues eastward. South of this intersection, a row of houses set on spacious lots overlooking the valley stand on the east side of Pegg Road. This hamlet retains approximately a dozen dwellings, a schoolhouse, and two pre–1850 commercial buildings; it has lost its church, its mill, and its cheese factory built in the post-Civil War period.

In 1903, the hamlets of Welcome (formerly New Lisbon Center), Lena, and Fall Bridge were mapped in New Lisbon. Welcome, sited near the geographical center of the town on the central north-south ridge, has lost both its school and its church and about half of its dwellings. Fall Bridge, located in the southeast corner of the town where a tributary meets the Otego Creek, retains its historic period cemetery, but is otherwise largely gone. Similarly, Lena, the smallest of the hamlets, retains a sizable community cemetery with a nineteenth-century cast iron fence, but little else marks its place on the present landscape.

Vegetation: The Town of New Lisbon encompasses both forested and open land. In general, land at higher elevations (±1,500 feet above sea level) tends to be wooded, while much of the floor of the Butternut Valley is open. Even so, arable land is found at nearly all elevations, much of it planted in grass for hay. Corn is also grown. Pasture, both gradually returning to forestland and kept open by small and occasional herds of beef and dairy cattle, sheep, goats, and some horses, occurs at all elevations.

Approximately half of New Lisbon is wooded. There are coniferous (mostly spruce, red pine, Scotch pine, and tamarack) plantations, most especially in Gilbert Lake State Park and on the state forestland located in the town's northeast quadrant. Private land owners have planted additional acreage—generally from ten to fifty acres—over the past 80 years. A larger proportion of New Lisbon's woodlands are recently reforested areas of naturally occurring hardwoods in sections that were used until the last half-century or so as pasture, field, and meadow. Maple, both hard and soft, comprises a notably large proportion of these forests; several support active sugar bushes. Older maple trees also line many roads and mark field lines through wooded areas of far younger trees. Naturally occurring hemlock stands line the steep walls of the town's numerous tributaries of the two main creeks.

Considerable evidence of orchard activity survives in New Lisbon, although there are no commercial orchards currently in business. Numerous old apple trees dot hillsides, and their descendants can be located along watercourses. Hawthorn, a close relation to apples, are also numerous.

Most people maintain some extent of lawn around their dwellings, sometimes in conjunction with garden patches and flowers. These vary greatly with many of the largest extents of short and regularly mown grass occurring around the most recently built dwellings, frequently at high elevation.

Architecture: The Town of New Lisbon retains an array of historic buildings within the larger context of a rural landscape characterized mainly by agricultural holdings interspersed with small hamlets. The majority of the town's buildings—houses, barns, outbuildings, schoolhouses, a church, a mill—date to the historic period. With few exceptions, these are frame buildings on stone foundations.

Dwelling houses form the largest group of buildings. These can be characterized almost entirely as vernacular interpretations of the Federal and Greek Revival styles of architecture popular in the early and mid–nineteenth centuries throughout settled parts of the United States in this time period. An unusually large percentage of these for the region are Federal–era houses, probably built before 1830. A much smaller percentage of houses in New Lisbon dates to the post–Civil War period to exemplify later nineteenth-century Italianate and Queen Anne tastes. By the early twentieth century, it appears most New Lisbon residents continued using older dwellings rather than building new, and almost no houses date to the first half of the century. A small number of modest ranch and "colonial" houses built at the end of the historic period can be found, mostly along main routes. More recent trends, post–dating the historic period, include the placement of house trailers and modular dwellings as well as larger log and stick-built houses on remotely sited lots, often off town highways.

Agricultural outbuildings span the historic period. The largest share of these are gable–roofed post–and–beam buildings. They can be roughly dated based on timber preparation technology, form, and configuration. Few, if any, settlement–period barns retain their historic placements and foundations. Instead, they are found as parts of more recent barn reconfigurations, usually on later, higher foundations and adjoining newer structures. Smokehouses constitute a

notable exception to this pattern; these small masonry buildings were so tied to their purpose and physical location that survivors are among the most likely of agricultural outbuildings to retain their historic forms and placements. Reuse of barns, stables, and tool barns within larger groupings dating to the latter part of the nineteenth century was an established tradition throughout the region and is not detrimental to historic integrity *per se*. Rather, such reuse can be viewed as a further chapter in the life of an older structure. Later agricultural buildings—mainly multi–purpose barns—mark many historic farmsteads throughout the town. A close examination of these will surely reveal more evidence of building reuse than is immediately apparent *via* roadside survey. Some properties retain barns and ancillary structures built in the first half of the twentieth century, but these appear to be the exception to the rule, as reuse over new construction is better represented in the architectural record. A few single-story dairy barns with bell–cast truss roofs represent the last phase of barn construction during the historic period.

New Lisbon retains at least nine of its nineteenth–century one–room schoolhouses and its two–story school in the hamlet of Garrattsville. Its churches are less well represented: only the Presbyterian church in Garrattsville remains. Two of the original four have burned in the past two decades. Of its industrial heritage, the mill composed of several building phases in Garrattsville is the solitary survivor. There is surely archaeological information to be gained at historic mill sites throughout the town, but that is beyond the scope of this survey. The hamlets of Garrattsville and New Lisbon retain several intact commercial buildings dating to the nineteenth century. Historic mapping shows that this seemingly small group has a high rate of survival in the town.

Butternut Valley from Turnbull Rd

View north from Garratt Monument on CR 16

New Lisbon (Noblesville) from Dockstader Rd

Butternut Valley north from Harrington Rd

CR 12 and Morse Rd west from Gilbert Lake SP

CR 14, View W over Otego Creek at Balcom Rd

View SE down Otego Creek valley from Smith–Jenks Rd

Otego Creek Valley, view south on CR 14

Gregory Rd, view east over central ridge

NY 51 viewed from Mittelsdorf Rd

CR 15, view south to 397 and 381

NY 51, view south from 3927

Dockstader Rd, pasture and stone fence, view east

Balcom Rd, arable on east side of highway

Balcom Rd, treelines and abandoned pasture

Goddards Rd, tamarack plantation and open land

Jones Rd, natural reforestation and older maples

Parker Rd, 104, sugar bush surrounding house

Parker Rd, N from 260 showing maples and spruce

CR 16, sugar maples lining highway

278 Walters Rd, mill foundations

Coles Bridge Rd, millpond site on Butternut Creek

165 Sohne Rd, view east

Walters Rd, part of mill dam and millpond site

Jones Rd (1041), Marcy–South Line and plantation

Quinlog Rd, Marcy–South Line

CR 12, Marcy–South Line and pasture

Parker Rd, north to Bardin Rd

Card Rd, strip subdivision with “colonial” houses

CR 14, subdivision east of CR 16

CR 14, view west over New Lisbon hamlet

CR 15 looking north to CR 14 intersection

Gardnertown Rd, view west from Jacobson Rd

Goddards Rd at Jones Rd

Quinlog Rd from Turnbull Rd

Harmouth Rd, off of NY 51

Introduction

New Lisbon is among the towns in Otsego County, New York, that was platted and partially settled in the pre–Revolutionary period. It shares with towns in the western and southern sections of the county a history of development by Quaker merchants and land speculators based in the lower Delaware River valley in southeastern Pennsylvania and the adjacent section of New Jersey. From its earliest settlement by New English and English people and into the post–historic period, never have any fewer than 80% of New Lisbon's residents lived and worked on farms. With the exception of the early water–powered textile industry, largely gone from the region by the late 1830s, and the hammer and fork factory in operation in Garrattsville in the 1840s and 1850s, farmers and tradesmen alike worked as sole proprietors managing their own businesses. The town's population peaked at 2,322 in the early 1830s, and today has fewer than half that number. These factors influence the ways in which the town's landscape—its spatial organization, circulation patterns, and settlement and use patterns—have evolved over the past quarter of a millennium.

This section of the report is presented chronologically. Some parts of the chronological discussion are split into two parts: one presents historical information and the second ties surviving features of the historic landscape to that history.

Pre–Revolutionary Development (1768–1783)

The Town of New Lisbon is located in the southwest corner of lands acquired by George Croghan via royal patent in 1768, a few months before a boundary between British and Indian lands was established by the Treaty of Fort Stanwix in November of that year. The Unadilla River formed part of the Line of Property mandated by the agreement, and so, the treaty effectively made finite the amount of land speculators might hope to acquire. Thus, they moved quickly to conclude sales agreements with the Iroquois in the unsettled areas west of the Hudson River and south of the Mohawk River.

Croghan had 38 partners in the large patent, as was required under law as no one individual could own large portions of any single patent.[1] They had believed the tract, located west of Otsego Lake, numbered approximately 40,000 acres, but it was found when surveyed to be more than twice that. The larger acreage required additional partners and additional payment to extinguish Indian rights to the property. The final purchase was completed 30 November 1769.[2] Two days later, the cartel of owners divided into three groups, and each conveyed its interest to Croghan. To finance this acquisition, he mortgaged 40,000 acres of the tract to William Franklin, governor of New Jersey, in March 1770. Franklin bought an additional 33,000 acres outright from Croghan; that purchase encompassed all of the Town of New Lisbon and some additional land.

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[1]Richard Smith, *A Tour of Four Great Rivers: The Hudson, Mohawk, Susquehanna, and Delaware*, ed. Francis Halsey (New York: C. Scribners, 1906). Halsey's introduction provides background information about Smith and the patent.

[2] Hilda May Robison Watrous. *The Town of New Lisbon: The Beginnings 1768-1800.* (Manuscript completed for course requirements at State University College at Oneonta, New York, 1980): 6. Watrous compiled information from several primary sources in different repositories.

Franklin's acreage was acquired by several prominent New Jersey Quaker merchants and quickly distributed amongst its new owners. John Smith acquired the eastern 18,000 acres, while Richard Wells bought the 9,000 acres west of Smith. The northwest corner was divided into four parcels of 1,500 acres apiece bought by Richard Smith, Joseph Smith, James Veree, and George Bowne respectively.[3] The southern 26,800 acres of this tract now comprise New Lisbon.

Richard Wells and Richard Smith were already familiar with the area since they, as owners of the adjacent patent to the south (now Laurens), had visited in May 1769 to survey that tract into great lots. Accompanied by three surveyors, they departed Burlington, New Jersey, on 3 May 1769.[4] Fifteen days later, Smith and his companions "had the satisfaction of dining on their own land" in the present town of Laurens. He reported that the land was "low and tolerably level but in most places stony under a surface of blac Mould."[5] This assessment prefigured what many people found in the region, where once the organic matter laid down over millennia was scraped off, the underlying soil made poor arable. On the 19th, the surveyors ran a line due east from the "Butternut corner," drawing what became the south boundary of the Town of New Lisbon.[6] The following day, the party skirted "a beautiful lake Half a Mile long and a Quarter of a Mile wide, surrounded with gently swelling Hills; it disembogues in a placid stream and presents a most fit spot for Water Works."[7] This may be the earliest written description of Gilbert Lake and among the first assessments of water power potential in the county.

Amongst the merchant class in the pre–Revolutionary period, financial interest in land functioned as a form of capital: it was used to settle debts and as collateral when incurring debt. Land was also heritable and was frequently transferred via wills as wealth. Undeveloped lands were regularly traded with little knowledge of the actual resource being transferred. In many cases, it was simply the share of a tract as yet unlotted that was devised to heirs, sold, or traded. The multiple changes in ownership in this period of lands in New Lisbon illustrate some of these common patterns. In 1771, John Smith died, and *via* his will, he divided his 18,000 acres, most of which now comprises the eastern half of the present town, equally between his son or nephew, also John Smith; his granddaughter Susannah Dillwyn, and his daughter Hannah Smith. In 1772, Richard Wells sold his acreage located in the southwest quadrant of the present town to two London merchants and one from Lincolnshire, probably sight unseen. Like their counterparts already resident in North America, men living in England also speculated in land in hopes of creating estates from which they would gain income via rents. This pattern of land tenure was long established in England and for a shorter time (settlement in the early 1600s through mid-1840s) in the Province, and later the State, of New York. Some, like John Johnson of Derbyshire,

[3] Watrous, 5–6.
[4] Smith, 3.
[5] Smith, 39
[6] Smith, 40.
[7] Smith, 41–2.

England, who acquired Richard Smith's 1,500 acres in the northwest quadrant of New Lisbon in 1774 sought a new life. He moved his family there soon after.[8]

Probably because the lands comprising the present town were platted promptly, people from New England, where land for farming was in short supply for the upcoming generation, began taking up land in New Lisbon before the Revolution. These included members of two families related by marriage from Sharon, Connecticut: Moses and Increase Thurston and the latter's brother–in–law, Ebenezer Knapp, and also Benjamin Lull from Byfield, Massachusetts. The Knapp–Thurston trio reputedly cleared land and built shelters in 1772 in the Butternut Creek valley and returned to their families for the winter. Lull appears to have come somewhat later. By 1773, when Richard Smith revisited the area, he found all of them established in simple shelters with fields carved out of the woodlands.[9]

The valley was but sparsely settled with a few additional families farther south in what is now the Town of Butternuts. Within the compass of present–day Otsego County, there were additional settlements at Springfield, Newtown Martin (Middlefield), and Cherry Valley fifteen or twenty miles to the northeast. In New Lisbon, settlement appears to have been based on individual farmsteads rather than settlement groups. While New Englanders came from places where settlement patterns usually included small inner lots clustered closely to form nodules of dense settlement where stores, shops, and churches were located, the plats established in provincial New York more often scattered individual family farms over broad areas. This left them especially isolated and vulnerable to attack in the border conflict that escalated during 1777 as part of the larger war between Britain's colonies and the mother country. Settlements at Cherry Valley and Springfield, where most sided with the American cause, were massacred in 1778. Those living in the Butternut Valley varied in their sentiments and acted accordingly. Some abandoned their holdings for places within a defensible boundary for the duration of the war. A few were captured and even ended up in Canada for a time.[10]

Post–Revolutionary Settlement Period (1783–1820s)

With peace declared in 1783, it appears that all of those with farmsteads within the boundary of New Lisbon returned. Destruction by natural forces and by men fighting on both sides of the dispute had leveled virtually all of what settlers in the Butternut Valley had built before 1778. Once a vanguard, they were now joined by an enormous outpouring of people from New

[8] Watrous, 6–7. Johnson's history is similar to that of John Tunnicliff, who also came to this region form Derbyshire, although somewhat earlier. Tunnicliff settled in the western part of the Town of Otsego and southern section of the Town of Richfield.

[9] Watrous, 7–8. Her text is somewhat jumbled relative to exact dates, but Richard Smith's account provides a solid date for the establishment of these farmsteads in the Butternut Valley during the pre–Revolutionary period.

[10] Watrous, 11–14. She provides information drawn from a variety of sources, some possibly more reliable than others. What is evident is the variety of behaviors suggesting different reactions amongst this group. It appears that none filed pension papers with the federal government describing service during the war. This may indicate a lack of commitment to either force and possibly a wish to be as little involved as possible. Notable is the lack of celebratory prose about these people, as is commonly found in sources about other places.

England. This outmigration brought numerous people to the region and consequent rapid organizing of new counties and towns within them during the 1790s and early 1800s. In 1791, Otsego County was set aside from Montgomery County. The latter county dated to the provincial period, when it was known as Tryon County, and encompassed nearly all land within the present state and former province lying north and west of the Hudson River. A year later, the Town of Burlington, which encompassed much of the western part of Otsego County, was erected. Five years after that, Pittsfield, of which New Lisbon was a part, was set aside. The Town of Lisbon was erected in 1806 and renamed New Lisbon in 1808 to distinguish it from another Town of Lisbon in St. Lawrence County.

The number of people residing within what became the boundary of New Lisbon before the 1810 federal census can be estimated by correlating heads of household in the Town of Otsego (Montgomery County) in 1790 and Pittsfield in 1800 with those in the highway records begun in the new town in 1807.[11] It appears that population in New Lisbon grew most rapidly between 1790 and 1800. In the former year, there were fewer than 50 heads of household matching the later highway record. In 1800, there are roughly thrice as many matches. The 1810 census recorded a total population of 1,982 in New Lisbon.[12] Of these, more than half were under the age of 21, as was characteristic of the region in this period, when birth rates were very high, and a large proportion of new settlers were young adults of child–bearing age seeking new opportunities. The 1810 census recorded seven schoolhouses.[13] This number had doubled a decade later.[14] Correlation of the highway and census records does not take into account those who had already moved on by 1810, of which there may have been a sizable number based on trends in the region as a whole. Transiency characterized almost all communities as can be seen in cemeteries and deeds, where the earliest names do not persist past the 1830s or 1840s. This transiency was often tied to indebtedness—a common trouble in the early republic abundantly recorded in newspapers and court records. A lack of capital might be observed in New Lisbon in the relatively low number of senatorial electors (176) relative to the 290 taxable inhabitants. There were approximately 325 heads of household recorded, showing that about ten percent held leases and so paid no property tax. Landholders of small means could vote in local elections, but not in senatorial contests.

The establishment of religious societies usually indicates a degree of population density and possibly also stability. Two years before the town was erected in 1806, Elder Gregory inaugurated a Baptist society at New Lisbon Center (later called Welcome). A Congregational meeting was

[11] Watrous, 16. Rather than noting heads of household, Watrous counted people over the age of 16. In neighboring towns, as much as half the population in this period was under the age of sixteen in this period, and there is no reason to think New Lisbon was any different. The 1810 census shows that by counting only those over 16, she probably missed at least a third of the town's population in the earlier period. Nevertheless, her correlation indicates that the population did rise quickly, as was typical of the region as a whole, between 1783 and 1810.

[12] [Duane Hamilton Hurd], *History of Otsego County* (Philadelphia: Lippincott, 1878): 222.

[13] Horatio Gates Spafford. *Gazetteer of State of New York, etc.* (Albany: H.C. Southwick, 1813): 245.

[14] Horatio Gates Spafford. *Gazetteer of State of New York, etc.* (Albany: B.D. Packard, 1824): 342. Only two more districts were shown on the New Lisbon plate in the 1868 Beers atlas. No.16 was apparently gone by 1903. Quite a number of records for individual school districts are found in the Town Historian's collections.

established in 1805 under the leadership of N. Stone at Noblesville (now the hamlet of New Lisbon). Both New Lisbon Center, perched on the ridge near the center of the town, and Noblesville on the valley floor, lay in the tract bought by Richard Wells. It is unclear the degree to which the owners of large tracts and their land transactions—lease or fee simple—influenced patterns of settlement in New Lisbon as a whole, but New English outmigrants favored fee simple deeds over long–term leases. Where land owners would arrange mortgages, many buyers made such agreements. Wells may have offered better than average terms engendering more stable settlements indifferent to elevation on his lands.[15]

From the earliest period, the Butternuts Creek was acknowledged as a stream with numerous promising millseats. Louis deVilliers, one of a number of French émigrés coming to the Butternut Valley in the early 1790s, reputedly established the first grist mill within the town boundary near the cluster of dwellings known as Stetsonville as late as 1903.[16] By 1813, when Horatio Gates Spafford published his first gazetteer of the state of New York, there were four or five grain mills, seven saw mills, a fulling mill, and a carding machine in New Lisbon. Spafford noted that the Otego Creek ran through the east part of the town, and it is unclear whether some of the mills listed were on its banks.[17] By 1856, Cyrus Gates' *Map of Otsego County* showed just two sawmills on the Otego, and these may have been all that were ever seated on that stream in the town. The same map showed five saw mills and two grist mills on the Butternut and an additional two saw mills and a grist mill on that stream's tributaries.

