NPS Form 10-900 (Oct. 1990)					OMB No. 10024-0018
United States Department National Park Service	of the Interior		RECEIVED	2280	
National Register of Registration Form	of Historic Plac	ces		IOOR	1480
This form is for use in nominating National Register of Historic Place by entering the information reques architectural classification, materia entries and narrative items on cor	s Registration Form (Natio sted. If an item does not a als, and areas of significar	nal Register Bulletin 16 apply to the property be nce enter only categori	A). Complete reach item by ing documented, enter "N es and subcategories from	V/A" for "not applic the instructions. P	able." For functions, lace additional
1. Name of Property					
historic namePEERS	. HENRY PERVI	ANCE, HOUSE			
other names/site number	MS-M-728				
2. Location					
street & number	325 West Th	nird Street		<u>N</u> /A□ not fo	r publication
city or town	MAYSVILLE				inity
state KENTUCKY		county MASO	1 code	e <u>161</u> zip coo	de <u>41056</u>
3. State/Federal Agency (					
Signature of certifying offic	Executive Director	, KHC 70°2 Date Cate Historic F	reservation Offi		ditional
State or Federal agency ar					
State of Federal agency a	lu buleau				
<ul> <li>4. National Park Service</li> <li>I hereby certify that the property</li> <li>I entered in the National R</li> <li>See continuation</li> <li>determined eligible for th National Register</li> <li>See continuation</li> <li>determined not eligible for National Register.</li> <li>removed from the Nation Register.</li> <li>other, (explain:)</li> </ul>	is: sheet. e sheet. or the al	Signature of	ihe Keeper nollis	Iō	

Name of Property		County and State
5. Classification		1997 - State 1997 - 1993
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count.)
<ul> <li>☑ private</li> <li>□ public-local</li> <li>□ public-State</li> <li>□ public-Federal</li> </ul>	<ul> <li>building(s)</li> <li>district</li> <li>site</li> <li>structure</li> <li>object</li> </ul>	Contributing Noncontributing          1       0       buildings
4		1
Name of related multiple p (Enter "N/A" if property is not part	roperty listing of a multiple property listing.)	Number of contributing resources previously listed in the National Register
N/A	· · · ·	N/A
6. Function or Use		
Historic Functions (Enter categories from instructions)		Current Functions (Enter categories from instructions)
		Work in Progress
Domestic/single	e dwelling	Domestic/single_dwelling
7. Description		Materials
7. Description Architectural Classification (Enter categories from instructions)		Materials (Enter categories from instructions)
Architectural Classification		(Enter categories from instructions) foundationstone
Architectural Classification		(Enter categories from instructions)
Architectural Classification (Enter categories from instructions)		(Enter categories from instructions) foundation <u>stone</u>
Architectural Classification (Enter categories from instructions)		(Enter categories from instructions) foundation <u>stone</u> walls <u>brick</u>

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

See attached Continuation Sheet

# National Register of Historic Places Continuation Sheet

1

Section number \_7\_ Page \_\_\_\_

PEERS, HENRY PERVIANCE, HOUSE MASON COUNTY, KY.

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

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

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

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

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

# National Register of Historic Places Continuation Sheet

Section number \_7\_ Page \_2\_

Peers, Henry Perviance, House Mason County, Ky.

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

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

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

### PEERS, HENRY PERVIANCE, HOUSE

Name of Property

#### 8. Statement of Significance

### Applicable National Register Criteria

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

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

D Property has yielded, or is likely to yield, information important in prehistory or history.

#### Criteria Considerations

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

Property is:

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

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

See attached Continuation Sheet

### 9. Major Bibliographical References

#### Bibliography

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

#### Previous documentation on file (NPS):

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

Areas of Significance (Enter categories from instructions)

Mason County. Kentucky

مر شر ما رالمان

County and State

Period of Significance

1841-1846

Education

20

Significant Dates

1841 house constructed

1841-1846 Peers wrote history

of Kentucky in this house.

120.00

Significant Person (Complete if Criterion B is marked above)

PEERS, HENRY PERVIANCE

**Cultural Affiliation** 

N/A

Architect/Builder

unknown

### Primary location of additional data:

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

Mason County Museum, Maysville, Ky.

Kentucky Historical Society

NPS Form 10-900-4

United States Department of the Interior National Park Service

# National Register of Historic Places Continuation Sheet

Section number <u>8</u> Page <u>1</u>

Peers, Henry Perviance, House Mason County, Ky.

