

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Bragdon-Lipe House

other names/site number _____

2. Location

street & number 17 Otsego Street [] not for publication

city or town Canajoharie [] vicinity

state New York code NY county Montgomery code 057 zip code 13317

3. State/Federal Agency Certification

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

[Signature] Signature of certifying official/Title 7/13/2005 Date

New York State Office of Parks, Recreation & Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. ([] see continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register see continuation sheet
- determined eligible for the National Register see continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain) _____

Signature of the Keeper _____ date of action _____

Bragdon-Lipe House

Name of Property

Canaoharie, Montgomery Co. NY

County and State

5. Classification

Ownership of Property

(check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

2

Non-contributing

_____ buildings
 _____ sites
 _____ structures
 _____ objects
TOTAL

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

MID-19th CENTURY/Italianate

Materials

(Enter categories from instructions)

foundation STONE

walls WOOD

roof ASPHALT

other _____

Narrative Description

(See continuation sheet)

Bragdon-Lipe House

Name of Property

Canajoharie, Montgomery Co. NY
County and State

8. Statement of Significance

Applicable National Register Criteria

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

- A** Property associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons
- 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 boxes that apply.)

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

Areas of Significance:

(Enter categories from instructions)

ARCHITECTURE

Period of Significance:

circa 1860-1890

Significant Dates:

circa 1860; 1870; 1890

Significant Person:

Cultural Affiliation:

N/A

Architect/Builder:

N/A

Narrative Statement of Significance

(See continuation sheet)

9. Major Bibliographical References

- Donlon, Hugh P. *History of Montgomery County, 1772-1972*. Amsterdam, 1973.
- Foster, Gerald. *American Houses: A Field Guide to the Architecture of the Home*. Boston, 2004.
- Frothingham, Washington, ed. *History of Montgomery County*. Syracuse, 1892.

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 Building Survey

- recorded by Historic American Engineering Record

Primary location of additional data:

State Historic Preservation Office

- Other State agency
- Federal Agency
- Local Government
- University
- Other repository: _____

Bragdon-Lipe House
Name of Property

Canajoharie, Montgomery Co. NY
County and State

10. Geographical Data

Acreage of Property Less than 1 acre

Canajoharie quad.

UTM References

1	<u>1</u> <u>8</u>	<u>5</u> <u>3</u> <u>4</u> <u>7</u> <u>3</u> <u>4</u>	<u>4</u> <u>7</u> <u>5</u> <u>0</u> <u>0</u> <u>2</u> <u>7</u>	3	<u>1</u> <u>8</u>		
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>1</u> <u>8</u>			4	<u>1</u> <u>8</u>		

Verbal Boundary Description

The nominated property includes all that parcel delineated on the enclosed tax map.

Boundary Justification

The nominated property includes the historic buildings on the original parcel as delineated on the enclosed tax map.

11. Form Prepared By

name/title Raymond W. Smith, Program Analyst
organization New York State Office of Parks, Rec. & Historic Preservation date June, 2005
street & number Pebbles Island, PO Box 189 telephone 518-237-8643
city or town Waterford state NY zip code 12188-0189

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location
A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional Items

(Check with SHPO or FPO for any additional items)

Property Owner (Complete this Item at the request of the SHPO or FPO)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, D.C. 20503

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

Bragdon-Lipe House
Name of Property
Canajoharie, Montgomery Co. NY
County and State

Description

The Bragdon-Lipe House is located at 17 Otsego Street in the village of Canajoharie, Montgomery County. The nominated property consists of a rectangular village lot situated on the east side of Otsego Street. The house is sited with its principal elevation oriented west. Landscaping around the main house consists of front and side lawn areas set off from the sidewalk by low, cut and squared limestone curb blocks. The surrounding residential neighborhood generally consists of moderate to large, single family residences built in the last half of the nineteenth century, a period of rapid expansion in the village of Canajoharie. The condition of adjacent properties ranges from well-maintained to dilapidated and lacking integrity. The nominated property includes **2 contributing features**: the large, two story **main house** built circa 1860 and a two story, frame **carriage barn** built behind (east of) the main house circa 1870, soon after the residence was completed. The former West Hill School (National Register, 2002) is located at the northeast corner of Otsego and Cliff Streets, two parcels north of the nominated property.