By 1824, the Butternut Creek powered four cotton and woolen manufactories, four fulling mills, and five carding mills.[18] Yankee millwrights designed mills to spin southern cotton and locally raised wool in an effort to develop American industry and supplant the British stranglehold on the textile trade. While saw and grist mill operations were frequently seasonal, based on water flow, textile mills, which were capitalized by groups of investors, were more likely to run year round using more highly engineered systems to deliver water through much or all of the year. The earliest mills mainly spun cotton and then also wool into yarn. This was put out for weaving into cloth. By the early 1820s, weaving was moving into the factories as power looms were developed and put into use. This provided non–agricultural employment represented by the comparatively large number of 114 mechanics heading households in New Lisbon in 1820. This reveals the economic importance of this industry in the early republic era in this region. It surely played some part in the rapid rise in taxable property, from $131,052 in 1810 to $176,584 in 1820.

Small, fairly self–sufficient hamlets of worker tenements, an overseer's house, mill and associated outbuildings, gardens and pens for livestock, and frequently a store, generally grew up at

[15] Both lie within the area owned by Richard Wells, so the conditions of land tenure were probably similar, eliminating one potential factor in preference.

[16] There were additional French émigrés within the present Town of Morris, and the Village of Morris was called Louisville until the mid–1800s, possibly for the beheaded sovereign. A Frenchman called deChaumont owned acreage in the valley, and when the émigrés arrived in America, they were encouraged to settle on his lands.

[17] Spafford, 1813, 244.

[18] Spafford, 1824, 342.

developed millseats, but none of these communities was very large.[19] Garrattsville, which had two such mills, still had only 10 or 12 dwelling houses.[20] While in some other Otsego County towns, the tenements where mechanics and their families lived and remnants of the factories and their power systems survive, it appears that very little physical evidence in the way of buildings and water ditches remains of what was a thriving industry in pre–1830 New Lisbon.

In spite of the manufactories, Spafford's correspondent in 1813 related that New Lisbon's residents were "principally farmers." He opined further that although the county provided "much good arable land, good for grain, [it might] be called better adapted for grass than grain, and for grazing is peculiarly excellent."[21] By the 1810s, an earlier belief that heavily wooded land would yield the best arable was being replaced by the idea presented in the gazetteer. By 1824, when Spafford published an updated version, New Lisbon was described as a "very good grazing, stock, and dairy township and possess[ing] much wealth." Nearly half of its acreage was reported improved in 1820, and 516 heads of household were farmers. The number of electors had risen to 406, indicating increased individual household wealth. A total population of 2,220 was enumerated. The census recorded 3,119 cattle and 589 horses. The relatively low number of the latter indicates that many farmers probably kept teams of oxen for field preparation. New English outmigrants brought this preference with them. Cows were milked for butter and some cheese, but in this period, steers for meat production and leather were probably of at least equal importance. New Lisbon farmers recorded 6,840 sheep. The "merino craze" seized much of central New York during the 1810s and early 1820s. American sheep were crossed with descendants of recently imported merinos to improve wool quality. The large number of carding, spinning, and fulling mills in New Lisbon in this era indicates that much of the fleece was probably processed into cloth locally.[22]

Throughout the post–Revolutionary settlement period, most farms over the Allegheny Plateau were characterized as practicing a diversified agriculture. The notion of subsistence farming and the related idea of the self–sufficient farm apply only to the very earliest endeavors.[23]

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[19] Designated by some scholars as the Rhode Island System, textile mills throughout New England and central New York, tended to be capitalized by men who did not wish their enterprises to be associated with the pattern of industry developed in England, where mill workers were exploited. Water power dictated the location of mills in many rural regions in the earliest period, and since few streams could support large communities of workers, the American pattern was popular. For more on this topic, see Gary Kulik, Roger Parks, and Theodore Z. Penn. *The New England Mill Village, 1790-1860*. (Cambridge, Massachusetts, and London: M.I.T. Press, 1982); J.W. Lozier, "Rural Textile Mill Communities and the Transition to Industrialism in America, 1800-1840," *Working Papers from the Economic History Research Center* (Wilmington, Delaware: Eleutherian Mills-Hagley Foundation, n.d.); David P. Meyer, *The Roots of American Industrialization* (Baltimore, Maryland, and London: Johns Hopkins University Press, 2003); and Lawrence A. Peskin, *Manufacturing Revolution. The Intellectual Origins of Early American Industry* (Baltimore and London: Johns Hopkins University Press, 2003).

[20] Spafford, 1824, 342.

[21] Spafford, 1813, 245.

[22] Spafford, 1824, 342.

[23] Even the idea of women making all the textiles used by the family, which Spafford's gazetteer for 1813 suggests, saying that New Lisbon's household manufactures—the yardage woven at home—supplied most its residents' clothing is likely an overstatement. Simple arithmetic whereby yards of domestic manufactures are divided by the

Farmers functioned as sole proprietors, each raising a wide variety of produce, some for domestic and local consumption and some in demand far beyond Otsego County's borders. This practice did provide a large portion of food for the family, but of nearly equal importance, it provided surpluses that could be sold to buy what was not raised at home and a hedge against crop or market failure.

By the early 1800s, New Lisbon had access to several routes connecting the central plateau with ocean ports and growing urban areas. It was nearly equidistant between the Third Great Western Turnpike (chartered 1799, now US 20) and the Catskill Turnpike (chartered 1802), both arteries close enough to make farming a good business venture at the time. Cattle and swine as often as not walked a large part of the way to market in New York City, where they were slaughtered and the meat preserved and sold. Dairying primarily for butter, which if properly salted and packed, could last for many months, was carried out on a small scale on most farms. Cheese making was limited in the early 1800s. New Lisbon also lies just north of the Susquehanna River, where a large downriver trade of enormous rafts of sawlogs was borne on spring freshets by the turn of the century. Downriver, long–settled areas were largely denuded of timber for building and even for fuel. To the north, an inland navigation company built locks around the falls on the Mohawk River in the 1790s. This was superseded by the Erie Canal, which began opening in 1819 and connected Buffalo with the Hudson River navigation in 1825.

Many commodities produced in Otsego County found markets far afield, and many items from distant locales came to rest on the shelves of local general stores opened throughout the region by the turn of the nineteenth century. Ashes collected from clearing land of hardwood trees were among the earliest items traded at local stores for ceramic table ware, metal ware, and non–native foodstuffs like coffee, tea, sugar, spices, citrus, and wine. General stores in turn sold ashes to asheries, where the ashes were processed into potash and pearlash used in a variety of industrial processes. The 1820 census recorded one ashery in New Lisbon.[24]

Once land was cleared, grain and hay were important both for individual farm use and as commodities. People often ate Indian corn and rye at home and sold their wheat because it was the most lucrative grain. Oats, hay, and potatoes were commonly traded produce in general stores in the region. Rye might be traded at the distillery, where whiskey was made. The 1820 census recorded eight such establishments in New Lisbon.[25]

Cattle for meat, hides, and butter, and sheep for wool were also important commodities, and by the 1810s, New Lisbon farms appear to have provided ample pasturage. Since neither ovines nor bovines strictly require shelter or even especially high quality feed, farmers could be

number of residents shows that this could not have been actually true. Until about 1800, a large proportion of fabric used for clothing was imported from England, where textile mills had established a monopoly most especially on highly desired fine cotton goods. Home weaving supplied bedding, undergarments, and some of the coarse fabrics used for work clothes. The Butternut Valley mills were part of a national effort to escape this monopoly, and during the first quarter of the nineteenth century, it seems likely that textiles produced in local manufactories were widely used in addition to the yardage woven at home.

[24] Spafford, 1824, 342.

[25] Spafford, 1824, 342.

nimble in this market as they needed to make little investment beyond acquiring and breeding stock.

Architecture and land use patterns of the settlement period

With the exception of the northern fifth of the town and the range of lots east of Gilbert Lake on the south boundary, New Lisbon was platted by its early owners into roughly square lots of about 160 acres each, about a half–mile on each side. Present day property divisions preserve much of the rectilinear feel of this original grid, and possibly as much as 10% of the town's current parcel dimensions might be traced directly back to numbered lots surveyed before 1800 and possibly as early as the early 1770s.

The rectilinear spatial organization makes no allowance for the hilly landscape over which it is imposed, but many highways in New Lisbon follow the topography in patterns more typical of areas settled in the early eighteenth century and before. The degree to which the present roads follow very early routes and how extensive the network of roads was before 1800 is difficult to determine.[26] Surely the routes paralleling the Butternut Creek and the lower reaches of the West Branch of the Otego Creek are early. Watercourses formed natural paths through the wilderness, and settlement–period thoroughfares tend to follow them both on valley floors and through the saddles they form over ridges. Over the latter topography, highways were built using cut–and–fill techniques. Stahl and Gardnertown roads exemplify this pattern. Arrow-straight routes running between lottings, often referred to as range roads, are probably very old as they provided access to lots in an organized fashion, much as a grid pattern does in a city street plan. Gilbert Lake, North Welcome, and Sohne roads are prominent examples. Sections of a number of other highways, among them East Turtle Lake, Harrington, Parker, and Gross roads, also follow this pattern.

Beginning in 1807, portions of highway records enumerating how many days each resident must devote to maintaining the roads survive. Even then, it is sometimes unclear how much of the town highway system was established as the sections to be maintained were described using property owner houses and other landmarks mainly of recent human construction that changed hands or have disappeared. It seems most likely that by 1830, when the town achieved its greatest recorded population, the present road system was in place. Some straightening and re–routing in addition to some connector loss over high ground are comparatively slight alterations to New Lisbon's circulation patterns.

The early promise of water–powered industry is represented by the disused two–story frame mill built in several sections at the four corners in Garrattsville and by several places where mill ponds were once impounded. These depressions, now emptied, can be picked out at locations on Dockstader, Stahl, Coles Bridge, and Goddards roads. Wood foundations of at least one mill high up on a tributary of the Butternut above Stetsonville on Walters Rd can be glimpsed where recent flooding scoured out the area below the dramatic falls that were engineered for power in the early 1800s.

[26] A correlation between deeds and early town highway records (extant in the town historian's collections), a laborious task beyond the scope of a reconnaissance–level survey, would improve an understanding of the early highway layout.

New Lisbon retains at least a few dwelling houses and agricultural outbuildings constructed in the period from the Treaty of Paris of 1783 through the 1820s. The tradition of reuse and remodeling may mask additional examples, as they have been incorporated into later structures or updated in later tastes. Dwellings dating to this era are side–gabled buildings with symmetrical fenestration and center entrances. In New Lisbon, this form continued in use until the Civil War period, and so conclusive dating is often based as much on scale and massing or, where it exists, definitive historical record. Virtually all houses are frame. A single brick house stands on the west side of the Butternut Creek. There are stone examples on Bardin Road and County Highway (CR) 15.

Grains, especially wheat, were the most valuable crop farmers raised in this period. It required threshing and winnowing and dry storage. People settling in New Lisbon brought with them the English threshing barn form, colloquially known as the 30 x 40 for the 3:4 proportion of its footprint. Side–gabled with a central threshing floor flanked by end bays, these barns most often survive as part of a larger barn group, where they are placed on a later high stone foundation and now provide hay storage. Several are immediately apparent in New Lisbon, and it is likely that quite a number more are incorporated into larger, later groupings, concealed under later clapboard siding, extended with newer additions, or otherwise concealed. Such reuse has been a commonplace throughout the region, and it does not detract from their historic interest. Rather it narrates in building materials the cost and scarcity of labor throughout the period and illustrates the ingenuity of reuse.

Early cornhouses—smaller buildings designed to store Indian corn and sometimes other grains—are more rare survivors. The interior space of these relatively small (usually less than 10' x 10'), single–story, frontal–gable structures was designed to be divided into compartments using vertical panels. Most have walls that allow considerable air circulation to allow corn to dry. A few New Lisbon farms retain assemblages of small outbuildings amongst which one of these might be found; this survey has not located any definitively.

Hay, another important commodity, could be stacked, mowed in a barn, or protected by less permanent structures like staddles or barracks. Of these ephemeral structures, there are no above–ground remains.

Stabilization and Growing Prosperity (1830s through 1870s)

The Town of New Lisbon recorded its peak population of 2,322 living in approximately 490 households in the 1830 federal census. Since only two hamlets—Noblesville and Garrattsville—were considered large enough to merit mention as specific locales in Gordon's 1835 *Gazetteer of New–York State*, and these each had only 12 to 15 dwellings, most of the town's population was spread over the town on individual farmsteads. Gordon described New Lisbon as "thickly settled and well–cultivated."[27] Twenty years later, Cyrus Gates surveyed Otsego County

[27] Thomas F. Gordon, *Gazetteer of the State of New–York, Comprehending its Colonial History, General Geography, Geology, and Internal Improvements* (Philadelphia: T.K. and P.G. Collins, 1836): 626.

and published a map showing a fairly even density over the entire town of New Lisbon with small clusters located at Garrattsville, Stetsonville, Noblesville, and New Lisbon Center.

In the decade between 1830 and 1840, New Lisbon's population fell nearly 15% to 1,989. The number of households declined similarly, from nearly 500 to 441. After this initial drop, the number of households held fairly steadily, between about 350 and 380 through 1875. Farms were worked primarily by family and secondarily by hired hands. The latter were most often single men living with the families who owned the properties where they worked. Only about twenty households in the town shared living quarters, so, in general, nuclear households occupied single dwellings. The composition of these households changed greatly from 1830 through 1875. Fewer and fewer people lived in each household. By 1840, for the first time since the town was separately censused in 1810, the proportion of those under age 20 dropped below 50%. Over the next 35 years, the town's population fell to 1,546 by 1875. Conjecture suggests that children born before 1830 in New Lisbon were highly likely to move farther west while their parents and the youngest siblings—as shown by the continuity of names and predictable aging in the census show—stayed in the place of their youth.

Despite steadily declining population figures, house sites mapped in 1856 correlate nearly one to one with those delineated by the Century Map Company in 1903. A few factors probably influenced what appear to be divergent trends of property preservation and declining population. New Englanders tended not to divide farmsteads amongst heirs. Instead, the family farm was most commonly taken over by one of the younger offspring at a time when parents were aging, and families continued living in the houses where they and their parents and grandparents had lived. Older children were more likely to move west to new lands or to be set up in trades or professions. Thus, established farmsteads with enough acreage to support a family stayed intact. While the products and technologies might change, the farm itself remained a viable economic entity.

Further, the shift from stoop labor used for many tasks in the early 1800s to mechanical, horse–drawn devices by the mid–1800s allowed properties to be productive with fewer hands. Thus, a smaller population could cultivate the same or even more acreage than previously. In New Lisbon, this appears to have resulted in a decreasing population managing a relatively steady number of properties. This trend can be traced not only in production numbers in the agricultural schedule, but also with the falling number of oxen kept. Popular with New Englanders in the settlement period because of their thriftiness, oxen were increasingly uncommon draught animals on individual farms over the period 1850 to 1875 because machinery was increasingly designed for horses. And, machinery carried out far more tasks than plowing and harrowing.

The demographic changes mirrored larger patterns in rural towns in central New York and can be attributed to a number of additional factors. During the pre–Civil War period, the dual draw of lands farther west and urban opportunities attracted people. As industry became uncoupled from water power, new steam mills centered in ports and along transportation corridors where goods could travel anywhere quickly. This created new employment opportunities that drew younger people away from the farms of their youth. In agriculture, production of less

perishable foodstuffs, especially wheat, shifted westward with the development of machinery that operated best on level surfaces. The raising of highly perishable foods desired in growing urban areas shifted to places within a day's travel. For example, truck farming grew rapidly in New Jersey, Long Island, and Westchester County to supply New York and Brooklyn. At the same time, birth rates had begun falling from the very high rates of the eighteenth and early nineteenth centuries, meaning that those who stayed often raised fewer children, and of those offspring, more would leave.

Employment patterns in New Lisbon changed in this period. It appears that the textile factories in New Lisbon had closed by the end of the 1830s; the Panic of 1837 led to the closing of other such factories in northeastern Otsego County. During the 1840s, Victory Warren established a hammer factory at Garrattsville. This was listed in the "Industry other than Agriculture" schedule of the 1850 census as owned by Herrington and Warren with $10,000 invested in the business. It employed 20 men and one woman. The 1855 state census lists the factory under the ownership of M. Garratt (Warren reputedly died in the interim). Garratt reported employing 30 men, three boys, and a woman. This work force manufactured 2,000 dozen hammers valued at $10,000 and 1,900 forks valued at $11,500 the previous year. They used more than 75,000 pounds of steel and 20,000 pounds of iron and consumed 100 tons of coal. Transporting so much raw material and manufactured goods surely cost Garratt a great deal.

The 1856 *Map of Otsego County* shows a fork factory on the east side of the Butternut Creek. The omission of hammers may indicate that Garratt ceased this part of the production soon after his acquisition; the coal consumption reported for the 1854 production year may be evidence of a conversion from the power from water noted in 1850 to steam. David Maydoll, who manufactured hammers in Norwich on the Chenango Canal, which remained in use until the 1870s, reputedly bought some of the machinery from the Garrattsville concern.[28] French's *Gazetteer of New York State*, compiled for publication in 1860, mentioned neither forks nor hammers.[29] An article published in the *Morris Chronicle* in 1906 claims that at the factory's peak, it employed a hundred men and that at least two families dwelt in every house in Garrattsville.[30] While the latter may have been true for a short while, but the hamlet appears to have never comprised more than about twenty dwellings, and the census shows far fewer employees.

The 1856 map depicts additional, small manufacturing concerns. A turning shop was located on the West Branch of the Otego Creek near the Lena cemetery. A turning factory in the Garrattsville area stood on a tributary of the Butternut Creek. These appear to have been water–powered lathes. A tannery, an industry requiring considerable water to fill the vats and some ability to flow water on an occasional basis to clear the vats, stood a short distance south of Garrattsville on the main watercourse. This probably belonged to David Hard, who was recorded in the 1850 industrial schedule employing six men in his tannery. That year he bought 100 hides,

[28] Curtis E. Steele, "Hammer Factory, Garrattsville History," *Morris Chronicle*, 7 June 1906.

[29] J.H. French, *Gazetteer of the State of New York, embracing a comprehensive view of the Geography, Geology, and General History of the State*. ([Syracuse: G.P. Smith], 1860): 535.

[30] Steele.

6,000 calf skins, and 12,000 sheep skins, presumably from a fairly local radius. Many farmers in surrounding towns had ceased raising sheep by the mid–1800s, but in 1845, New Lisbon farmers recorded keeping 14,000 sheep from which they clipped 32,000 pounds wool.[31] Many in the town kept flocks—mainly between 15 and 50 head—at least through the third quarter of the century.[32] Textile mills in Morris, South Hartwick, and on the far side of the Unadilla appear to have provided a market throughout the period, while the tannery bought skins. A decade later, Asa Chase ran a tannery with much smaller production, apparently using only cattle skins. A tannery was still recorded in 1870. Since different census takers viewed industry differently—some recorded blacksmiths, milliners, and shoemakers, while others only recorded mills with employees—the industrial schedules vary greatly. Thus, the absence of the tannery in the 1875 census might be due to the enumerator's discretion as five years earlier, it had only employed one man.

While census takers in rural areas varied greatly in completing industrial schedules, they were very consistent when completing the agricultural schedules. Most probably farmed, and so were intimately acquainted with such details. Different iterations of these schedules were completed beginning with the first federal census in 1790, as evidenced by the aggregate statistics presented in gazetteers, but in New York the actual schedules are frequently difficult to locate until the period 1850 to 1875. This period coincides both with a growing scientific interest in all kinds of statistics and a time of considerable agricultural prosperity in central New York State. Agricultural products, always the lion's share of New Lisbon's economy, outlasted all other sectors.