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

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

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

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

#### Kentucky Pioneer History 1780 - 1846

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

# National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Peers, Henry Perviance, House Mason County, Ky.

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

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

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

Henry Peers was born on August 22, 1807, the tenth of eleven children, and the third born in Kentucky. His three oldest brothers followed the frontier westward to Missouri between 1820 and 1825. They played a role during that state's pioneer period similar to the one that their father had played in Kentucky. Henry's fourth brother, Benjamin Orr Peers, worked most of his life on behalf of public education and later became President of Transylvania College in Lexington. Henry's sister, Mary Eleanor, married Lewis Collins, owner of the <u>Maysville Eagle</u> newspaper, and later Judge of Mason County. NPS Form 10-900-4

United States Department of the Interior National Park Service

# National Register of Historic Places Continuation Sheet

Section number8_	_ Page <u>3</u>	Peers, Henr	y Perviance,	House
		Macon Count	v Vv	

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

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

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

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

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

## National Register of Historic Places Continuation Sheet

Section number 8 Page 9

Peers, Henry Perviance, House Mason County. Ky.

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

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

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

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

# National Register of Historic Places Continuation Sheet

Section number <u>8</u> Page <u>5</u>

Peers, Henry Perviance, House Mason County, Ky.

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

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

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_ Page \_\_\_\_

Peers, Henry Perviance, House Mason County, Ky.

#### REFERENCE LIST AND SOURCES

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

Name of Property	PERVIANCE, HOUSE	Mason County, Kentucky County and State	nisiv
10. Geographical I	Data	an a	
	y less than one acre	net i serie de la serie de La serie de la s La serie de la s	
UTM References (Place additional UTM re	eferences on a continuation sheet.)		
1 1 7 2 5 8 Zone Easting 2 1 1 1	8 6 0 4 2 8 1 β 2 ρ Maysville We Northing Quad	est 3 L L Northing Zone Easting Northing 4 L See continuation sheet	ليت ليت
Boundary Justifica	s of the property on a continuation sheet.)	See attached Continuation Sheet See attached Continuation Sheet	
11. Form Prepared	і Ву		-
name/title	Philip L. Breen, Owner		
organization	N/A	date1/12/98	
street & number	3250 Hardisty Avenue	telephone 513-871-3827	
city or town	Cincinnati, Ohio	state <u>Oh</u> zip code <u>45208</u>	_
Additional Docume Submit the following iter	entation ms with the completed form:		

### **Continuation Sheets**

#### Maps

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

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

### Photographs

Representative black and white photographs of the property.

#### Additional items

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

Property Owner			
(Complete this item at t	he request of SHPO or FPO.)		
name Phil	ip L. Breen		
street & number	3250 Hardisty Ave.	telephone	513-871-3827
city or town	Cincinnati,Ohio	state0h	zip code45208
	the second state and second states of the		

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

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

## National Register of Historic Places Continuation Sheet

1.

Section number \_\_\_\_ Page \_\_\_

Peers, Henry Perviance, House Mason County, Ky.

Verbal Boundary Description (from Deed of Conveyance)

That certain tract or parcel of land situated and being on the north side of West Third Street in the City of Maysville, Mason County, Kentucky, west of Short Street and beginning at the southwest corner of the property owned by Robert C. Henke; thence northwardly with the line of Henke 196 feet to an alley; thence west with said alley 60 feet to the corner of O'Connor thence in a southerly direction with the line of O'Connor 196 feet to Third Street; thence eastwardly with Third Street to the point of beginning, known and designated as **1**25 West Third Street.

### Verbal Boundary Justification

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

### UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Peers, Henry Perviance, House NAME:

MULTIPLE NAME:

STATE & COUNTY: KENTUCKY, Mason

DATE RECEIVED: 11/09/98 DATE OF PENDING LIST: 11/23/98 DATE OF 16TH DAY: 12/09/98 DATE OF 45TH DAY: 12/24/98 DATE OF WEEKLY LIST:

REFERENCE NUMBER: 98001486

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL:NDATA PROBLEM:NLANDSCAPE:NLESS THAN 50 YEARS:NOTHER:NPDIL:NPERIOD:NPROGRAM UNAPPROVED:NREQUEST:NSAMPLE:NSLR DRAFT:YNATIONAL:N

COMMENT WAIVER: N

ACCEPT RETURN REJECT DATE

ABSTRACT/SUMMARY COMMENTS:

Residence historically associated with an 19th century anthor of an important history of kentucky.

RECOM./CRITERIA accept 6	
REVIEWER Latrik Andur	DISCIPLINE Historian
TELEPHONE	DATE 12/2/198