The Bragdon-Lipe House is a timber frame, flat roofed, vernacular Italianate style residence originally constructed circa 1860. The house is nearly square, with a two story main block above a high raised basement of cut and dressed limestone. A two story kitchen and service wing extends from the rear (east side) of the main block. The exterior walls are sheathed in narrow clapboard siding. An ornate two story, tiered, polygonal wall bay projects from the north side wall of the main block. The roofline is defined by a broad frieze and projecting molded wood cornice carried on carved single brackets with drop finials. An enclosed square belvedere lighted by paired, round-arched windows is located at the center of the roof.

The principal (west) elevation is symmetrically organized around a center entrance sheltered beneath a rectangular entrance porch supported by sawn lattice posts. The double leaf, glass and paneled doors are enclosed by a molded wood architrave. Frieze windows light the attic story; a pair of tall, round arched windows with molded hoods is located at the second story level above the main entrance. The wall bay on the north side exhibits elaborate incised and molded trim around the window openings. Fenestration is regular and symmetrical, generally consisting of tall, rectangular openings with simple molded wood lintels containing 2/2, movable wood sash.

The rear wing was raised from a single story to two stories circa 1870. The projecting eaves and frieze with brackets were continued from the main block when this renovation occurred. A raised one story, flat roofed, open porch with turned wood columns was added to the north side of the rear wing about 1890.

In plan, the Bragdon-Lipe House consists of a double pile with center hall. A staircase with paneled wainscoting, a turned newel and balustrade is located on the south side of the center hall, rising toward the rear of the main block. The hall is flanked by two parlors on the north side and a library/drawing room on the south side. The north parlors are separated by a column screen added circa 1890. The second parlor opens into a formal dining room occupying the northern half of the rear wing. At the east end of the center hall, a connecting angled hall leads into the rear wing. The kitchen and a pantry occupy the southern half of the wing, with access into the dining room. The formal rooms feature heavy molded Italianate door and window architraves and baseboards. A prominent feature of the front parlor is the round arch of varnished walnut that sets off the angular wall bay.

The second-story includes three bedrooms flanking the hall. The bedrooms are simply finished, with plaster walls and molded trim. At the front of the house, the second floor hall is lighted by two tall, arched windows with molded wood trim. The rear wing incorporates a series of rooms originally constructed as servants' quarters; this area was converted to an apartment in the late twentieth century.

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Continuation Sheet

Section 7 Page 2

Bragdon-Lipe House
Name of Property
Canajoharie, Montgomery Co. NY
County and State

The only outbuilding on the nominated property is an Italianate style carriage barn of circa 1870. The two story, flat roofed, timber frame structure incorporates a double-leaf wagon door within a molded architrave at the first floor and a segmental-arched loading door/hoisting bay above. A shop/tack storage room with a separate entrance flanks the wagon door along the north side of the first floor. The carriage barn is sheathed in narrow clapboard siding and embellished with a frieze, bracketed cornice and windows reflective of the main house.

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Section 8 Page 1

Bragdon-Lipe House
Name of Property
Canajoharie, Montgomery Co., NY
County and State

Statement of Significance

The Bragdon-Lipe House is architecturally significant under criterion C as a distinguished and substantially intact example of Italianate style residential architecture in the village of Canajoharie. Constructed by H.S. Bragdon circa 1860 based on pattern book Italianate design, the nominated property incorporates many transitional design and decorative elements characteristic of early Italianate forms and finishes during the period of significance. The Bragdon-Lipe House is one of the most imposing and substantial examples of its type, period and method of construction in Canajoharie, and retains a high level of integrity throughout.