Gordon stated in 1835 that the largest share of production in New Lisbon was dairy and grazing.[33] The agricultural schedule of the 1850 census provides farm–by–farm details of production. The figures illustrate the tendency to raise a variety of produce as a hedge against crop failure or market changes. Nearly all New Lisbon farmers kept a small dairy herd (fewer than ten milkers), a flock of sheep for wool, and a few swine mainly for domestic supply. Indian corn and oats were the primary grain crops. Many cut more hay than their own stock required; in a horse–powered society, hay was a reliable commodity.

In 1850, better than 80% of New Lisbon farms reported making maple sugar. The aggregate production exceeded 32,000 pounds, making it one of the town's most important cash crops in this period. Twenty years later, production had risen roughly 20% to 38,888 pounds. New Lisbon took apparent pride in this production. Its plate in the Beers *Atlas of Otsego County*, published in 1868, recorded two sugar houses and at least four named farmsteads incorporating "maple" into their monikers. About the same time, it was recorded that a nursery of 20,000 grafted trees with a great variety of apples was located in northeast section of town. This 1848 reference is a fairly early harbinger of the apple industry still found in New York State.

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[31] Smith, *New Lisbon: A History*, [n.p; n.d. (2007?)]: 79. This number presumably was recorded in the 1845 New York State census, much of which was subsequently lost.

[32] This is shown in the agricultural tables of censuses taken between 1850 and 1875, where individual farms listed numerous details of their operations. These tables, or schedules, are in bound volumes in the Otsego County Clerk's Office in Cooperstown.

[33] Gordon, 626.

Other town maps in the 1868 *Atlas of Otsego County* noted hop kilns, where the blossoms of this cash crop were cured. In 1850, fewer than a dozen New Lisbon farmers recorded hops. No hop kilns were noted on the New Lisbon plate, but by 1870, roughly half of the town's farmers reported hops gardens. In aggregate, their production totaled 92,320 pounds in 1869 (recorded in 1870 federal census).

By 1875, two cheese factories turned summer (when milk production peaked and the roads were good) milk into cheese. James Thurston's establishment at Noblesville made 84,000 pounds; the Gregory factory near the intersection of CR 14 and Card Road produced 97,000 pounds. By this period, some farmers began feeding milch cows through the winter rather than allowing them to dry off, a practice known as soiling. Winter milk production was probably turned into butter at home. Through the 1875 census, farmers steadily recorded an average of 100 pounds of butter per cow even as cheese factories opened in the mid–1860s and herds did not grow very much.

The agricultural and possibly also social prominence of leading citizens in the Butternut Valley during the 1840s may be indicated by events of the time, when the original (founded in 1817), but fading, county agricultural society, was resurrected. J.W. Ball of the new society complained that the annual fair held in the Butternut Valley detracted from the fair the county society held at Cooperstown. A year later, in 1852, the county society led by Morris resident Samuel Bowne reorganized and a site for its fair was debated heatedly. When Cooperstown won out in January 1856, people in the Butternut Valley broke away and formed the new Farmers Independent Agricultural Society based at Garrattsville in 1859. The oval track is mapped in the 1868 Beers atlas in the hamlet's southeast quadrant. This site continued in use until about 1877, when the fair moved to its present location in the recently incorporated Village of Morris.[34]

Of economic significance to agricultural endeavor of the time, Hough's 1872 gazetteer reported that a proposed railroad from Oneonta to Earlville (this village straddles the boundary between Chenango and Madison counties) would pass through New Lisbon. Regions connected by rail to urban markets seemed to demonstrate greater promise, and places throughout central New York worked to secure rights–of–way in the late 1860s and early 1870s. Railroad speculation ballooned during this period, and in 1873 was among the primary factors leading to a devastating national economic panic. Like many such projects in the region, the proposal came to naught, and the Butternut Valley never acquired its own rail line.

Architecture of the 1830s through the 1870s

The Gates map is the first to depict house sites with owner names. Of those delineated, the great majority of historic period dwelling houses in the town were constructed or updated in the middle decades of the nineteenth century, when architectural taste in rural New York was overwhelmingly influenced by symmetrical classical forms and details. As with earlier houses, New Lisbon dwellings of this era might all be characterized as vernacular interpretations of the dominant stylistic vocabulary. The later Grecian taste, which eclipsed the earlier Federal, or

[34] This chronology provided by local historian Rene Elliott of the neighboring town of Morris, who used documents in the collections of the Morris Historical Society to assemble it.

Adamesque, style is characterized by lower, broader proportions and less delicate details. Elliptical fans above central doorways and demi–lune openings in attics were replaced by rectilinear openings and entablatures. Heavy cornices and full returns, porticos supported by Doric columns, and center doorways with surmounted by weighty lintels and flanked by transom and sidelights are common. Quite a number of dwellings are composed of a taller frontal–gable block with a lower side–gabled wing adjoining one eave wall. A few houses display the more developed temple form with matching wings. Many houses have lower back ells, usually also gable–roofed. Although Gothic Revival designs also emerged by the 1840s, only one building appears to retain the steeply pitched roof type characteristic of this taste in New Lisbon; it has lost other characteristic details. The Italianate style, based on villa architecture in Italy, became popular in other places before the Civil War. Fewer than twenty examples in this style, characterized by deep–eaved, flat or low–pitched roofs supported by elaborate brackets and blocky massing, can be found in the town. The largest number stand in the hamlet of Garrattsville—an indicator that the hamlet was probably growing in the 1870s and 1880s.

Before 1850, barns throughout the region tended to be relatively small, and farmers constructed individual buildings for different purposes. Threshing barns built earlier remained in service to process and store grain. Horse teams might also be accommodated in one end of threshing barn or in a separate stable. Stables were often more stylish buildings than barns. Corn cribs and smokehouses and small sheds and tool barns might proliferate, creating what one writer in the third quarter of the century characterized as a small village of different roofs.[35]

Since the 1850s, agricultural writers advocated barns designed to accommodate all operations. By the 1870s, some farmers in the region were building new barns. Like earlier barns, these were gable–roofed. While early threshing barns had large doors in both eave walls oriented to catch the prevailing wind for winnowing, later barns were more typically oriented east–west on banked foundation with pens in the lower, banked area. This afforded a shaded ground–level entrance to the mow on the north eave wall during the hot haying season. Walkout bays opened south onto a yard, which provided a sheltered place in winter warmed by heat collected by the south–facing stone foundation. The yard also acted as a collection area for manure and stale (urine), which was recognized as dressing for fields. Hay stored in the mow for winter feed could be tossed down into the yard from the mow above. Some bank barns in New Lisbon appear to date to the latter part of this period.

Sheep barns—characteristically narrow, side–gabled, multi–bay buildings with walk–out bays at ground level and mows above—were surely constructed in New Lisbon, where many farmers kept sizable flocks during the second and third quarters of the century. Because sheep did not require regular milking and could graze a wide swath in good weather, sheep barns were most often not built adjacent to the buildings closest to the house but on nearby pastureland. They rarely survive as a stand–alone structures because as flocks diminished and disappeared, their function did also. Where they survive, they are almost always incorporated into barns made up of

[35] Byron David Halsted, *Barn Plans and Outbuildings*. (New York, New York: Orange Judd Co., 1881): 13.

earlier buildings. Detailed examination of individual barn groupings reusing older barns might reveal examples of this distinctive type in New Lisbon.

Hop houses were used to cure and pack hops blossoms. They are generally small buildings, and their interior space is divided into a kiln with an area for a stove below and slatted dryin floor above. Packing and storage areas are in the adjacent wing. Hops were baled in the packing area after curing and then shipped. In the mid–century, a large portion of the crop raised in Otsego County went to England; later, breweries in the American Midwest bought a large part of the crop. By the turn of the century, hops growing was moving west to California, where growing conditions were more consistent. It is unclear how many of New Lisbon's growers built their own kilns. It seems likely since many had less than an acre in hops in 1870, neighbors might have shared a kiln as many of them produced less than a 1,000 pounds. This survey located two hop houses, or kilns. One, which may be an older building redesigned for curing hops, is located in Stetsonville. The second is on Jones Road.

Peak Prosperity and Beyond (1880s through 1930s)

Until the final quarter of the nineteenth century, census schedules show that the overall agricultural economy of central New York continually improved in prosperity. Greater interest in the scientific of agricultural improvement influenced all farmers. More land came under cultivation, and horse–drawn implements allowed farmers to increase the amount of land in cultivation. The technology of agriculture, however, focused on large holdings of level land, which characterized little of central New York. Local farmers relied on older, slower machinery. Further, nascent soil science indicated that the much of the Allegheny Plateau suffered from diminished fertility. The 1870 and 1875 census show that New Lisbon farmers were sparing in applying any amelioration, and the small quantities listed may represent preparation for hops gardens rather than general application. Simple rotation was no longer enough for land in use for many decades.

The lack of a nearby rail line for moving goods probably also limited the markets New Lisbon people could enter at a competitive cost. Previously, communities throughout the region shared similar challenges of moving goods to market at the pace a horse could pull a wagon over roads in variable condition, first to turnpikes and, somewhat later, to canals, improved roads, and reliable bridges. Places that acquired railroads in the post–Civil War period, however, also acquired an advantage over communities without them, which were excluded from shipping perishable items, most notably fluid milk. The nearest lines, both more than 15 miles from the town's geographical center, were the Albany & Susquehanna Railroad (the Delaware & Hudson after 1870), opened in the 1860s, and a spur line of the New York, Oswego & Western opened in the 1880s on the west side of the Unadilla River. A receipt for shipment of 250 boxes of cheese on by the New Lisbon Cheese Factory dated 12 August 1867 shows that people in New Lisbon used former of these for some items.

Even so, New Lisbon farms, which were long established and reasonably prosperous, appear to have remained competitive enough within the larger market to warrant their continued cultivation. While neighbors to the west in Chenango County and farther south in Otsego County

and Delaware County shifted rapidly to fluid milk shipped into the enormously demanding New York City milkshed, places more than ten miles distant from the rail lines continued to produce less perishable goods like cheese, hay, hops, and in New Lisbon, maple sugar.

New Lisbon's geographical position and its lack of employment in areas other than agriculture after the 1850s were probably important factors in the town's continuing decrease in population. By 1875, the vast majority of New Lisbon residents reported being born in the town. There were a handful of Scottish, English, and German immigrants. In the 1925 census, two Polish families and a Swiss and an Austrian one were enumerated, but virtually everyone else in New Lisbon was native born. Factors influencing ethnic makeup probably also played a role in the continued aging of the population. By this period, birth rates among rural, native–born people in long–settled areas had declined notably. Consequently, the number of school–aged children dwindled so that by the early twentieth century, New Lisbon was a town of people mainly past 30.

This decline did not lead to the closing of district schools, as might be expected. The 1903 *New Century Atlas* shows fifteen districts scattered evenly over the town's landscape. This number is one more than recorded in 1820, as the population neared its 1830 peak. New Lisbon does appear to have resisted a variety of incentives offered by the state beginning in the 1860s to offer high school education and to consolidate districts. Instead, the town retained its one–room schools close to children's homes. The only apparent exception is the two–story school built in Garrattsville ca.1880. Instead, most districts seem to have renovated their buildings in the first quarter of the twentieth century. Most now have wood novelty siding, a finish popular in this period, and a few are wood shingled. By the mid–1880s, education writers urged rows of windows along the eave walls in new school buildings to provide better light for lessons. In New Lisbon, this innovation was incorporated into existing structures. Since these buildings remained in service until comparatively recently, quite a number survive, mostly as dwellings or parts of dwellings. This survey identified at least nine on sites mapped since 1856, mainly on tiny parcels located near crossroads.

If New Lisbon resisted changing its education system, it embraced other innovations. Despite declining population, two new post offices opened in the town, at Lena and Welcome, in the 1880s. While post offices and villages of the early 1800s indicated growing population centers, new rural post offices in the 1880s might have been in response to the increased use of the postal service by rural residents. New Lisbon people established two local Grange societies—one at Lena in the Otego Creek valley and one at Noblesville in the Butternut Creek valley—during the 1890s. Local granges functioned mainly as community organizations in rural places, but the national and state organizations formed powerful political lobbies for issues important in agricultural regions, including road improvement, free rural delivery of mail, and protective tariffs. At the turn of the century, it was a large membership organization in central New York. Finally, the town itself bought a 12–horsepower gasoline-powered traction engine in 1911 to replace horse teams for maintaining its roads.[36]

[36] Smith, *New Lisbon,* 88.

The 1903 atlas labeled five hamlets in New Lisbon: Garrattsville, Stetsonville, New Lisbon (formerly Noblesville), Welcome (formerly New Lisbon Center), Lena, and Fall Bridge. The 1880 census recorded 1,225 people living in the town, with 202 in Garrattsville and 50 in Noblesville.[37] Based on the 1903 map, Stetsonville was similar in size to Noblesville, but the former was much more densely settled with closely set dwelling houses. Welcome, a very old hamlet centered on a five–point intersection, included the church, a post office, a school, and a handful of dwellings.[38] Potter's Corners on the Otego Creek became Lena with the establishment of the post office in 1883. A cheese factory was established there in 1887, but it was short–lived. For a time as many as 17 families lived in Lena, but in 1907, its post office was closed due to diminished use.[39] Fall Bridge was located in the southeast corner of the town with a few houses and a cheese factory. The cemetery located on County Highway 11 retains burials of some of New Lisbon's earliest settlers.

Cheese remained an important commodity produced in New Lisbon into the twentieth century. At least four factories were mapped in 1903. Several farmers apparently paid a little extra subscription for the map to have their farms labeled in larger type with a farm name in addition to the owner name. A few incorporated "dairy" or "stock" into the farm name. These were probably among the town's most prosperous properties. Cheesemaking, however, was not as lucrative a trade as fluid milk, which allowed farmers to milk larger herds and support them with increased feed production. By the early twentieth century, it appears that in locales like New Lisbon, which was too far from a rail connection to tap into this trade efficiently, the number of working farms began to fall again, as it had during the 1840s and 1850s, when the population slumped initially.

By the early 1920s, abandonment of agricultural properties especially in higher elevation regions throughout New York State was common enough that there were both commercial and legislative responses.[40] The former is represented by an advertisement placed by a Utica firm, the New York State Farm Sales Company, in local newspapers throughout the region. An ad dated 1923 is cited in a New Lisbon town history. Titled "Do You Want to Sell Your Farm?," it cited many inquiries from western farmers seeking to relocate and from "among the foreign–born of our large cities." Silhouettes of the counties were arranged around a map of the state.[41] Although the

[37] Smith, *New Lisbon*, 87–88.

[38] Virginia A. Schoradt, "Welcome". Manuscript. Paper written to fulfill requirement for course at State University College at Oneonta, 1955. Collections of Town Historian.

[39] Smith, *New Lisbon*, 52.

[40] James Darlington notes in his paper, "From Hardscrabble to Productive State Forests: New York State's Enlarged Reforestation Program, 1929 to 1965," presented at the New York History Conference in June 2007 that between 1880 and 1920, the number of farms in the state fell more than 20%. Of greater significance, the number of improved acres decreased to just 63% of that reported in 1880. He recounts that in central New York State, the declines were noted as early as 1890.

[41] Smith, *New Lisbon*, 39.

1925 census found two Polish families, a few Swiss, and few Austrians in New Lisbon, it appears that very few immigrants were drawn so far into central Otsego County.[42]

The state took more comprehensive action to guide the rate and location of agricultural abandonment while developing new timber lands and, secondarily, recreational lands, especially in upland areas where soils were poor and transportation routes poorly maintained if maintained at all. A conference called by Alexander MacDonald of the state conservation commission in 1922 was among the first formal discussions of reforestation policy.[43] State nurseries provided seedlings for reforestation in growing numbers to private landholders during the mid–1920s.[44] In the 1927 legislative session, state senator C.A. Hewitt introduced an amendment authorizing the creation of $100,000,00 of debt for reforestation to reduce the loss of tax revenues as land values diminished and also to institute flood controls, protect aquifers, and assure adequate water supplies.[45] Two laws inaugurating a reforestation program were passed in 1929. These allowed for the purchase of marginal lands by counties and the state beyond the Catskill and Adirondack parks. One of the first acquisitions was in Otsego County. Through volunteer and some paid labor, the tax of reforestation with conifers and locust began.[46] The Hewitt Amendment codified into the state's constitution in 1931. By this time, 250,000 acres were being abandoned annually in the state.[47]

Following passage of the Hewitt Amendment, the Cooperative Extension based at the agricultural land grant college at Cornell University evaluated lands in many of the state's agricultural regions. They used a classification system developed at the request of the farm bureau in neighboring Chenango County in 1923.[48] The correlation between high elevation and poor connections to the main highways in the valley were among the criteria these studies cited, as was soil quality. Those sections of the New Lisbon's central ridge not rated as the poorest grade, were rated as Grade 2 lands on a scale of 5 grades. New Lisbon had only two small areas rated Grade 4, both in the Butternut Creek valley. The remaining land, about 40% of the town, was rated as Grade 3; none received the highest grade of 5. These grades generally align with agricultural retention and abandonment evidenced in the town beginning in the first quarter of the century. It is probably not coincidental that an area in the northeast quadrant of the town rated as poor for agriculture but having potential for recreation, including hunting, coincided with the eight parcels

[42] There is considerable anecdotal information about a variety of immigrant groups buying abandoned farmland at fire sale prices. This writer has documented Jews in parts of the Catskills and a variety of immigrants in Pittstown, Rensselaer County. Closer to home, Slovenians, who came from the coal regions in northeastern Pennsylvania, bought a number of farms in the towns of Otsego and Middlefield. These marginal farms were made viable enough using advice gained from the Cooperative Extension Service to keep this land in cultivation into the latter half of the twentieth century. Nearly always undercapitalized, these families tended to keep the buildings they found, and so both landscape and buildings are at least partly preserved in configurations typical of a century ago.

[43] Darlington, 5.

[44] Darlington, 7.

[45] Darlington, 8.

[46] Darlington, 10–11.

[47] Darlington, 12.

[48] Darlington, 8.

bought by the state from October 1936 through October 1938. These totaled nearly 1,000 contiguous acres at the highest elevation in New Lisbon.[49]

While much of the land acquired by the state was reforested using a variety of mainly non–native conifers (Norway spruce (21%), red pine (30%), white pine (22%), and also white spruce, white cedar, larch, Scotch pine, larch, and black locust[50]), a few choice parcels, such as the Genesee River gorge (now Letchworth State Park) and Bear Mountain on the Hudson River, were reserved for development as new parks offering camping and a variety of outdoor activities. These efforts paralleled efforts at the national level to set aside places of extraordinary natural beauty. Gilbert Lake, bought by the state in 1926, was among these choice parcels.

Its appeal as a recreational location was already established by visitors coming from Utica, Oneonta, and Norwich. Construction of amenities, including an administrative building, a bathhouse, a caretaker's cottage, and a stone shelter were designed by the state's landscape advisor, L.D. Cox, and began the following year.[51] A local account described the stone and timber buildings with massive fireplaces, exposed rafters, and steeply pitched roofs as "English," but the designs owe a great deal more stylistically to the rustic architecture in use in national parks of the period. The crew built a "stone" road from the south boundary to the head of the lake the following year. The landscape also underwent a transformation: a large crew of men was noted working in 1930 clearing brush and planting new trees to reforest the denuded landscape.[52] During the Depression, government efforts included the Civilian Conservation Corps established during Franklin D. Roosevelt's first 100 days in office in 1933. A small camp was located in the adjacent town of Laurens, and these men carried out some of the work program at Gilbert Lake.

Somewhat later, the small lake in the northeast corner of the town, known as Turtle Lake, was developed privately as a small resort. It was renamed Crystal Lake by its owners, a name it retains today. A variety of recently constructed cabins and other buildings cluster along its shoreline. Of these, it appears only one—a fairly large building at the southeast corner of the lake—dates to the historic period.