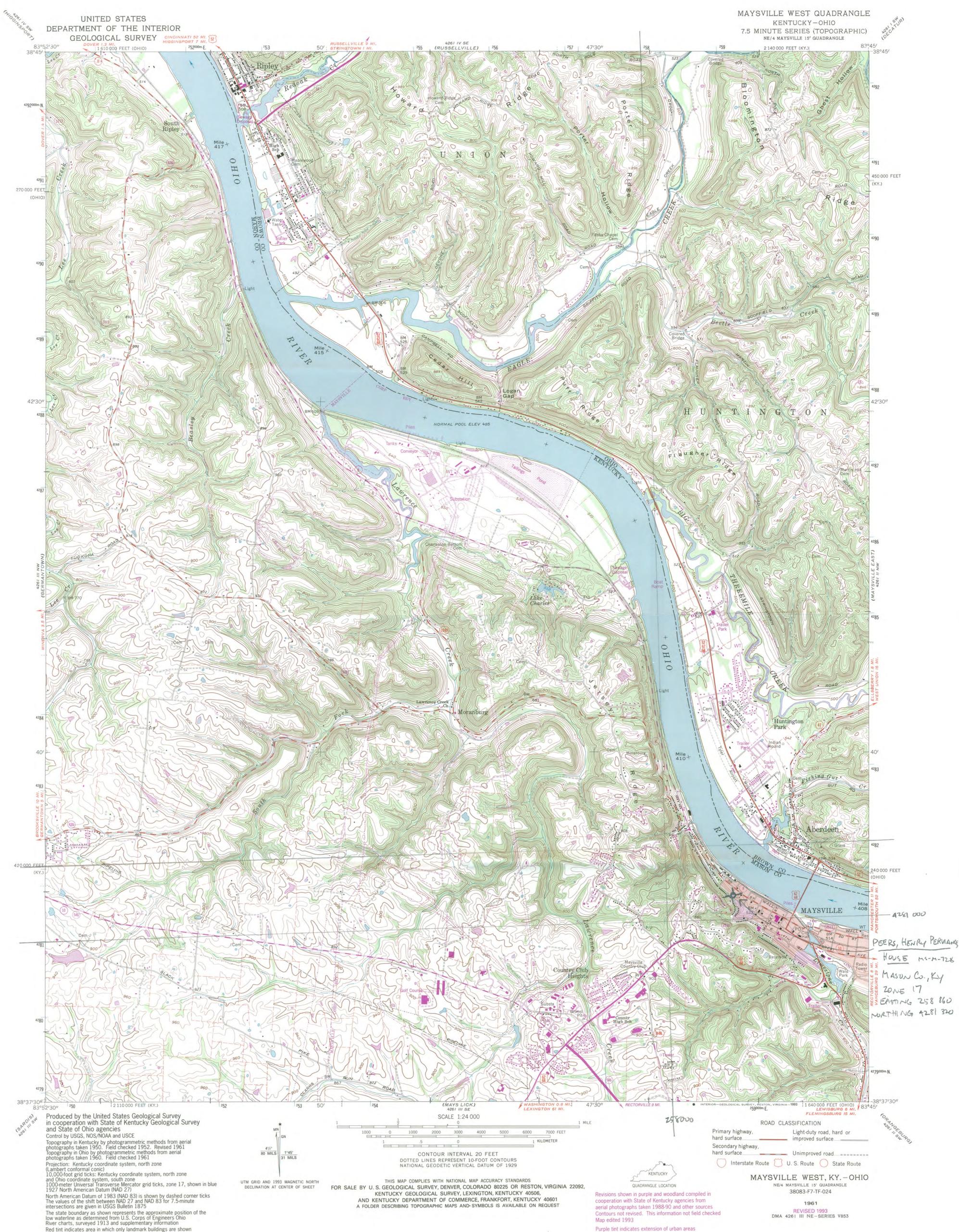
DOCUMENTATION see attached comments Y/N see attached SLR Y/N











Red tint indicates area in which only landmark buildings are shown



Education, Arts and Humanities Cabinet

### KENTUCKY HERITAGE COUNCIL

The State Historic Preservation Office

Paul E. Patton Governor Roy Peterson Cabinet Secretary David L. Morgan Executive Director and SHPO

October 29, 1998

Ms. Carol Shull. Chief National Register of Historic Places National Park Service. U. S. Department of Interior 1849 C St. NW Room NC 400 Washington, D. C. 20240

Dear Ms. Shull:

Enclosed is documentation for several Kentucky properties recommended by the Review Board to meet the National Register eligibility criteria at their September 30, 1998 meeting. These properties include:

P-38 F. Bell County, KY Cooper's Run Rural Historic District. Bourbon County, KY State Theatre, Hardin County, KY Stewart Residence, Henderson County, KY Audubon School, Henderson County, KY Henderson Cotton Mill Workers Housing District, Henderson County, KY Geibel Residence, Henderson County, KY Pritchett Residence, Henderson County, KY J.T.S. Brown & Son's Complex, Jefferson County, KY Eitel, Otto F., House, Jefferson County, KY Northern Bank of Kentucky, Kenton County, KY

As State Historic Preservation Officer, I conclude they meet the National Register eligibility criteria. I request that they be entered in the National Register of Historic Places. Thank you for considering the historic significance of these Kentucky properties.

Sincerely.

David L. Morgan, Executive Director Kentucky Heritage Council and State Historic Preservation Officer

300 Washington Street Frankfort, Kentucky 40601



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