The village of Canajoharie was first settled by Palatine Germans in 1730, although permanent settlement had to await the close of the Revolutionary War. The Tryon County Committee of Safety met at Canajoharie on numerous occasions during the Revolution. The settlement of a dozen houses in 1800 blossomed with the construction of the Erie Canal. It was incorporated as a village in 1829 and had more than 800 residents by 1840. The community flourished as a market town crossroads between the Erie Canal, the turnpikes leading West and the north-south road to Sharon Springs (the present New York Route 10). In 1882, the New York, West Shore and Buffalo Railroad was extended through Canajoharie, stimulating stone quarrying and manufacturing. The Smith & Arkell Co., founded in 1859, was the first American firm to manufacture paper bags commercially. The Beech Nut Co., founded in Canajoharie in 1890, became a leader in the food processing industry and the largest local employer. By 1890, the village had 2,500 residents.

The Italianate style in America emerged from the Picturesque movement that gained a foothold during the 1840s. The seminal pattern book, *The Model Architect*, published by Samuel Sloan in 1852, illustrated several designs for Italianate style residential architecture. Sloan's designs applied decorative elements such as bracketed eaves, window hoods, architraves and a rooftop cupola to relatively formal and symmetrical house forms within the capability of most experienced builders of the time. Built by H. S. Bragdon circa 1860, the house at 17 Otsego Street reflects the early influence of pattern book design sources on local residential building in the community during the period of significance.

The Bragdon-Lipe House is a prominent example of early Italianate style residential architecture in the village of Canajoharie. As the village economy developed in response to the Erie Canal and associated local industries, the Italianate Style achieved widespread popularity in the local area from the 1860s to the early 1880s. In its form, plan, massing and decoration, the nominated property embodies the eclecticism characteristic of early Italianate-inspired design during the mid-nineteenth century. Notable distinguishing exterior features include an ornate bracketed cornice and frieze, a polygonal wall bay with elaborate carved trim, tall windows with molded hoods, a raised basement of dressed limestone block and a rooftop belvedere. The interior of the nominated residence retains many fashionable appointments of the period that underscore the early, transitional nature of this design. Heavy molded door and window architraves with deep reveals are reminiscent of Gothic stylistic forms made popular by the Picturesque movement, while round-arched openings and carved embellishments denote the emerging Italianate. The Bragdon-Lipe House retains substantial integrity of design and materials and is architecturally significant as an early and little altered example of eclectic, Italianate-inspired residential architecture in Canajoharie. Minor renovations that occurred in the 1870s and 1890s reflect changes in use and taste over time; neither has compromised the integrity of the original Italianate form and finishes.

The residence built and owned by H. S. Bragdon apparently was a speculative venture; the house was rented to a series of local families until it was sold by Bragdon about 1890. During the 1880s, the house was occupied by Ephraim Lipe. Here Lipe developed a process for curing ham that his son, Walter Lipe adopted as the first product of his Imperial Packing Company. Lipe's company symbol was the Beech Nut, adopted in 1890 as the name and familiar trademark of Canajoharie's world-famous packing industry.

The Bragdon-Lipe House remains a single-family residence which has had few owners over time. With its contributing carriage barn, the property remains a notable example of its type, period and method of construction in the community.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 2

Bragdon-Lipe House
Name of Property
Canajoharie, Montgomery Co., NY
County and State

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

Section 10 Page 1

Bragdon-Lipe House
Name of Property
Canajoharie, Montgomery Co., NY
County and State