A large proportion of New Lisbon's water–powered saw and grist mills were recorded in 1875 census; the 1903 atlas marked the same sawmills as those mapped in 1856. By the 1930s, all had closed. None of the ponds impounded by dams to supply a steady flow to turn wheels and turbines survive, but depressions upstream of dam sites can be picked out in a number of places including on Goddards, Walters, Stahl, and Coles Bridge roads, and CR 16.

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[49] "State Lands File," Collections of Town Historian. One parcel more was bought in 1945, and a last in 1960 for state land. Virginia A. Schoradt copied the map rating New Lisbon lands for a paper she wrote in 1955 to fulfill academic requirements at the State University College at Oneonta. This map is bound in that paper and located in the town historian's collections.

[50] Darlington, 11.

[51] "Gilbert Lake State Park," NYS Parks leaflet supplied by Kathleen LaFrank, Chief, National Register Unit, NYSHPO.

[52] *Oneonta Herald*, 24 July 1930. "Gilbert Lake State Park File," Collections of New Lisbon Town Historian. The land had been recently logged off by Emmons Peck, who built a tram railroad to move the logs.

Architecture and land use patterns of the 1880s through 1930s

Features of the architectural record in New Lisbon suggest that the town experienced its period of greatest prosperity before 1900. While its continually declining population and the tenacity of its broadly distributed farms diminished the need for new houses, few older houses retain feature stylistic updates post–dating 1900. Porches with turned columns and spindle railings were a common addition in the late 1800s and early 1900s, when the Queen Anne taste was most popular. The most stylish example built in this taste may be the fairly plain two–story school that replaced the older District No.2 building in Garrattsville. Since a very large number of houses throughout the town now display very recent renovations using non–historic (non–wood) materials, porches, cornices, and historic–period replacement sash may be concealed or removed. Equally, there are virtually no houses dating to the turn–of–the–century period indicating that people resided in the dwellings of their forebears. Since it appears that Garrattsville and the smaller hamlets were experiencing diminishing population along with the rural areas, demand in the hamlets for new houses there was also low or non–existent. A few Garrattsville houses draw on the late Victorian eclectic styles, most typically Queen Anne.

This tendency for continued use of dwelling houses is paralleled in the reuse of older barns and other outbuildings to create new buildings that centralized operations in a single building rather than building a new large barn. The majority of surviving barn configurations date largely to the period ca.1880 to 1920. Most reuse older, usually smaller, barns in new configurations. In a time when horses were regularly teamed for heavy jobs and the obstructions of wiring did not yet exist, moving buildings was routine. Without an immigrant labor force to draw on, labor was costly, and so reusing existing structures represented a comparatively inexpensive alternative. Threshing barns, sheep barns, stables, and tool barns were placed on new foundations and tied together by small connectors. New cladding provided a coherent appearance for some groups, but in many cases, the different parts of the group can be easily picked out by variations in siding. Plans range from simple rectangular footprints to L–plans and irregular plans with several projecting wings and a variety of adjoining rooflines. Nearly all rest on banked foundations, which allow ground–level access to more than one floor level within the group.

Some farmers did build new barns. Barns built in the 1880s and 1890s were typically rectangular plan, gable–roofed, frame buildings set on banked stone foundations. These are distinguished from earlier buildings mainly by their larger overall scale and often by a relatively taller mow designed to be loaded with loose hay using a hay fork, or harpoon, that ran along a track under the ridgeline. Earlier barns were loaded from a wagon by men using pitchforks, and so the height of these barns was limited by human ability to loft hay. Like older barns, barns of this era were constructed using heavy timbers, but more of the timber was prepared in a mill rather than shaped by hand using broadaxe and adze. The longest timbers of the plate and sill are often the exception simply because of their length. Such barns might be viewed as an enlargement of the bank barn popular in the mid–1880s and, itself a descendant of the threshing barn.

Innovation was unusual, but until the 1990s, New Lisbon retained an octagonal barn (opposite 484 CR 16). This building, lost to snow load on a poorly maintained roof, was,

however, truly innovative in its allocation of space. Octagonal buildings and their relations, gambrel roofs, encompass a larger volume than rectilinear spaces for the amount of material used to enclose them. By the 1910s, gable–roofed barns began to give way to gambrel–roofed ones. The rather small number of gambrel barns in New Lisbon may be another indicator of a gently declining economy by the early decades of the twentieth century.

Post–war (1940s and 1950s) and post–historic period (after 1963)

Until after World War II, horsepower predominated over tractors on many central New York farms. The change to tractor power during the 1940s and 1950s led to alterations in field structure and, thus, the overall appearance of the region's landscape. Tractors were inefficient in the small fields typically laid out in earlier times because they required frequent turns, which slowed momentum. Farmers removed fence lines to make larger fields, allowing fewer turns. Some sections where farms ceased operations before the shift to tractors, found mainly at higher elevations, retain the smaller enclosures, stone fencing, and tree lines common until the mid–1900s. Most of these properties have been reforesting, mainly through natural progression. Young maple trees, age 50 to 75 years, crown many sections of the central and western ridges of the town. These offer ample opportunity for sugar bushes. Creek ravines retain hemlock forest typical of the region. Some sections, in addition to the state forest and park are intentionally reforested, mainly with conifers. These areas often follow rectilinear property lines; this tendency combined with the dense, deep green of this vegetation picks these tracts out from surrounding native vegetation.

While elevation clearly influenced the choice to abandon agriculture, New Lisbon retains open land at all elevations. While a proportion of this land is gradually closing, some is hayed or at least cleared frequently enough to keep this land free of trees. In some of these areas, old tree lines and stone fences are readily seen. Some land is still planted in row crops, but the latter are most commonly found in the Butternut Valley, where corn and other grains as well as grasses are planted.

Population has continued falling throughout the period: the 2010 census counted 1,114 people in New Lisbon. While very few dwellings date to the first half of the twentieth century, by the 1950s a pattern of building new, generally modest Mid–Century Modern ranch houses and one–and–a–half–story, "colonial" stick–built houses emerged. Second dwellings on some farms, possibly for laborers or extended family, were similarly constructed in this period. By the late 1960s, second dwellings appear to have been more often house trailers or modulars.

New construction was accompanied increasingly by the use of non–traditional building materials by the early 1970s. As early as the 1940s, some people resided older houses with a variety of mineral sidings, including asphalt and asbestos–based products. Aluminum with annealed color layers was marketed as a way to stop painting most of the house exterior for good. Vinyl siding superseded aluminum by the early 1990s. These finishes may conceal historic details and wood siding; in other cases, details like cornices, corner posts and pilasters as well as wood clapboards are disposed of. Paralleling this trend, alteration of window and door openings and

replacement of traditional window sash and doors were marketed first as a way to "update" an older house and then as a way to reduce fuel costs. Based on the physical evidence, a very large percentage of homeowners in New Lisbon adopted both innovations, sometimes having done so in phases where non–historic materials have been replaced a second time, and possibly more, over the past fifty years.

In a small number of cases, new dwellings replace older houses on established properties; others occupy small subdivisions with road frontage cut from larger farm properties. Earlier examples dating to the 1950s and 1960s face mainly onto main routes previously adopted by the county and the state between the 1910s and 1930s. These appear to represent a pattern of some residents working farther afield and living in New Lisbon. This, in turn, represents a change in the perception of work embodied in an economic shift from an extremely large percentage of owner–operated, income–bearing properties in the town to people employed elsewhere and traveling to work.

In some sections of the town, older farms have been subdivided for house lots in the post–historic period (after 1963, as of this writing). These most typically use plats common in suburban areas in the latter part of the twentieth century, when land was divided into sizable lots of five to ten acres apiece, each with a narrow road frontage. A review of many nineteenth–century maps shows that this might be viewed as a miniaturization of land division developed in times when roads were infrequent and each farmer, owning 100 acres or more, wanted access to markets. In the smaller version, this plan has the tendency to create narrow "strip" lots. In New Lisbon, this appearance is relieved because in most cases, not all lots are developed, leaving others open. In the past twenty years, it appears there has been a shift to larger irregular lots, often at high elevation, with single dwellings. Unlike the small, rather utilitarian houses of the 1950s and 1960s, these appear to exemplify a different version of "country life" with a variety of rustic designs and details.

In contrast to perceived notions of country life, a high–tension power line designated Marcy–South was proposed, first in the Susquehanna Valley, and then moved to the Butternut Valley following organized opposition to the first site. No history of the town's landscape is complete without mention of this feature. The state power authority (PASNY) offered $55,000/mile to towns through which the line passed. With the move to the Butternut Valley, New Lisbon qualified for grants of $1,484,000, in 1984. In February 1985, review in advance of construction identified 24 properties older than 50 years within the impact area. These were duly inventoried, but no eligibility determinations appear to have been made. The line was built a year later. According to one writer, New Lisbon received $484,000 of the amount for which it qualified.[53] Today, the line of tall steel towers flanked by a swath of open land to allow maintenance access traverses the town's central ridge. From some locations, it is very visible; from others, it is not.

[53] Smith, *New Lisbon*, 75.

Conclusions

The landscape of the Town of New Lisbon preserves architectural and associated landscape features representative of nearly all chapters of its post-settlement history. Its strength as a rural historic landscape is in features that illustrate the way everyday people have made a living in the region for generations.

Rural historic landscapes are the sum of variously scaled components including the spatial organization of the tract into parcels, circulation and vegetation patterns, and the buildings constructed to allow people to use the tract. These components overlie the natural features of the landscape. Viewed in aggregate, these features illustrate New Lisbon's history as a predominantly agricultural town developed in the post–Revolutionary period on the Allegheny Plateau in central New York. The high degree of the continuity of this development can be plotted against historic maps surveyed and published in 1856, 1868, and 1903. Additional documentation provides further details.

Topographically, the town is divided generally north to south by a high ridge. This is traversed by several highways connecting settlement on the ridge with settlement and transportation corridors in the Butternut and Otego valleys paralleling the ridge on the west and east of the ridge. Settlement aligns most apparently along the Butternut Valley, mainly adjoining NY 51 and CR 16 on the west bank, but also on unadopted highways on the east side. Settlement somewhat less dense than that in the Butternut Valley aligns with CR 14, the most used highway crossing the ridge. Settlement along the Otego—paralleled from north to south by CR 14, CR 15, and CR 11—has diminished more apparently than in the previous two sections mentioned. This is especially true of the ridge north of CR 14 to the town line.

The loss of properties on the ridge appears to illustrate larger trends of farm abandonment at higher elevations that began in the latter part of the 1800s. Many factors contributed to such decisions. Higher elevation sections tend to have slightly shorter growing seasons with a greater risk of late spring and early autumn frosts. They are farther from main transportation corridors, especially NY 51. Steeper slopes lead to a higher likelihood of soil erosion carrying topsoil into the valleys and leaving rocky, infertile land behind. While there is still open land in arable at high elevation, an obvious majority of arable land tends to lie below 1,200 or 1,300 feet above sea level. Both natural and planned reforestation is more common above this elevation. New York State has managed the Gilbert Lake State Park and Texas Schoolhouse State Forest since the 1920s and 1930s respectively, having acquired both areas to put land marginal for agriculture to uses for which it seems better suited. Private property owners have both taken advantage of reforestation offers from the state and simply allowed open land to begin the natural progression to woodland typical of the region.

In spite of the overall drop in the number of active farms, the physical structure of agriculture imposed on the land beginning in the 1770s—houses with adjacent outbuildings surrounded by fields, pastures, meadows, and woodland set out in the rectilinear plats of the pre–Revolutionary period—persists as the dominant organization of property, and by extension, the

overall landscape of the town. These patterns continued to leave their mark on a landscape that underwent its greatest transformation—from woodland to farmland—punctuated by water–powered industry along its streams—during the first half of the 1800s. A shrinking, but tenacious, populace has kept nearly half of the town's acreage in open land to the present day. Of that acreage, a portion remains agricultural, mainly as arable and grazing land. Dairy operations have declined to the point where few are milking. However, beef cattle, young dairy stock, sheep, and goats are all pastured within the town boundary.

Where farming continues, the vast majority of outbuildings date to the historic period. As a group, New Lisbon's agricultural outbuildings—barns, stables, smokehouses, milkhouses, and grain storage buildings—represent farm practice from the early nineteenth century to the present. Most of its oldest buildings, mainly English–type threshing barns, are incorporated into later groupings of buildings. Barns built after ca.1870 may use older buildings as wings. Most New Lisbon barns are clad in a variety of historic–period building materials and mainly rest on similarly old stone foundations. A detailed examination of individual barns and barn groups is beyond the scope of this survey, but it is highly likely that some very early examples survive largely intact in this manner in New Lisbon. In fact, one New Lisbon threshing barn was reconstructed on the grounds of the Farmers' Museum in Cooperstown in the 1990s. Such buildings grow increasingly rare as their period of disuse or limited use extends. Their construction and details can surely be read as catalogues of historic building practice and agricultural behaviors in New Lisbon.

Historic farmhouses—the buildings that most often draw the anthropocentric gaze of the passerby—have often fared less well in terms of the preservation of their historic materials and details. While nearly all retain the massing and often all or most of their fenestration, exterior building materials and often architectural details have been removed or replaced with non–historic materials in the post–historic era. While this is detrimental to their individual historic integrity, these houses usually retain their period placement and scale within the larger context of historic farmsteads. As such, they contribute to the setting and association of these properties. It should be noted that changes to dwellings made in the historic period using historic materials might better be regarded as part of the building, and by extension, the property history. Examples of such changes include the replacement of Federal–era roof trim and door casings with Greek Revival–style details in the mid–1800s and later Queen Anne–style porches, window sash, and wings or ells. These improvements, as they would have been regarded, re–fashioned an old house, often for a rising generation.

Industrial use was nested within the larger agricultural pattern rather than being developed independently of it in New Lisbon. Physical remnants of water–powered industry that provided local services can be picked out. Of the larger operations—textile, hammer factory, and cheese factory—that sold goods well beyond the confines of the town, little physical evidence can be identified above ground. Within the ancient and established pattern of eighteenth–century rectilinear land subdivision, the hamlets of Garrattsville, New Lisbon, and Stetsonville remain recognizable entities. These hamlets developed in tandem with early water–powered industries in

the Butternut Valley and drew people to work and trade. Welcome (at high elevation and without a mill), Lena, and Fall Bridge, mapped in 1903, have all but disappeared.

Buildings and other historic features representing evidence of community activity have varying survival rates. Of the town's four churches, only one survives. None of its grange halls continues in use, and it appears that these buildings are all gone. The town's schoolhouses and cemeteries have fared far better. Of its sixteen historic–period one–room schoolhouses, at least nine still stand on sites shown on the 1856 map. Based on form and detail, it appears that many or all may pre–date 1850. Most are used as dwellings; two are in very poor repair. The two–story Garrattsville school built ca.1880 is well–preserved and highly intact and is also used as a dwelling. New Lisbon retains several small community cemeteries adjoining highways in the town. All retain a high degree of historic integrity in terms of setting and location. Nearly all retain an unusually large number of pre–1830 stones as well as a range of later markers.

Post–historic period subdivision has occurred in a few patterns within New Lisbon's town boundary. There are small lots adjacent to and often apparently in relation to larger farm properties, possibly for hired laborers or extended family. In a few locations, historic–period farms have been divided into large houselots, often in strips adjoining a highway. Irregular parcels often at high elevation are the most recent pattern of post–war subdivision. In general, such subdivisions appear to be built for people who commute elsewhere for work. Unlike subdivisions associated with farm properties, the latter two types represent a departure from the rural land use pattern based on the premise of small, owner–operated businesses generally run from home that prevailed throughout the region well into the twentieth century. In New Lisbon, the rather low number of such subdivisions has a similarly small impact on the overall sense of the town's historic landscape.

Recommendations and Eligibility Considerations

This survey was undertaken as part of the comprehensive planning process in the Town of New Lisbon. The field work undertaken in the survey reviewed the town's historic resources with an eye to a sense of historic context. Rural historic landscapes are better reviewed as groups of resources considered in the aggregate because their components work together to generate a feeling of history or sense of place. As a group they are associated with the historic development and use of a place, and it is in their collective associations and physical relationships that the greatest degree of historic meaning can be understood. By and large, the architecture tends to be vernacular rather than high–style. The buildings function as tools for varying purposes that support the use and development of the land. Thus, the spatial organization of the land and even its vegetation play roles in defining a rural landscape. New Lisbon preserves over much of its face a great deal of this kind of historical meaning. Virtually all of its historic resources have greater potential meaning when considered as a group rather than individually.

While many people may not know all the historical details, they feel the sense of place these resources engender. This report endeavors to document the historic context in which the resources might be more fully understood. Such understand can aid in in the planning process, where decisions might be made that encourage New Lisbon citizens to consider the impact of types of subdivision, the reuse rather than the demolition of older buildings, and possibly events expanding local knowledge about the town's resources and their significance. Planning efforts might also include efforts to retain and encourage agricultural endeavor. New Lisbon has several comparatively small owner–operated agricultural properties, which continue the town's long–standing farm tradition in a variety of new and old ways.

The survey findings may also be useful in the review process for state and federally funded or permitted projects under Section 106 of the National Historic Preservation Act of 1966 and Section 14.09 of the State Historic Preservation Act of 1980. A context statement such as the one provided here and the presentation of properties for eligibility for inclusion in the State and National Registers of Historic Places helps SHPO to determine potential impacts on resources. In rural areas, where the resources often are not individually eligible for listing, it is especially helpful to have a document that discusses the larger picture. While New Lisbon retains historic architecture dating to nearly all periods of its development, many of these resources have lost a degree of integrity that may render them individually ineligible for listing through renovation using non–historic materials, but they may be eligible as part of a larger setting if they retain aspects of integrity of feeling, location, association, and location. These aspects of integrity are important components of a sense of place—an important part of designating districts and possibly large properties such as farmsteads.

A determination of eligibility (NRE) does not list resources in the National Register, but it affords more detailed review in advance of work that might have an impact on identified eligible properties. The example of the Marcy–South power line might be cited. Lacking a comprehensive understanding of the rural historic landscape, the individual review of properties older than 50

years found nothing that SHPO could determine eligible. Within the route adopted, it might still not, but in other sections of the town where there is higher degree of integrity in the overall landscape, a context statement encouraging a harder look at the affect on resources might be an effective tool. Such surveys can also be a useful tool for local environmental reviews under the State Environmental Quality Review Act (SEQRA) of 1974.

The National Preservation Act of 1966 accords review for eligibility for inclusion in the National Register to cultural resources having passed their fiftieth anniversary. This section of the report presents a property list divided by type of resources that may be eligible for listing in the National Register of Historic Places (NRE). The list is compiled by type of resource. The primary steps in constructing such a list include applying the four NR criteria to resources and establishing themes of significance of which they are representative. All, or nearly all, eligible resources in New Lisbon meet Criterion C. This criterion acknowledges resources that are representative of broad patterns in American history. Eligibility also depends upon how well a resource or group of resources preserves aspects of historic integrity: location, design, setting, materials, workmanship, feeling, and association.

Applying the NR criteria is a subjective task. This survey may be lenient in applying the criteria in some cases. And, as a town–wide review taken from the roadside, it may miss some resources. It aims to identify a broad set of properties that both define and represent the character of New Lisbon.

While eligibility offers some protections from state and federal actions, nominating individual properties and districts to the State and National Registers of Historic Places affords opportunities for tax credits and also grant funding for properties owned by 501(c)3 corporations and municipalities. District nominations open up these benefits to more owners than individual property nominations. New Lisbon encompasses two hamlets, Garrattsville and New Lisbon (formerly Noblesville) that appear to be eligible as National Register Historic Districts. There are additional properties throughout the town that might also be eligible individually or *via* a Multiple Property Document that identifies non–contiguous properties sharing themes of significance. Preparing National Register nomination forms takes some time and expertise, although a group of volunteers with guidance can successfully do this task.

Before the onset of this survey, Gilbert Lake State Park, was previously determined NRE, although it has never been listed in the State and National registers. I have not provided photographs of this property because it is amply documented. An additional 24 of properties older than 50 years were assigned Unique Site Numbers (USNs) and added to the New York State inventory in 1985 in advance of building the Marcy–South power transmission line. A list of these is provided in Appendix 4 of this report. No eligibility determinations appear to have been made at that time. Some of these properties are included in the annotated property list at the end of this section. Their USNs are included in the labeling.

In addition to these previously identified properties, this report presents more properties and districts that may be eligible for listing. The following annotated property list provides location, approximate date, and photographs of each property. Each section is preceded by a brief discussion of how the criteria have been applied for the type of property in that section.

Hamlets

Three hamlets representative of hamlet patterns of the nineteenth century in central New York are recognizable within the Town of New Lisbon. All are located in the Butternut Valley and bear a relationship with the development of that stream for water power in the first half of the nineteenth century. All of them appear to be potentially eligible National Register historic districts.

They might also be considered as contributing components to a larger district encompassing the Butternut Valley. The Butternut Creek originates north of New Lisbon's town line in the Town of Burlington and enters the Town of Morris near New Lisbon's southwest corner. It flows through the Town of Butternuts before joining the Unadilla River. Within the valley there are already two NR districts (Villages of Morris and Gilbertsville) and additional individual nominations. Hamlet and village nominations are comparatively simple to prepare: the methodology is well–established. Larger landscape district eligibilities are more difficult to evaluate, possibly because reviewers tend to focus on individual buildings rather than the representative and largely intact patterns in which they are set. In such eligibilities the individual buildings and outbuildings are the smallest components in a larger landscape defined by its spatial organization, circulation systems, and use patterns. More detailed review and a proposed boundary would be required to make such a determination, but this does not mean it should not be considered. Bearing this thought in mind while reading through this section of the report may help broaden the potential area reviewed as a single district encompassing hamlets, historic farmsteads, schoolhouses, and cemeteries.

Photographs showing representative views are provided of each hamlet. These are organized by hamlet, and then alphanumerically within each hamlet group. These show that each presents a strong sense of place. Further, each retains the variety and development density of buildings that set a hamlet off from the surrounding countryside. There is virtually no infill housing or no construction blurring the historic demarcation between hamlet and open land. Many owners have added non-historic building materials to their dwellings, and relatively few buildings in any of the hamlets retain the materials and comprehensive plan of workmanship that would make single properties seem obviously NRE. With few exceptions (noted in the photograph label), individual buildings or properties are noted as definitely NRE.

Garrattsville is the largest of the three hamlets and the farthest north. This four–corners hamlet retains domestic architecture dating mainly from the 1820s through ca.1900. Within the visual compass of the unincorporated hamlet, a few houses were built during the first quarter of the twentieth century. An additional five or so buildings post–date the historic period. One is the firehouse; another is the town hall located on CR 16 at the edge of the densely settled area. The hamlet includes New Lisbon's single surviving church, a school, a mill, commercial buildings, and three farmsteads no longer in use.

New Lisbon (formerly Noblesville) is the most southerly of the three hamlets. Its earliest structure appears to have been linear, running east from the creek to the first bench of land above the floodplain. A row of somewhat later (1820s–ca.1870) dwellings on generous lots on the east

side of Pegg Rd now lend New Lisbon a crossroads appearance. CR 12 still forms the main axis, and the Pegg Rd properties resemble a small genteel suburb. Early commercial buildings are located on CR 12 and at the CR 14 junction opposite Pegg Rd. Houses built ca.1825–60 line both sides of the highway back to the creek. Schoolhouse No.1 stands near the crossing on the south side of the highway. The very elegant Federal–era church was lost to a fire within the past two decades. The community cemetery is north of CR 12 off the west side of Myers Mills Rd. Unfortunately, the approach to this site is very overgrown, and no photograph is provided here or in the cemetery section.

Stetsonville is the smallest of the three hamlets. Entirely linear in structure, it faces onto NY 51 and straddles the Dockstader Rd intersection. It retains domestic architecture dating from the early settlement period, possibly before 1800. Additional dwellings retain appearances typical of the period 1820 through ca.1860. Most of the houses are on the west side of NY 51. A few have outbuildings. One of these is a former blacksmith's shop; another is a small hop kiln. The latter appears to have been an older building remodeled for this later use. The Stetsonville cemetery is set at a distance over private land on the east side of the highway, and no photograph is provided here or in the cemetery section.

939 CR 16 (built ca.1900)

940 CR 16 (built in phases, ca.1850–1900)

943 CR 16 (built ca.1850)

944 CR 16 (built in phases, ca.1860–1900)

971 CR 16 (built ca.1830–50)

975 CR 16 (built ca.1820–40)

975 CR 16, barn (2 older barns) and milkhouse

981 CR 16, barn north of house

981 CR 16, house (built ca.1860-80)

996 CR 16 (built ca.1830-50)

1021 CR 16 (house built mid-1800s; shop ca.1820-40)

CR 16, south of creek, east side of highway

CR 16, east side of highway, view south

View south of church (built 1870s) on CR 16, west side

View south on CR 16, west side of highway

2, 4, and 6 High St (new street added ca.1880)

7 High St (built ca.1910)

Schoolhouse No.2, 4400 NY 51 (built ca.1880)

4406 NY 51 (built ca.1870)

4411 NY 51 (built ca.1830–50)

4411 NY 51, outbuilding (built ca.1880)

4417 NY 51 (built ca.1870)

4419 NY 51 (built ca.1835), former mill beyond

4419 NY 51, mill (built in phases ca.1830–60s)

4428 NY 51 (built ca.1825–60)

4429 NY 51 (built ca.1835–50)

4442 NY 51 (built ca.1865–80)

		
4442 NY 51, barn (built ca.1910)	4445 and 4449 NY 51 (built ca.1820–80)	4453 NY 51 (built ca.1880–1900)
		
	4454 NY 51 (built ca.1830–50)	

1607 CR 12 (house built 1800–30)

1608 CR 12 (built ca.1800–20), individually NRE

1627 CR 12

1640 CR 12, opposite Myers Mills Rd

1641 CR 12

Schoolhouse No.1, 1655 CR 12

100 CR 14 (built ca.1800; individually NRE)

101 CR 14 (built ca.1820–40)

804 Pegg Rd (built ca.1860–80)

		
838 and 830 Pegg Rd (showing the "suburb" feel)	830 Pegg Rd (built ca.1835; individually NRE)	Pegg Rd, barn opposite 830 (built ca.1960)
		
848 Pegg Rd (built ca.1800–25)	CR 12 viewed from NY 51 (facing east)	Pegg Rd viewed from NY 51 (facing east)

View north from 3619 NY 51 (built ca.1800–30)

View south from 3635 NY 51

3639 NY 51 (built ca.1830–45)

3647 NY 51, hop house adjacent (built ca.1800–20)

NY 51 looking over corner of Dockstader Rd

View north on NY 51; blacksmith's shop at left

3661, 3657, and 3653, NY 51

Schoolhouses

New Lisbon established 14 school districts by 1824 as the town approached its peak population in the early 1830s. The 1868 atlas mapped 16 district schools. This number persisted into the twentieth century: the 1903 atlas showed the same number. Of the one–room schools located throughout the town, at least nine survive at their original locations. District School No.2 in Garrattsville was replaced in the latter part of the nineteenth century with a two–story building, which also survives.

As a group, they are highly representative of rural education from the early nineteenth century—when common school legislation was passed in 1813 and 1814 in New York through the mid–1900s—when these schools went out of service in this town. Further, they are the physical evidence of a municipality's education policy for roughly 150 years. They are a very unusual survival in central New York, where several waves of state legislation led to the elimination of common schools during the late 1800s and early 1900s. The high survival rate is surely in part because New Lisbon never consolidated its schools and waited until relatively late to join consolidated districts in surrounding towns. These buildings continued in use as schools far later than many others in the region.

All of the schoolhouses display historic–period finishes (wood shingles or novelty siding added early 1900s) and alterations (mainly ribbons of wood sash for better lighting) that kept these buildings in service. Two are badly deteriorated, but six are now dwellings, as is the Garrattsville school. One more appears to be vacant at present, but was used as a store into the post–historic period. In addition to the buildings themselves, an unusually large set of school records is archived in the town historian's collections. These collections might provide research materials that would provide documentation to support preparation of a Multiple Property Documentation Form that allows the nomination of non–contiguous properties sharing a common theme of significance to the State and National Registers of Historic Places. It should be noted that Schoolhouses Nos. 1, 2, and 14 would be contributing features in a larger Butternut Valley NRHD. The others would not due to their locations.

- *Schoolhouse No.1,* 1655 CR 12 (part of larger parcel with a dwelling; schoolhouse used more recently as a general store), built ca.1820–50 (New Lisbon, a.k.a. Noblesville)
- *Schoolhouse No.2,* 4400 NY 51, built ca.1880 (Garrattsville); photograph in the Garrattsville section
- *Schoolhouse No.3,* 436 Texas Rd, built a.1820–50 (used as a dwelling)
- *Schoolhouse No.5,* 480 Jones Rd, built ca.1820–50 (used as a dwelling, on recent foundation, but near or on historic site)
- *Schoolhouse No.10,* 218 Gardnertown Rd, built ca.1880–1910 (used as a dwelling. The proportions may indicate that this school replaced an older one in the early 1900s. The vestibule seems to date to the latter period.)
- *Schoolhouse No.11,* 101 CR 14, built ca.1820–50 (used as a dwelling; single–story, shed–roofed addition on eave wall; retains partial returns from earlier period with later novelty siding and ribbons of windows with wood sash on eave walls)

- *Schoolhouse No.12*, 102 Gross Rd (USN 07713–0021), built ca.1820–50 (disused and deteriorating; retains Federal–era roof details with later wood shingle siding and paired windows)
- *Schoolhouse No.13*, 102 Bundy Rd, built ca.1820–50 (disused; roof has fallen in)
- *Schoolhouse No.14*, 3760 NY 51, built ca.1820–50 (remodeled as dwelling and has two additions; this school has lower degree of integrity than others in the group, but its iconography is recognizable)
- *Schoolhouse No.15*, 447 Vibbard Rd, built ca.1820–50 (used as a dwelling; has much later vestibule added to south gable wall; roof may have been raised to allow the attic above)

Schoolhouse No.1, New Lisbon, CR 12

Schoolhouse No.3, 436 Texas Rd

Schoolhouse No.5, 480 Jones Rd

Schoolhouse No.10, 218 Gardnertown Rd

Schoolhouse No.11, 101 CR 14

Schoolhouse No.12, 102 Gross Rd (USN 07713-0021)

Schoolhouse No.13, 102 Bundy Rd

Schoolhouse No.14, 3760 NY 51

Schoolhouse No.15, 447 Vibbard Rd

Cemeteries

New Lisbon retains a number of small community and individual family cemeteries. Both types are characteristic of early New English settlement in the late eighteenth and early nineteenth–centuries in central New York. Nineteen such cemeteries were identified and mapped in the Town of New Lisbon by the Otsego County Planning Department in 2002. While the community graveyards are usually easily accessed from the roadway, family plots can be set within a property and inaccessible without owner permission. The latter circumstance would not render them ineligible for listing, but they were not reviewed in this reconnaissance–level survey. The New Lisbon (or Noblesville) cemetery on the west side of Myers Mills Rd was not located due to overgrowth; no photograph is included here. Interestingly, there appears to be no cemetery associated with hamlet of Garrattsville. New Lisbon, Stetsonville, Lena, and Gardnertown (a very early hamlet near the Hartwick town line) however, have cemeteries associated with them.

As a group, the community cemeteries retain an unusually large number of early (pre–1830) "bedstead"–type grave markers in a variety of stone and with motifs characteristic of the early 1800s. Further research might uncover one or more local or itinerant carvers. Cemeteries can also provide considerable information about family relationships and might be linked to historic property ownership in the areas surrounding the cemeteries. If so, these might support preparation of a Multiple Property Documentation Form that allows the nomination of non–contiguous properties sharing a common theme of significance to the State and National Registers of Historic Places. The Garratt Monument, a marble obelisk located on a hill north of Garrattsville overlooking CR 16 and the Butternut Creek, is distinctive and solitary family marker. It has been suggested that the hill where it stands has pre–historic archaeological significance. It is unclear whether there has been any effort to determine whether this is truly so. The following sites are represented in photographs.

- *Gardnertown Cemetery*, CR 11
- *Lena Cemetery*, CR 15
- *Garratt Monument*, CR 16, north of Garrattsville
- *Thurston Cemetery*, NY 51, east side, south of intersection with CR 12
- *Stetsonville Cemetery*, NY 51, east side, south of Bell Hill Rd
- *Gross Cemetery*, Vibbard Rd
- *Buck Cemetery,* Williams Rd

CR 11, Gardnertown Cemetery

CR 15, Lena Cemetery

CR 16, Garratt Monument viewed from highway

NY 51, 400m north of town line, Thurston Cemetery

NY 51, Stetsonville Cemetery

Vibbard Rd, Gross Cemetery

Williams Rd, Buck Cemetery

Farmsteads

Farmsteads encompass the house(s), outbuildings, and land of an agricultural property. These form the largest group of historic resources in New Lisbon. They encompass the range of barns built, re–built, and used in the town over the past two centuries and more. Some incorporate very early dwelling houses; other retain later houses or early houses with later, usually Greek Revival or Italianate, details added. They retain the larger land context with a variety of fields, meadows, pastures, and woodlots.

As representative examples of type, quite a number may be NRE under National Register Criterion C, although individually listing such properties is labor–intensive. It is possible to consider a Multiple Property Documentation form, but this kind of project might also be costly. A large percentage of the farmsteads illustrated here photographically are located in the Butternut Valley and might, if a nomination documenting the valley were pursued, be contributing properties.

Practically, the town might consider adopting as part of its comprehensive plan a policy whereby such properties are acknowledged for their character–defining nature of the town's sense of place. Such properties grow more scarce with the passage of time and diminished use, and New Lisbon has an inventory that would surely reveal considerable information about the town's history. Detailed documentation of these properties using primary records and examination of building construction would be of interest.

The group presented here may miss some properties; it endeavors to provide a broad picture of the variety of historic farmsteads in the town. They are presented alphanumerically by street address in the photographic list and below with brief comments.

- *225 Allen Rd*: Federal–era house (ca.1800–20) with later Greek Revival–style changes and non–historic siding (pressed mineral shingles) retains massing and fenestration. Associated with late nineteenth–century bank barn. Parcel may be an original lot platted in the 1700s.
- *120 Balcom Rd*: Federal–era house (ca.1800–20) with attached period woodshed retains massing and fenestration with numerous period twelve–over–eight wood sash; door casing a Greek Revival–style change. Large late nineteenth–century bank barn and a tool barn associated. Retains open land context with some land grazed. This property appears to have historically included the Greek Revival–style house at 108 Balcom Rd based on 1903 map.
- *122 Bundy Rd:* Federal–era house (ca.1800-20) with Victorian–era porch spanning front façade. Late nineteenth–century main barn on south side of highway opposite house. Retains open land context.
- *299 Card Rd:* Federal–era house (ca.1800–20) with late nineteenth–century bank barn and smaller outbuildings associated.
- *1797 CR 11*: Farm with Queen Anne–style house across highway from main barn assembled from older barns and later additions. Front portion facing highway may be a pre–1850 threshing barn. Retains open land context.

- *1899 CR 11*: Federal–era house associated with a large group of barns built from mid–1800s through mid–1900s. Retains open land context.
- *894 CR 14*: Greek Revival–era house associated with pre–1850 barns, which appear to be moved together later on.
- *1073 CR 14*: Federal–era house, very small, with large late nineteenth–century bank barn. Many post–historic period buildings and sheds. Retains open land context.
- *1115 CR 14*: Greek Revival–era house with hipped roof and later Italianate–style details with two large barns opposite. Barns incorporate at least three pre–1850 threshing barns. Their historic nature is masked by asphalt shingle siding. Barns are surrounded by open land; house largely hidden by numerous mature trees.
- *397 CR 15*: Group of late nineteenth–century barns. Photo of house not provided.
- *1072 CR 16*: Small pre–1850 house associated with gambrel–roofed barn, built mid–1900s.
- *1313 CR 16*: Large, two–story house (built ca.1840-80) with assemblage of barns reusing older barns, representative of 1880–1900.
- *1041 Jones Rd:* High–elevation farm with mid–nineteenth–century house (alterations make dating difficult) and group of connected older barns assembled late 1800s. Group includes a hop kiln, a tool barn, and threshing barn on later basement. Retains open land context.
- *345 Mittelsdorf Rd:* A large assemblage of outbuildings including main barn with older barns and later additions, including a gambrel–roofed section on east side of highway. Very early house on west side of road is set on a new poured concrete foundation and reused as an outbuilding. Retains open land context.
- *268 Myers Mills Rd:* House built ca.1820-40 associated with late nineteenth–century bank barn and milkhouse.
- *311 Myers Mills Rd:* Small frame house built ca.1820–40 associated with small bank bank, possibly an earlier threshing barn on mid–nineteenth–century foundation.
- *3315 NY 51*: House across highway from barn group assembled late 1800s using older barns and later additions; mid–twentieth–century silos. Retains open land context.
- *3399 NY 51*: Federal–era house built ca.1810–30 with later Italianate–style details associated with large group of mainly nineteenth–century outbuildings. Retains open land context.
- *3574 NY 51*: Frontal–gable house, built ca.1820-50, associated with threshing barn of similar period. Retains open land context.
- *3657 NY 51*: Greek–Revival–era house associated with small barns.
- *3773 NY 51*: Nineteenth–century house with barns dating 1870 through early 1900s. Retains open land context.
- *3823 NY 51*: Nineteenth–century house with gambrel–roofed basement barn, built ca.1910. Retains open land context.

- *3927 NY 51:* Brick house built ca.1790–1810 associated with nineteenth–century barns and outbuildings. Retains open land context.
- *4021 NY 51:* Nineteenth–century house across highway from gambrel–roofed barn (dated 1947) and additional smaller outbuildings. Retains open land context. Used as a brewery.
- *4185 NY 51:* Greek Revival–era house with small bank barn, gable end to the highway, across NY 51. Retains open land context.
- *4241 NY 51:* House built ca.1810–50 associated with group of nineteenth–century frame outbuildings south of house and gable–roofed main barn across highway composed of nineteenth–century barns with alter additions. Active dairy farm.
- *4686 NY 51:* Early nineteenth–century house associated with barn group across highway. Main barn includes pre–1850 section with later (ca.1880) sections. Additional smaller outbuildings.
- *104 Parker Rd:* Greek Revival–era house (built ca.1835-60) with large sugar bush. Group–roofed of barns across highway includes mid–nineteenth–century, gable–roofed barn, mid–twentieth–century free or tie–stall barn; gambrel–roofed barn built early 1900s. Retains open land context.
- *206 Parker Rd:* Federal–era house associated with main barn composed of early buildings and additions. Retains open land context.
- *636 Pegg Rd:* Greek Revival–era frame house with late nineteenth–century bank barn.
- *136 Pardee Rd:* High–style Greek Revival–style frame house with steeply pitched hipped roof associated with late nineteenth–century main barn, milkhouse, and stable. Property isolated and accessed by a road lined with maple trees.
- *109 Sohne Rd* (USN 07713-0022): Small, Federal–era frame house with later additions associated with mid-twentieth–century gambrel–roofed dairy barn. Retains open land context.
- *165 Sohne Rd:* Frame house built ca.1840–1900 associated with barn group constructed 1880 through ca.1930. Retains open land context.
- *136 Texas Rd* (USN 07713-0026): Nineteenth–century frame house, possibly early, with later "Gothic" gable in front roof face associated with large bank barn, built ca.1880, with matching gable. Retains open land context. Deteriorated due to abandonment.
- *271 Texas Rd:* Nineteenth–century frame house, possibly early with changes made in the late 1880s, associated with large main barn, attached gambrel–roofed vehicle shed, and milkhouse across highway.
- *462 Vibbard Rd:* Greek Revival–era frame house associated with large bank barn, built ca.1880. Retains open land context.