**United States Department of the Interior
National Park Service**

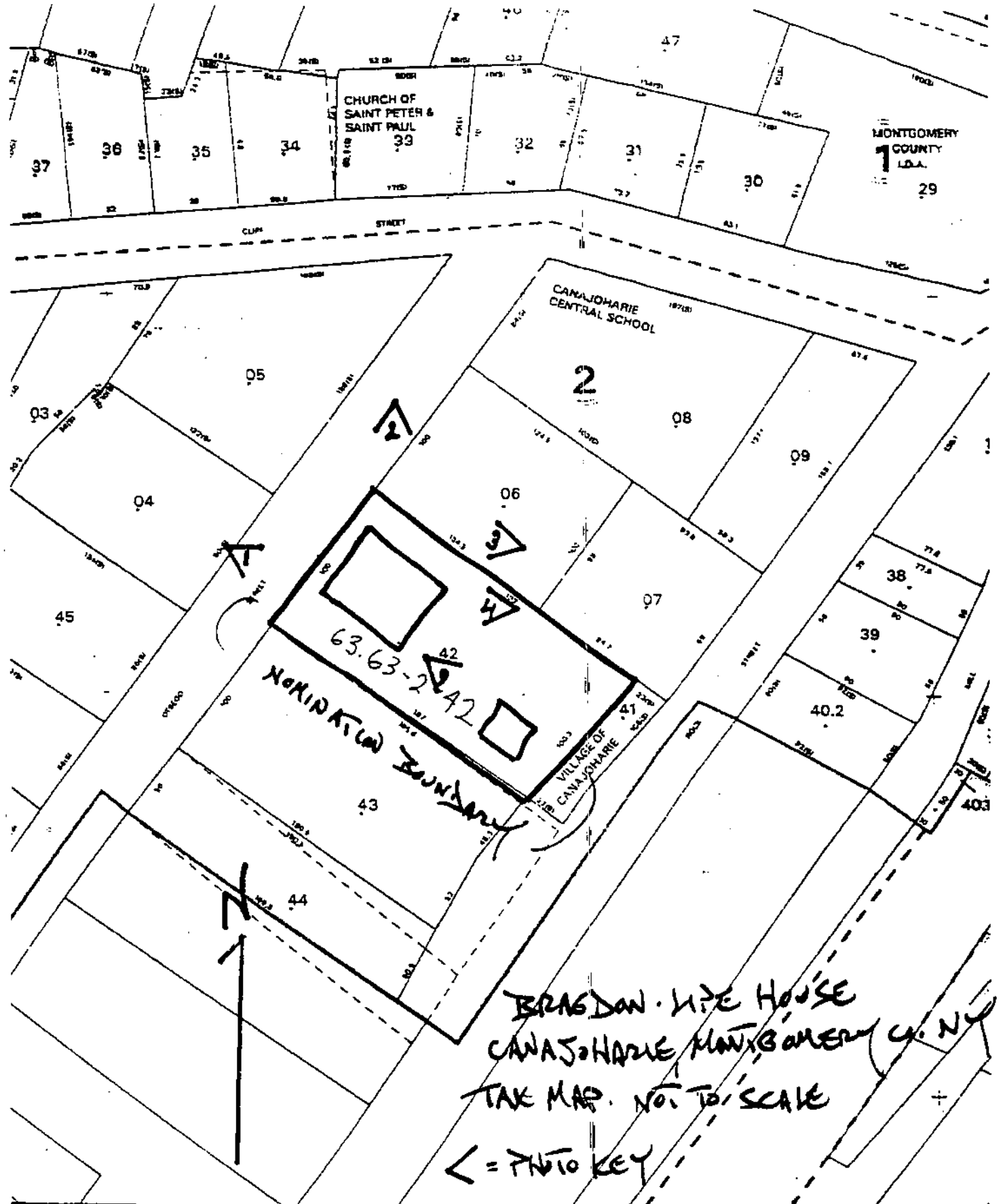
**National Register of Historic Places
Continuation Sheet**

Photographs

Bragdon-Lipe House
Name of Property
Canajoharie, Montgomery Co., NY
County and State

All photographs:
Bragdon-Lipe House
Canajoharie, Montgomery Co., NY
R. W. Smith, 2005
Negatives @ NYSHPO, Waterford, NY

- Photo 1: Front (west) elevation, view E;
Photo 2: North (L.) and west elevations, view S;
Photo 3: Wall bay, north side wall, view W;
Photo 4: East (L.) and north sides, view W;
Photo 5: Center hall and entrance, first floor;
Photo 6: Front parlor and wall bay, first floor;
Photo 7: Dining room from second parlor;
Photo 8: Second-floor hall;
Photo 9: Carriage house, view E.