225 Allen Rd, Federal-era house


225 Allen Rd, barn


120 Balcom Rd, overview from north


120 Balcom Rd, Federal-era house


104 Balcom Rd, house associated with 120 Balcom Rd


122 Bundy Rd, overview from west


122 Bundy Rd, Federal-era house with later details


299 Card Rd, Federal-era house


299 Card Rd, barns

1797 CR 11, barn group across highway

1797 CR 11, farmhouse

1899 CR 11, overview, Federal–era house

303 CR 14, Italianate–style house

303 CR 14, bank barn and milkhouse

894 CR 14

894 CR 14, outbuildings from highway

1073 CR 14

1115 CR 14, Greek Revival–era house

1115 CR 14, barns

397 CR 15

1072 CR 16

1313 CR 16, viewed from Turnbull Rd

1041 Jones Rd, house

1041 Jones Rd, outbuildings, hop kiln in foreground

345 Mittelsdorf Rd, view from south of CR 17

345 Mittelsdorf Rd, barns on east side of highway

345 Mittelsdorf Rd, Federal–era house reused as barn

268 Myers Mills Rd, Federal–era house

268 Myers Mill Rd, bank barn and milkhouse

311 Myers Mills Rd, house

311 Myers Mills Rd, barn and outbuilding

3315 NY 51, outbuildings on east side of highway

3399 NY 51, Federal–era house

3399 NY 51, outbuildings

3574 NY 51

3657 NY 51

3773 NY 51, barns

3823 NY 51, overview

3927 NY 51, brick house, built ca.1790–1810

3927 NY 51, barns and outbuildings

4021 NY 51, outbuildings east of highway

4185 NY 51

4241 NY 51, overview from Harrington Rd

4241 NY 51, house

4241 NY 51, main barn on east side of highway

4241 NY 51, outbuildings south of house

4686 NY 51 viewed from Mittelsdorf Rd

4686 NY 51, Federal-era house

4686 NY 51, barns

136 Pardee Rd, Greek Revival-era house

104 Parker Rd, house

104 Parker Rd, buildings across highway

636 Pegg Rd, bank barn


636 Pegg Rd, Greek Revival–era house


636 Pegg Rd, bank barn


109 Sohne Rd, Federal–era house (USN 07713-0022)


109 Sohne Rd, barns (USN 07713-0022)


165 Sohne Rd, view east


136 Texas Rd, house (USN 07713-0026)


136 Texas Rd, barns (USN 07713-0026)


271 Texas Rd, Cold Spring Farm


271 Texas Rd, main barn

271 Texas Rd, milkhouse

279 Turnbull Rd (USN 07713-0031)

462 Vibbard Rd, viewed from east

462 Vibbard Rd, barn

Individual houses

The New Lisbon town boundary encompasses some individually eligible properties in addition to the potential eligibilities discussed above. This final group is all houses. Some have associated outbuildings, but they do not present as farmsteads even though they might have been the central building of a farm once upon a time.

All would be NRE under National Register Criterion C. They preserve a high degree of historic integrity including the materials and evidence of workmanship representative of construction period; some preserve evidence of more than one historic–period building phase. Two Federal–era properties identified in the 1985 survey are included because they are early and recognizable examples. Additional properties assigned USNs in 1985 are illustrated. Both stone houses are also presented. Those omitted are clearly ineligible.

This list is compiled alphanumerically by street address in the photographic list and below with brief comments.

- *417 Bardin Rd*, house built using local stone, ca.1830-50, with larger, more dressed stone on front façade and rougher work on gable ends. Slightly recessed Greek Revival–style center entrance and symmetrical five–bay fenestration. House set back from highway and surrounded by mature trees.
- *169 Blue Jay Hollow Rd*, USN 07713-0026, Federal–era house inventoried in 1985. Non–historic material, but reversible, renovation. House may be individually NRE.
- *267 Blue Jay Hollow Rd*, USN 07713-0025, house built pre–1850 inventoried in 1985. It appears to have non–historic exterior renovation that may render house ineligible.
- *1296 CR 12*, USN 07713-0044, Federal–era house inventoried in 1985. At that time, it suffered from neglect. It has since been repaired. With the exception of the application non–historic siding material, the house appears to retain most features of its early decorative scheme and somewhat later attached woodshed. House may be individually NRE.
- *1322 CR 12*, USN 07713-0045, house built pre–1850 inventoried in 1985. It appears to have non–historic exterior renovation that may render house ineligible.
- *137 CR 14*, settlement–period house with Greek Revival–era alterations. Property includes a pre–1850 barn.
- *687 CR 14*, Federal–era house with some renovations. May be NRE.
- *933 CR 14*, Federal–era house retains much of its early decorative scheme, although it has non–historic siding and some sash replacement. Property includes a stable built latter half of 1800s.
- *1406 CR 14*, Greek Revival–style house retains complete decorative scheme except for later sash replacement in original plan. An Italianate–style ell projects from back eave wall of the house. House front façade is oriented to former alignment of the highway; solar panels project above roofline.
- *1445 CR 14*, settlement–period house with later, well–developed Greek Revival–style decorative scheme.

- *381 CR 15*, stone house built ca.1820–40. Later shed–roofed porch on south gable wall and hood over recessed center entrance on front façade. No historic–period outbuildings associated.
- *361 Lena Rd*, USN 07713-0041, house built pre–1850 inventoried in 1985. It appears to have non–historic exterior renovation that may render house ineligible.
- *384 Lena Rd*, USN 07713-0040, house built pre–1850 inventoried in 1985. It has non–historic exterior renovation rendering house ineligible.
- *417 Myers Mills Rd*, settlement–era house with slightly altered fenestration preserves most finishes and period appearance. Potentially NRE.
- *203 Stahl Rd*, USN 07713-0037, wing–and–upright house inventoried in 1985. It has non–historic exterior renovation rendering house ineligible.
- 305 Stahl Rd, USN 07713-0036, mid–nineteenth–century house inventoried in 1985. It has non–historic exterior renovation rendering house ineligible.

417 Bardin Rd

169 Blue Jay Hollow Rd (USN 07713-0026)

267 Blue Jay Hollow Rd (USN 07713-0025)

1296 CR 12 (USN 07713-0044)

1322 CR 12 (USN 07713-0045)

137 CR 14

687 CR 14

933 CR 14

1406 CR 14

		
1445 CR 14	381 CR 15	361 Lena Rd (USN 07713-0041)
		
384 Lena Rd (USN 07713-0040)	417 Myers Mills Rd	203 Stahl Rd (USN 07713-0037)
		
TITLE	305 Stahl Rd (USN 07713-0036)	TITLE

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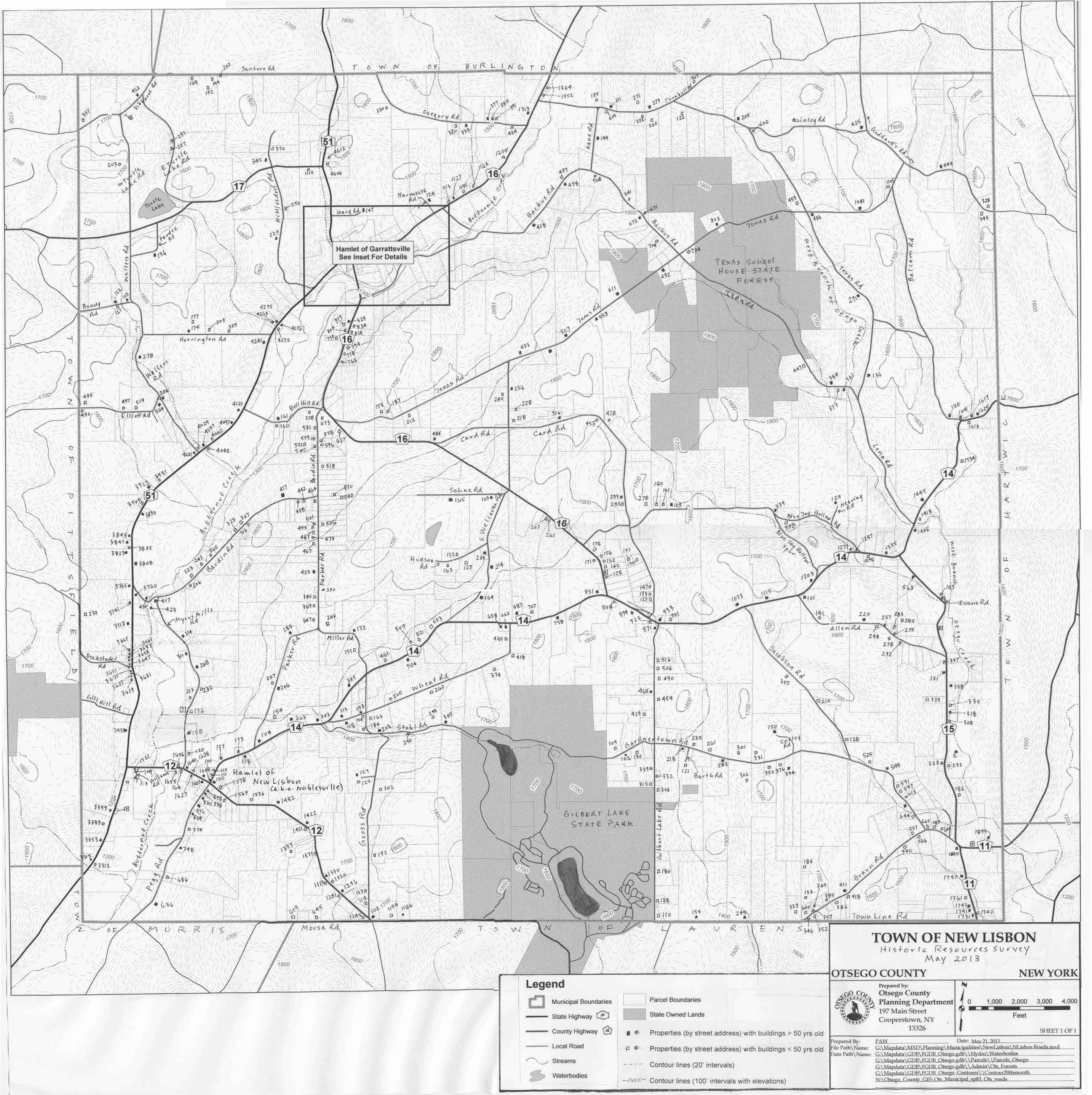
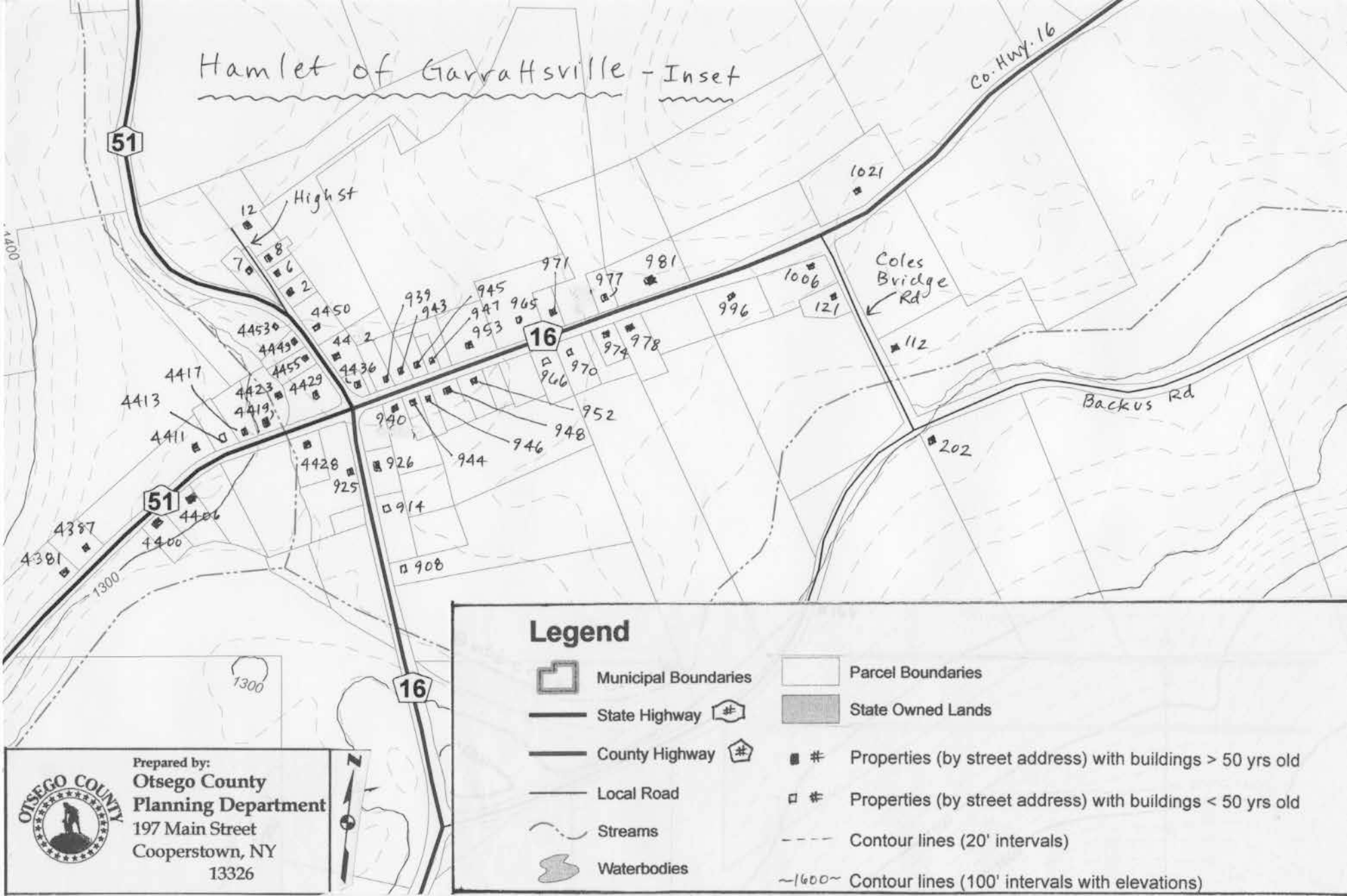
Appendix 1: Key maps

Key map Town of New Lisbon

Key map of Garrattsville


TOWN OF BURLINGTON
TOWN OF PITTSFIELD
TOWN OF HARTWICK
TOWN OF MORRIS
TOWN OF LAURENS
Hamlet of Garrattsville
See Inset For Details
Texas School House State Forest
Gilbert Lake State Park
Hamlet of New Lisbon (a.k.a. Noblesville)
Turtle Lake
Santoro Rd
Gregory Rd
Quinlog Rd
Goddard's Rd
Kane Rd
Backus Rd
Butternut Creek
Jones Rd
Lena Rd
Balcom Rd
Texas Rd
West Branch of Otego Creek
Harrington Rd
Walters Rd
Elliott Rd
Bell Hill Rd
Card Rd
Bardin Rd
Parker Rd
Sohne Rd
S Welleven Rd
Hudson Rd
Blue Jay Hollow Rd
Blue Jay Hollow Spur
Nearing Rd
Myers Mills Rd
Dockstader Rd
Gill Hill Rd
Miller Rd
Wheat Rd
Stahl Rd
Gardnertown Rd
Barth Rd
Gilbert Lake Rd
Jacobson Rd
Allen Rd
Evans Rd
Otego Creek
Braun Rd
Town Line Rd
Morse Rd
Gross Rd
Pegg Rd
Williams Rd
Ward Rd
Harmouth Rd
McAllister Rd
Pardee Rd
Bundy Rd
TOWN OF NEW LISBON
Historic Resources Survey
May 2013
OTSEGO COUNTY
NEW YORK
Prepared by:
Otsego County Planning Department
197 Main Street
Cooperstown, NY
13326
0 1,000 2,000 3,000 4,000
Feet
SHEET 1 OF 1
Prepared By: PAW
Date: May 21, 2013
File Path\Name: G:\Mapdata\MXD\Planning\Municipalities\NewLisbon\NLisbon Roads.mxd
Data Path\Name: G:\Mapdata\GDB\FGDB_Otsego.gdb\Hydro\Waterbodies
G:\Mapdata\GDB\FGDB_Otsego.gdb\Parcels\Parcels_Otsego
G:\Mapdata\GDB\FGDB_Otsego.gdb\Admin\Ots_Forests
G:\Mapdata\GDB\FGDB_Otsego_Contours\Contour20ftsmooth
N:\Otsego_County_GIS\Ots_Municipal_sp83_Ots_roads
Legend
Municipal Boundaries
State Highway
County Highway
Local Road
Streams
Waterbodies
Parcel Boundaries
State Owned Lands
Properties (by street address) with buildings > 50 yrs old
Properties (by street address) with buildings < 50 yrs old
Contour lines (20' intervals)
Contour lines (100' intervals with elevations)



Legend

- Municipal Boundaries
- State Highway
- County Highway
- Local Road
- Streams
- Waterbodies
- Parcel Boundaries
- State Owned Lands
- Properties (by street address) with buildings > 50 yrs old
- Properties (by street address) with buildings < 50 yrs old
- Contour lines (20' intervals)
- ~1600~ Contour lines (100' intervals with elevations)

Prepared by:
Otsego County
Planning Department
197 Main Street
Cooperstown, NY
13326