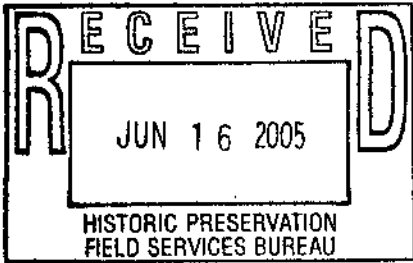


REVISION TABLE

MADE BY	DATE	CHANGES MADE	MADE BY
L.A.M.	12/7/02	2003 UPDATES	CD

SPECIAL DISTRICTS

200 - 272201 CANAJOHARIE



**VILLAGE OF CANAJOHARIE
PLANNING BOARD**

75 Erie Boulevard
Canajoharie, New York 13317

June 07, 2005

Ms. Ruth Pierpont, Director
Historic Preservation Field Services Bureau
Peebles Island
PO Box 189
Waterford, New York 12188

Dear Ms. Pierpont:

The Village of Canajoharie Planning Board is pleased with the notification and the opportunity to comment on the pending consideration of the Bragdon-Lipe House to the National and State Registers of Historic Places.

The Village has long recognized its historical attributes but has not capitalized on the opportunity to present these historic gems before the State Board of Review. However recently, through the work of volunteers, the West Hill School has become listed. As you are aware, adjoining the West Hill School are many residential homes that may constitute a potential historic district. Included in this district would be the Bragdon-Lipe House as it exhibits distinctive characteristics of the Victorian period as well as a fine execution of a carriage house for notable families in Canajoharie's history.

On our behalf, please present this letter before the State Review Board as encouragement for the nomination of the Bragdon-Lipe house to the National and State Registers of Historic Places.

Sincerely yours,

A handwritten signature in cursive script that reads "Mark Grainer".

Mark Grainer
Chairman

STATEMENT OF OWNER SUPPORT

Before an individual nomination proposal will be reviewed or nominated, the owner(s) of record must sign and date the following statement:

I, Alan R. Briggs, am the owner of the property at
(print or type owner name)

Bragdon-Lipe House, 17 Otsego St., Canajoharie, Montgomery Co.

(street number and name, city, village or town, state of nominated property)

I support its consideration and inclusion in the State and National Registers of Historic Places.

Alan R. Briggs

5/02/05

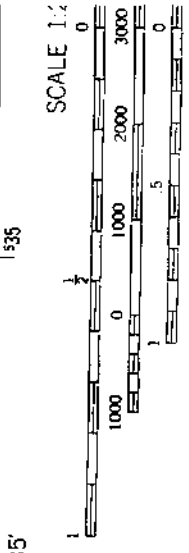
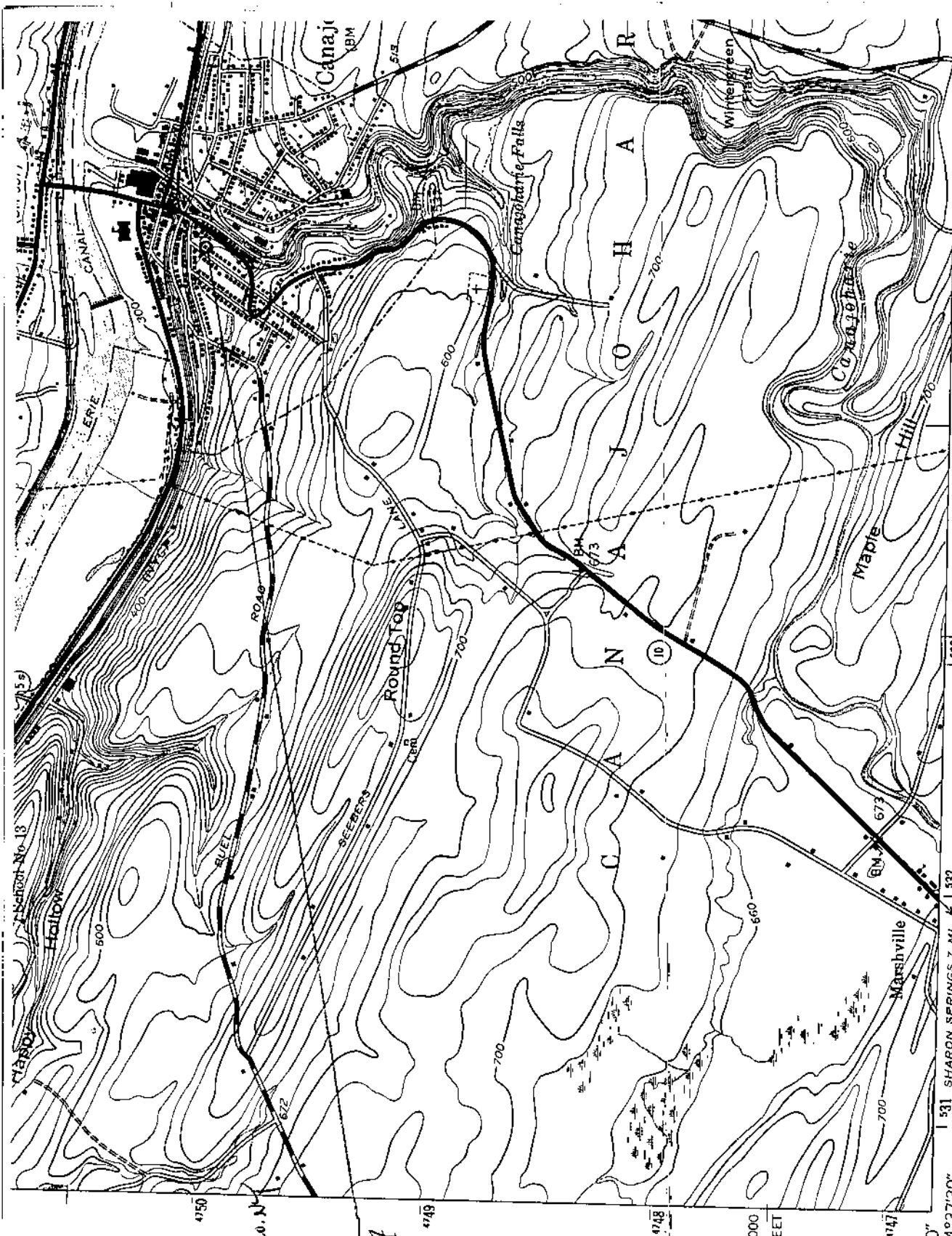
(signature and date)

17 Otsego St., Canajoharie, NY 13317

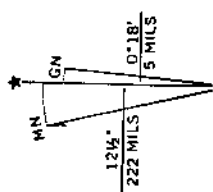
(mailing address)

BRADSON - LIFE HOUSE
 CANAJOHARUS, MONTGOMERY CO. N.Y.
 CANAJOHARUS QUAY

18/53473X/4760027



CONTOUR INTER
 DATUM IS MEAN



1:24 SCALE
 MAPPED BY THE ARMY MAP SERVICE
 PUBLISHED FOR CIVIL USE BY THE GEOLOGICAL SURVEY

CONTROL BY USC&GS AND TVA
 TOPOGRAPHY FROM AERIAL PHOTOGRAPHS BY MULTIPLEX METHODS
 AERIAL PHOTOGRAPHS TAKEN 1942-43. FIELD CHECK 1944
 POLYCONIC PROJECTION. 1927 NORTH AMERICAN DATUM
 10,000-FOOT GRID BASED ON NEW YORK COORDINATE SYSTEM,
 EAST ZONE
 1:100,000 METER UNIVERSAL TRANSVERSE MERCATOR PROJECTION

42°52'30" 74°37'30" 1:531 SHARON SPRINGS 7 MI. COBLESKILL 20 MI. 1:532

1:050,000 FEET