Appendix 2: Historic maps

1856 map of New Lisbon

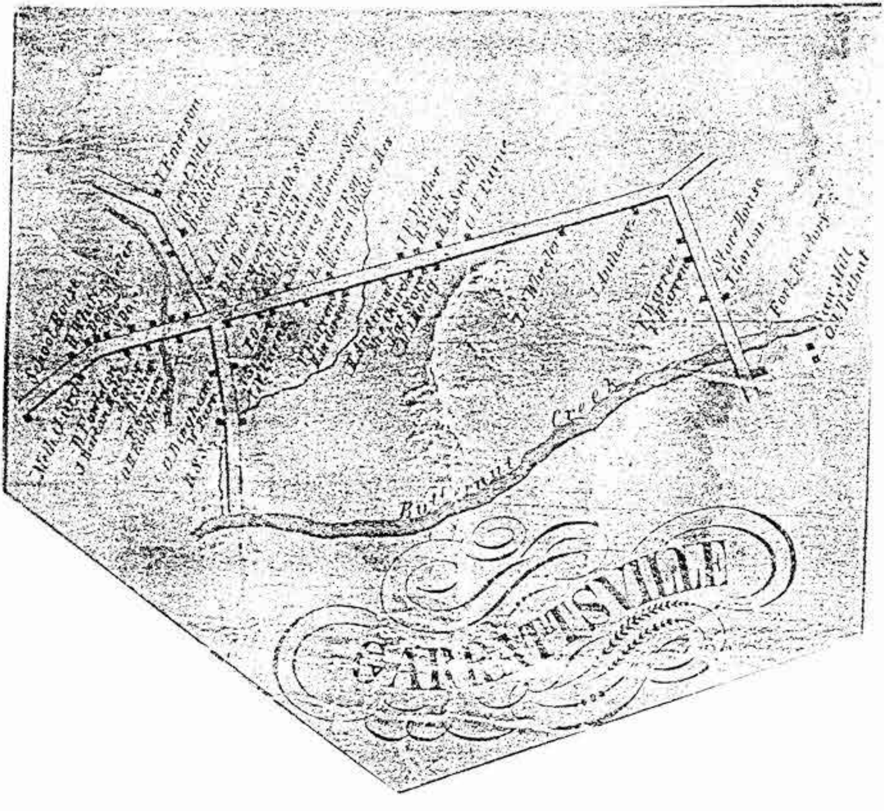
1856 map of Garrattsville

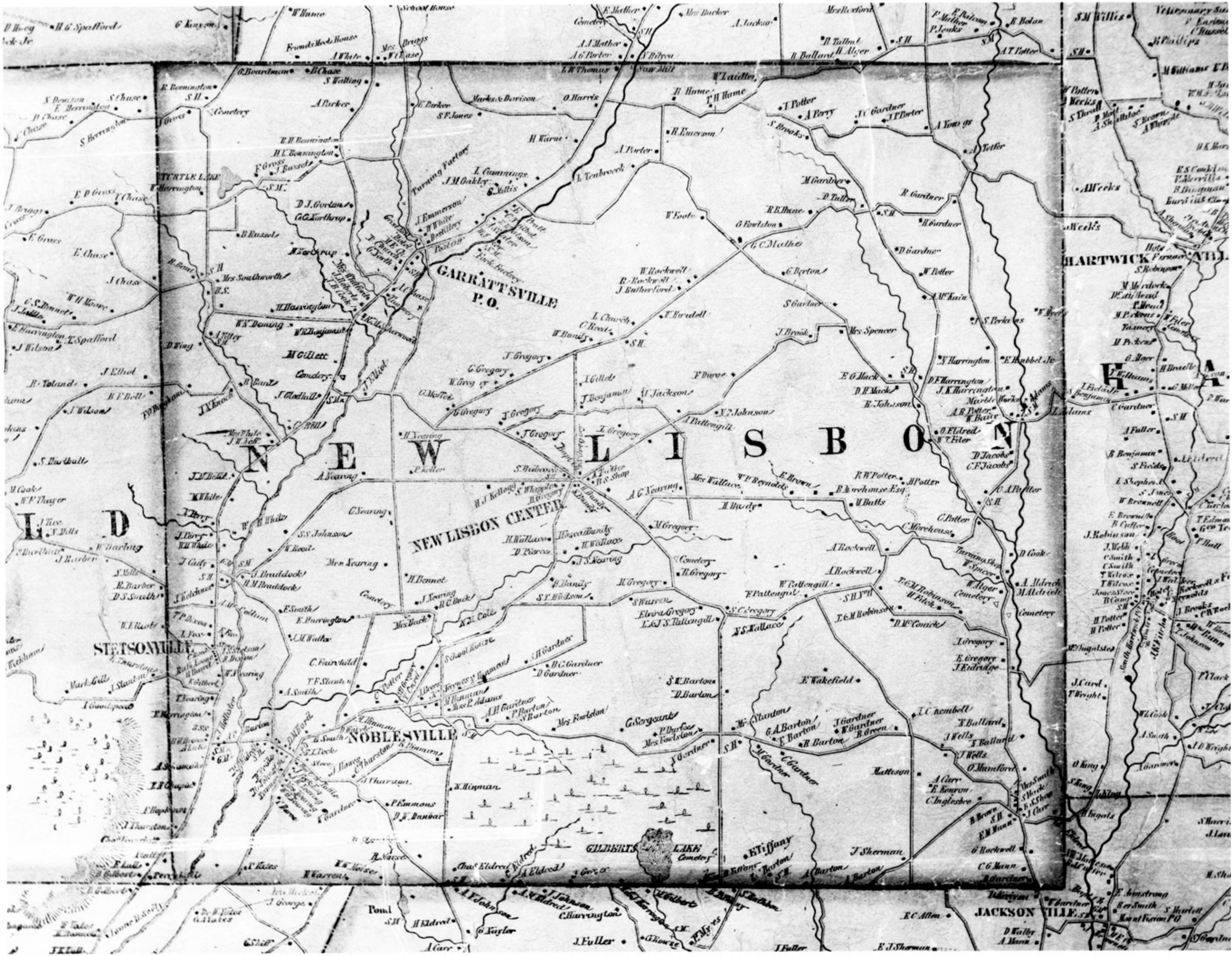
1868 map of New Lisbon

1868 map of Garrattsville

1903 map of New Lisbon

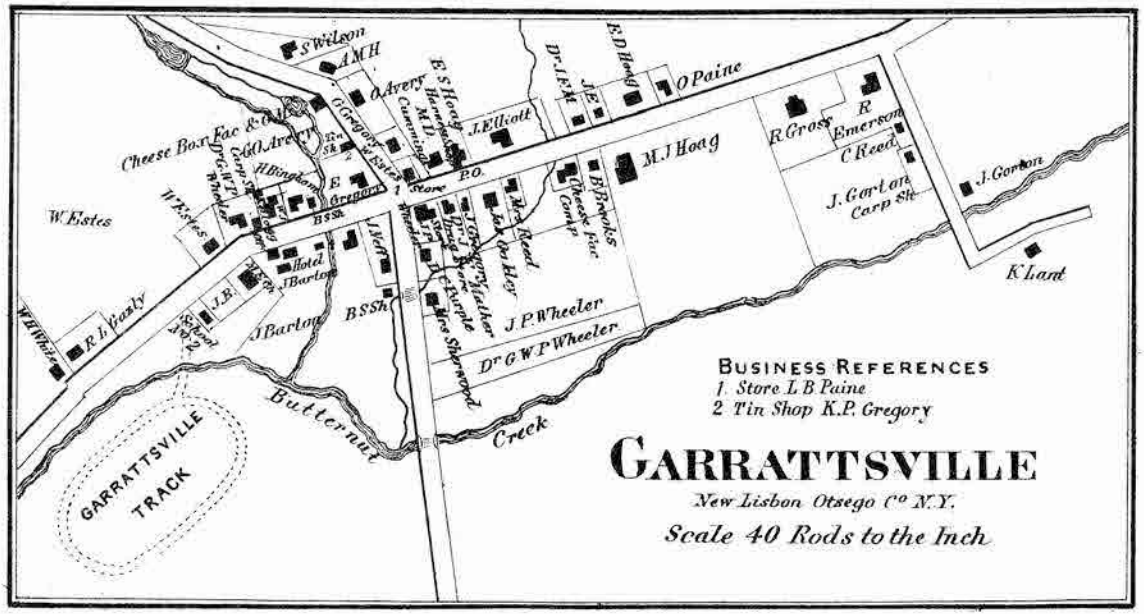
1903 map of Garrattsville


GARRETTSVILLE
Butternut Creek
School House
Stave House
Fork Factory
Saw Mill
J. Emerson


NEW LISBON
GARRATTSVILLE P.O.
NEW LISBON CENTER
NOBLESVILLE
STETSONVILLE
JACKSONVILLE
HARTWICK
GILBERTS LAKE
TURTLE LAKE
Turning Factory
Cemetery
S.H.
L D
K A

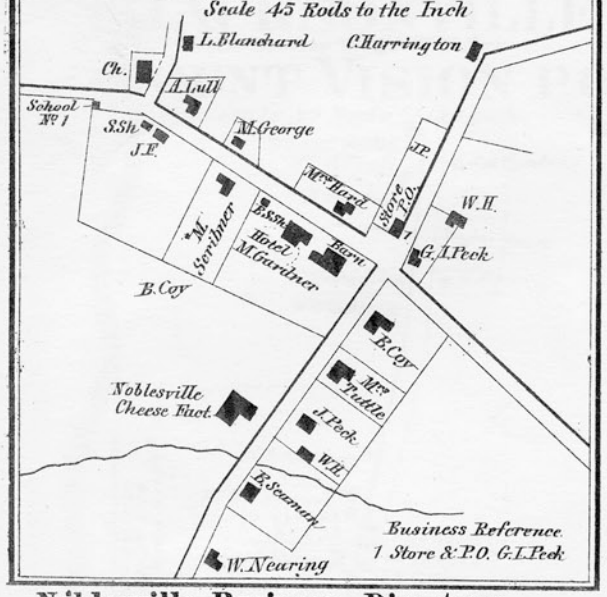
Directory.—Garrattsville.

Avery, G. O., Cheese Box Manufacturer and Prop. of Grist, Planing and Cider Mills.
Barton, Joseph, Prop. Garrattsville Hotel.
Chase, A. B., Prop. Garrattsville Tannery and Manufacturer of Boots and Shoes.
Gregory, K. P., Manufacturer of all kinds of Tin and Copper Ware, and dealer in iron and Stoves.
Gorton, J., Carpenter and Millwright.
Hoag, E. S, Post Master, Harness Manufacturer and dealer in School Books, Stationery, Paints, Oils, Yankee Notions, &c.
Kellogg, Wm. J., Carriage Manufacturer and Builder.
Paine, L. B., dealer in Dry Goods, Groceries, Hardware, Boots, Shoes, Hats, Caps, Crockery and Faccy Goods.
Wheeler, J. P., dealer in Dry Goods, Groceries, Hardware, Hats, Caps, Crockery, Paints, Oils and Fancy Goods.



NOBLESVILLE

New Lisbon Township
Scale 45 Rods to the Inch



Noblesville Business Directory.

Gardner, Martin, Proprietor Noblesville Hotel.
Peck, Geo. L., dealer in Dry Goods, Groceries, Hardware, &c.

Stettsonville Business Directory.

Burlingame, Moses, Proprietor Stettsonville Flouring Mill, Dist. No. 14.
Fox, Lucas, dealer in Dry Goods, Groceries, Hardware, Boots, Shoes, Hats, Caps, Crockery, Fancy Goods, &c.
Lull, D. C., Manufacturer of Wagons, Agent for Hartwick Plowboy, and Hop Raising and Dairying.
Sutherland, L. B., Proprietor Stettsonville Saw Mill, Manufacturer of Pickets, Laths, and dealer in Lumber.
Sawyer, Nathan D., dealer in Flour, Salt, Tubs and Firkins, Farming, Hop and Stock Raising and Dairying

FARMERS, DAIRYMEN, HOP, STOCK AND WOOL GROWERS.

Ballard, Geo.,	Dist. No. 5.
Bundy, Wm. Esq.,	do 7.
Benjamin, John,	do 7.
Bundy, Elon,	do 7.
Bundy, H ,	do 7.
Benjamin, W. R.,	do 2.
Bingham, F. O.,	do 13.
Chapin, Linus N.,	do 1.
Cummings, Leman,	Joint with Bur.
Cronk, W. W.,	Dist. No. 13.
Edmunds A. S.,	do 2.
Eldred, Charles,	do 12.
Elliot, A. H.,	do 2.
Follett, Dwight,	do 12.
Fairchild, Chas. S.,	do 1.
Gledhill, John L.,	do 2.
Gardner, Wm.,	do 10.
Gardner, A. H.,	do 8.
Gardner, H. C.,	do 7.
Gregory, Wm.,	do 6.
Hume, John,	do 2.
Jones, John,	Joint Dist. with Bur.
Lasher, George V.,	Dist. No. 8.
Miller, Garrett,	do 2.
Potter, R. A.,	do 4.
Parker, Elisha,	Joint with Bur.
Porter, J. P.,	do
Rockwell, W. R.,	Dist. No. 6.
Rundel, Walter C.,	do 6.
Towlston, George,	do 3.
Thorp, E. S.,	do 7.
Wallace, H.,	do 7.
Whitford, Mrs. S. M.,	do 2.
Yates, Trevor,	do 1.
Young, Robert,	do 3.
Zeller, Daniel,	do 7.

TOWN OF

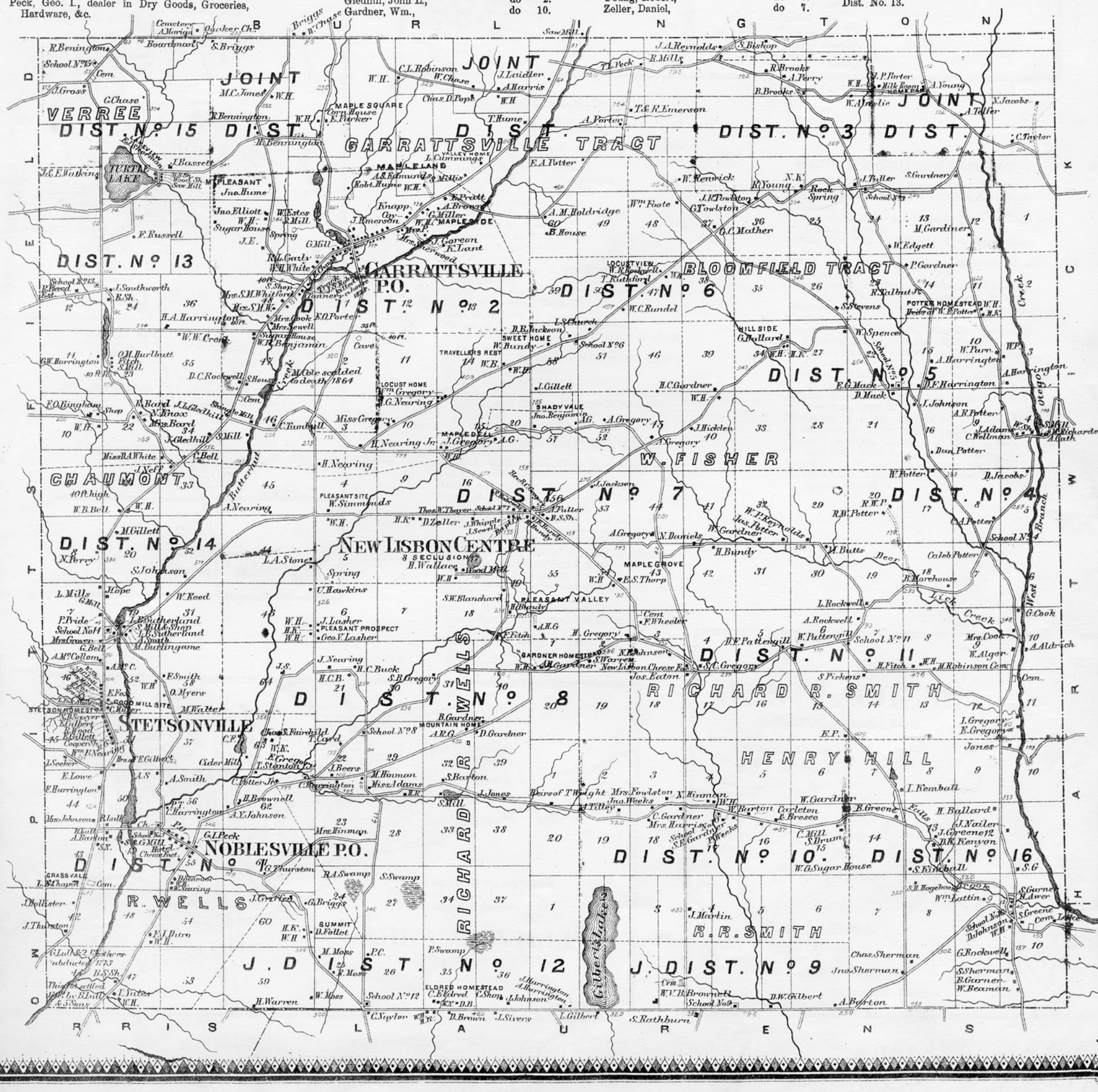
NEW LISBON

Otsego Co. N.Y.

Scale 1½ Inches to the Mile

MISCELLANEOUS.

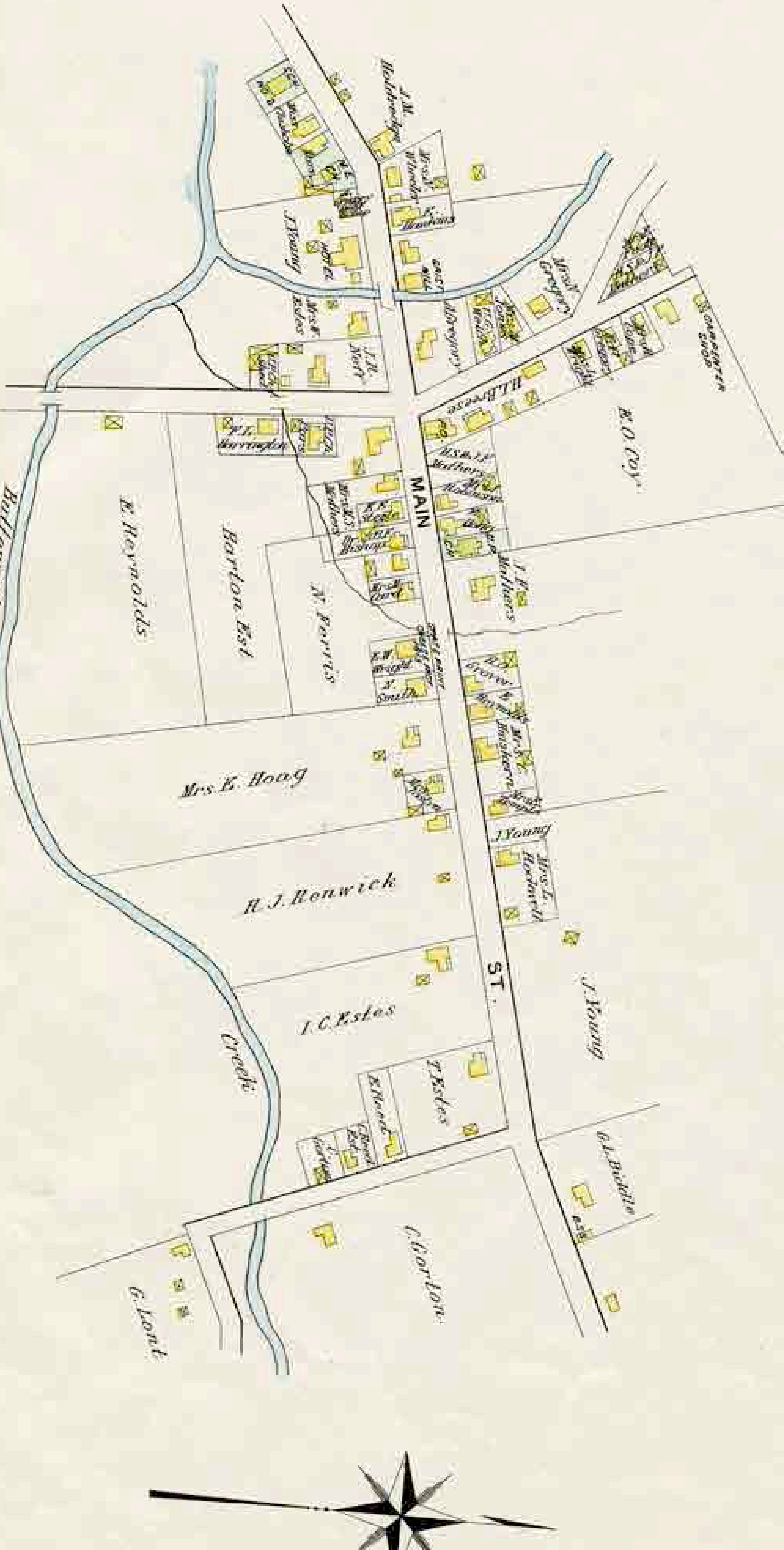
Bundy, Wm., Justice of the Peace, Dist. No. 7.
Bingham, F. O., Com. of Highways Dist. No. 13.
Chapin, Linus N., Practical Surveyor, Dist. No. 1.
Fairchild, Chas. S., Prop. Cider Mill, Dist. No. 1.
Gledhill, I. N., Harness Maker and Builder, Dist. No. 2.
Harrington, Geo. W., Prop. Circular Saw Mill, and dealer in Lumber, Lath, Pickets, &c., Dist. No. 13.
Simonds, Wm. L., House, Sign and Ornamental Painter and Grainer, and Imitator of Wood and Stone, Dist. No. 7.
Sherman, Ebor J., Prop. Shingle and Lath Manufactory, Circular Saw Mill, and dealer in Lumber, Dist. No. 13.



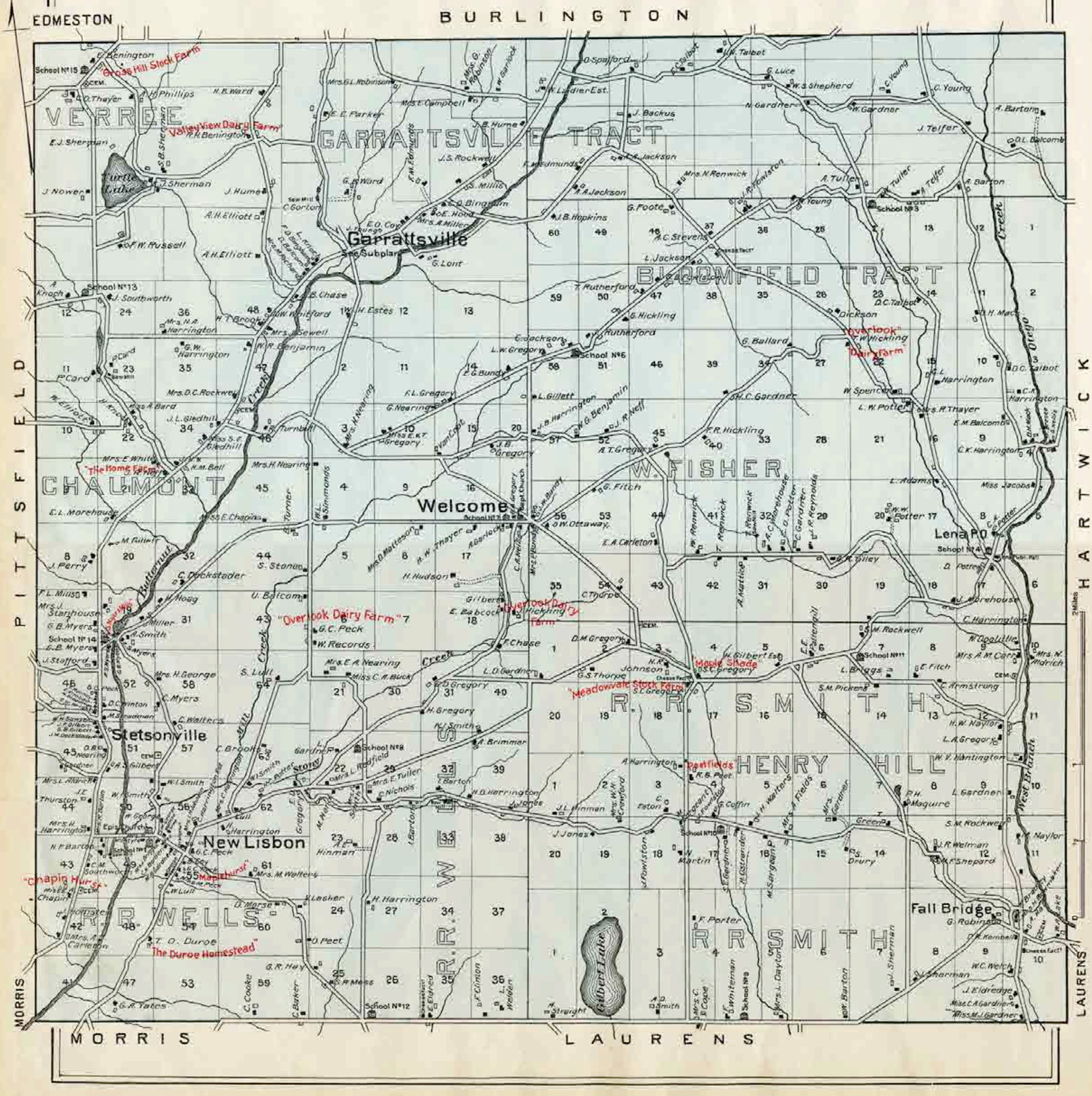
GARRATTSVILLE

TOWN OF NEW LISBON

Scale 300 Feet to the Inch.



TOWN OF NEW LISBON



Appendix 3: Architectural styles found in study area

This section describes architectural styles found in the study area. Architectural style is the product of many influences and can tell us something about the time in which buildings were constructed or remodeled. Architectural style combines the massing and form of buildings with their decorative schemes. Older forms and massing may be masked by later decorative changes or additions such as wings, ells, and porches.

Architectural styles change over time due to a variety of influences. At the practical, technological level, new materials preparation technologies and scarcity or abundance of particular materials can prompt changes in both forms and decorative schemes. Awareness of other cultures due to changing economic conditions can infuse new ideas into the building trades.

Style can be a useful dating tool when looking at buildings in a neighborhood. It can help date initial development of the neighborhood, suggest when infill occurred (*e.g.* a suburb where earlier farm buildings survive within a later subdivision), or when an area achieved a level of prosperity and many buildings were updated stylistically in a short period of time.

The following section provides brief descriptions of architectural styles found in the study area as well as an overview of their origins. It is generally chronological. Building styles typically have a fairly crisp originating period, but often persist and overlap newer tastes. This is especially true in rural areas.

Georgian: The Georgian style's name comes from the early Hanover kings of England. George I came to the throne in 1714; George 1V died in 1830, long after the Georgian taste was superseded by other tastes. The style achieved its greatest popularity in America in the mid-1700s and persisted into the post-Revolutionary period of the 1780s and 1790s. Like the Baroque and Rococo styles in the decorative arts that furnished Georgian-style buildings, the Georgian style drew on Renaissance-period interpretations of classical architecture.

The Georgian style relies on symmetrical plans and facades and rectilinear massing, although highly developed examples also use arcs and curves both structurally and decoratively. Its heavy proportions, in part the result of the masonry buildings that inspired Georgian models, lend a sense of weight and permanence regardless of construction material. Side-gabled roofs predominate, but in some regions gambrel roofs were popular, and high-style examples often incorporate hipped roofs. Center entrances are flanked by equally spaced window openings with double-hung sash. These have numerous small lights, as glassmakers could not yet manufacture larger ones. In America, where stoves were rare until the early 1800s, Georgian buildings may yet retain massive center chimneys or paired chimneys of nearly equal weight. Trim schemes are drawn from Renaissance decorative motifs, in turn interpretations of classical decorative schemes. The Georgian style was ubiquitous, used for all types of buildings during this period.

Federal: The Federal style is also called Adamesque for Robert and James Adam of Edinburgh, Scotland, and later London, who designed buildings inspired directly by classical examples rather than by Renaissance interpretations of classical buildings. They drew especially on the buildings uncovered at the excavations opened at Pompeii and Herculaneum beginning in mid-1750s, where for the first time, people of the time saw intact classical interiors. The style's earliest examples date to ca.1760, soon after Robert's return for his grand tour.

The Federal style retains the Georgian emphasis on classical symmetry, but its proportions are tall and slender. One American writer, Susan Fenimore Cooper, called it the attenuated style. Gable roofs, both side-gabled and, in more high-style examples, frontal gable, predominate along with hipped roofs. Curved forms were almost invariably based on the ellipsis, with blind arcades, fan lights, and elliptical accent windows as popular design motifs. Glass technology had changed little, and window lights in double-hung sash remained small. In America, federal-period builders moved away from massive center chimney blocks in the early 1800s to end chimneys. Like the buildings themselves, trim schemes were light rather than ponderous and could incorporate a variety of classical motifs including bellflowers and elliptical bosses. Molding cross sections generally incorporate arcs of a circle, creating tall, slender fillets and ovolo moldings.

American building design publisher Asher Benjamin called this style "Roman." The disruption of the French and Indian War and the American Revolution generally postponed the Adameque taste in America, and it became the style of the Federal period following the Treaty of Paris in 1783. It remained popular in rural America as late as the early 1840s, mainly for domestic, commercial, and religious buildings.

Greek Revival: The Greek Revival style emerged during the civil war Greece fought against its Ottoman rulers (1821-29). Travel for Europeans became relatively safe, and they could view Greek antiquities for the first time in modern history. The buildings of ancient Greece appealed especially to Americans as the environment where Athenian democracy arose. Designs based on measured drawings of Greek buildings and details provided the basis for the Greek, or Grecian, taste.

The classical emphasis on symmetry persists in high style examples of the Greek Revival style. In comparison to the Federal style, also drawn directly from classical models, the Greek Revival style's proportions tend to be broader and lower. Its detailing is larger, heavier, and incorporates few curves except in bas-relief trim work. Molding cross sections typically incorporate conic sections like parabolas featuring flattened curves.

The Greek Revival style's popularity coincided with the widespread introduction of stoves, which allowed greater flexibility in room plans and uses and, over time, eliminated the use of open hearths for food preparation. Much smaller stove chimneys replaced earlier, massive types. Framing technologies changed gradually during this style's period of popularity, but its rectilinear lines made it comparatively easy to build using traditional practices. The taste's orderly appearance appealed to rural people far longer than in urban and suburban areas, and examples of the Greek Revival style dating to the 1860s and even 1870s survive. It was used for virtually every type of building of the period.

Italianate: Designers in the Italianate style found inspiration in Italian architecture of the Renaissance, who considered these villas and rural houses as picturesque examples of the Romantic sensibility popular during the nineteenth century. The earliest Italianate buildings in America date to the early Victorian period of the 1840s, but the style was not especially popular in rural regions until the Civil War period.

Italianate plans include both symmetrical and irregular footprints, the latter often composed of several blocks of descending heights. Flat roofs with deep eaves supported by scrolled—often elaborately so—brackets provide the style's distinctive silhouette. Italianate-style

buildings are strongly rectilinear: only window heads and door casings feature arched, often segmental, designs. This combined with regular fenestration plans lends a sense of symmetry and order even to examples lacking true symmetry.

The style's strongly rectilinear forms could be framed using traditional mortise-and-tenon construction or the newer balloon frame technique emerging in the mid-1800s. Changing glass technology made larger lights possible and examples built later in the period of popularity often used two-over-two sash. The Italianate predominated as a domestic and commercial taste as late as the early 1890s in central New York. Its regular plans and boxy forms also lent themselves to industrial buildings.

During the post-Civil War period, some builders incorporated or added mansard roofs to buildings essentially Italianate in massing and detailing. The mansard roof, a French innovation of the Second Empire period ruled by Napoleon III (1852-1870), provided a full-height attic. Such buildings can be designated as *mansard* or *Second Empire* style.

Gothic Revival: The Gothic Revival, a Romantic style, drew its inspiration from Gothic style buildings, mainly religious buildings and castles, of the high medieval period in western Europe. It was promulgated by Andrew Jackson Davis and Andrew Jackson Downing in the 1840s and 1850s as the most appropriate taste for domestic buildings. Like the Italianate style, it is an early Victorian style.

In their purest form, Gothic Revival plans exhibit irregular forms embellished with steeply pitched gables trimmed with vergeboards featuring trefoils, quatrefoils, and vine motifs. Windows casings might have pointed arch tops or drip mold caps. Frame examples frequently use board-and-batten siding. More vernacular examples may have symmetrical plans with applied Gothic details instead.

In rural New York, few people used the Gothic Revival taste for dwellings, and it remained largely a suburban taste among well-to-do, relatively well-educated people. It was, however, considered appropriate for churches after the mid-century, and some congregations—most frequently Episcopalian, Lutheran, and Roman Catholic—built in this style.

Victorian eclectic styles: In the 1870s and 1880s, several factors influenced the emergence of a group of styles characterized as eclectic styles for their variety of inspirations. Stylistic influences included historicism, mainly European, and expanded trade in Asia, while rapidly expanding technologies allowed for large- scale production of highly decorative building materials, complicated footprints and massing, and articulated elevations, which included capacious porches and irregular fenestration plans. Some designers embraced this variety; others rejected it. Many of the eclectic styles originated as expressions of these ideas. Later rural vernacular examples often rely on exuberant application of decorative millwork to simply designed structures. Such interpretations of eclectic styles persisted in rural areas into the early twentieth century.

Stick Style buildings are irregularly massed and often retain regular fenestration plans punctuated by strategically placed accent windows in parlors, stairwells, and attics. The buildings are distinguished by the highly articulated surfaces generally divided into blocks of decorative millwork incorporating fanciful shingles, beadboard, and decorative motifs. Stick Style was used mainly for domestic architecture, although the upper sections of commercial buildings may use similar surface decorations.

The *Queen Anne* style originated in England with red brick buildings trimmed in white meant to recall buildings constructed during the reign of Queen Anne (1702-1714). In America, it quickly evolved into a highly decorative style using a variety of millwork and architectural details, most notably spindles for porch railings, vergeboards, and window surrounds. Irregular rooflines incorporated hips and gables with relatively steep pitches. In vernacular houses, the decorative details are often applied to a simply massed building. Some refer to such buildings as "folk Victorian." The Queen Anne style was very popular for domestic architecture, but its decorative schemes and articulated facades were also applied to commercial buildings.

Colonial Revival: As America passed its centennial and established settlement expanded westward, interest in the buildings of the colonial period increasingly influenced building designers. In its interest in colonial-era design as the embodiment of American founding principles, the colonial revival can be viewed as a sister to the English Arts and Crafts Movement. In America, where redevelopment of early American urban centers resulted in the demolition of many eighteenth-century buildings, designers' historicizing tendencies focused on the Georgian and Federal styles.

The popularity of the Colonial Revival has ebbed and flowed ever since, but it has never really failed altogether. In times of economic and political strain, its popularity often rises. For many, it embodies the United States' founding ideas, and its use ascribes a lasting importance to them in a changing world. As such, the term "colonial revival" encompasses all building materials and a range of interpretations ranging from the archaeological to examples only faintly alluding to Georgian and Federal examples. In general, they exhibit external symmetry and use classically derived architectural details. Divisions within the style include the Georgian and Neoclassical revival. It is used for commercial, civil, domestic, and religious buildings.

American styles: At the turn of the twentieth century, when American cities were rapidly expanding, new styles and forms emerged that their designers considered to be without European antecedent, and thus truly American. While that premise is open to question, bungalows and four-squares multiplied rapidly in new middle-class and working-class neighborhoods across the nation.

All of these American styles share a sense of solidity, with broad, low massing; deep eaves; and comparatively plain details. Their plans and facades tend to be symmetrical, and their fenestration plans are generally regular. Almost invariably they incorporated indoor plumbing and central heating. In this, they represent a democratizing of modern conveniences hitherto reserved for the well-to-do.

The *Craftsman* style, promulgated by Gustav Stickley as an alternative to the eclectic styles, shares design characteristics with the English Arts and Crafts and the Georgian Revival. Most often found in middle and upper class neighborhoods, Craftsman houses can incorporate a wide range of details. Stucco, brick, half-timbering, wood shingles, and clapboards were all popular siding materials, while double-hung or casement windows might be paired or single or set in rows the three or more.

Mid-century Modern: With the expansion of political and economic opportunity and the booming population of the post-World War II era, demand for all kinds of buildings rose rapidly. A shift to the suburbs increased the number of new buildings, and in these newly developing areas, architects optimistically rejected many norms of established architectural tradition and embraced new building materials. Industrial glass, steel trusses, and massive poured concrete components

combined with laminated timber and massive stone in open plans capped by low or flat roofs. The aesthetics and materials of Mid-century Modern pervaded all kinds of buildings. In highly developed examples, expensive materials and a high degree of craftsmanship combined to create wholly new ways of enclosing space. In more modest examples, these aspects are pared down to a minimalist aesthetic.

Appendix 4: National Register–Eligible (NRE) and Inventoried Properties in New Lisbon

The only property currently identified as NRE in New Lisbon is Gilbert Lake State Park. Documentation to list the park has never been completed for review by the State Review Board, the body that approves such nominations in New York. Approved nominations are listed at the state level, and the nominations are then sent to the Keeper of the National Register at the National Park Service, a division of the Department of the Interior. In almost all cases, properties listed at the state level are also listed nationally.

In February 1985, Hartgen Associates was retained to assess cultural resources on the Catskill Bypass and Western Alternate routes for the Marcy-South electrical transmission line. Peter Shaver, architectural historian, found 24 properties within the impact area with buildings greater than 50 years old. These he inventoried using NYSHPO "blue forms." These are filed in the archives at NYSHPO. They are apparently keyed to mapping now disassociated from the survey forms, and the addressing using road names is rudimentary. A call to Hartgen revealed that they do not maintain a corporate archives, and that they are unable to locate the documentation without considerable effort. Using the photographs on the blue forms, I have identified the majority of the properties. None of these properties was determined eligible (NRE) for inclusion in the National Register of Historic Places at the times. A few seem to have disappeared since 1985. A few properties might, by present standards, be NRE. These are noted in the "Recommendations and Eligibility Considerations" section.

USN (Unique site #)	Address on survey form	Key # designated by Hartgen	911 Address	Owner in 1868	Extant
07713-0021	Int. of Morse and Pine Gross roads (northeast corner)	W7-8-15-Y	102 Gross Rd	School District No.12	yes
07713-0022	Gus Sohne Rd nr. Int. Clifford Harrington Rd (appears to now be S Welcome Rd)	W7-9-3-Y	109 Sohne Rd	none noted	yes
07713-0023	Gus Sohne Rd int. Clifford Harrington Rd	W7-9-4-Y	gone	School District No.7 (Welcome)	uncertain
07713-0025	Blue Jay Hollow Rd	W6-9-7-Y	267 Blue Jay Hollow Rd	None noted	yes
07713-0026	Blue Jay Hollow Rd	W6-9-6-Y	169 Blue Jay Hollow Rd	none noted	yes
07713-0028	Clifford Harrington Rd	W7-9-2-Y	235 S Welcome Rd	none noted	yes
07713-0029	Clifford Harrington Rd	W7-8-36-Y	214 S Welcome Rd	none noted	yes
07713-0030	Clifford Harrington Rd	W7-8-35-Y	164 S Welcome Rd	F. Fitch	yes
07713-0031	John Turnbull Rd	W5-9-19-Y	279 Turnbull Rd	none noted	yes
07713-0033	Morse Rd	W7-8-16-Y	gone?	none noted	uncertain
07713-0034	Morse Rd	W7-8-17-Y	gone?	none noted	uncertain
07713-0036	Otto Stahl Rd	W7-8-29-Y	305 Stahl Rd	none noted	yes
07713-0037	Otto Stahl Rd int. Phil Gross Rd	W7-8-30-Y	203 Stahl Rd	none noted	yes
07713-0038	Private lane off Phil Gross Rd	W7-8-28-Y	125 Edwards Rd	none noted	yes
07713-0035	Texas Rd	W5-9-12-Y	136 Texas Rd	none noted	yes
07713-0040	Tom Stevens Corner Rd	W5-9-11-Y	384 Lena Rd	none noted	yes
07713-0041	Tom Stevens Corner Rd	W5-9-9,10-Y	361 Lena Rd	D. Mack	yes
07713-0043	County Route 12	W7-8-24-Y	1422 CR 12	none	yes
07713-0044	County Route 12	W7-8-23-Y	1296 CR 12	none	yes
07713-0045	County Route 12	W7-8-22-Y	1322 CR 12	none	yes
00713-0046	County Route 14	W7-8-34-Y	758 CR 14	S. Warren	uncertain
07713-0047	County Route 14	W7-8-32-Y	gone?	none	uncertain
07713-0048	County Route 14	W7-8-31-Y	504 CR 14	none	yes
07713-0049	County Route 14, int. Wheat Rd	W7-8-33-Y	687 CR 14	none	yes