

Peaslee Tavern

8 Old Coach Road



Figure 1 - Peaslee Tavern

photo by Walt Roy, 2022

At Risk Historical Building Documentation

**Prepared for the
Kingston Heritage Commission**

Peaslee Tavern

At Risk Building Report

Report Coordinator

Bob Bean

Contributing

Walt Roy – Photography

Special Thanks to

Lynn Merrill - Merrill Bartlett Group Realtors

Gerda Kalman - Property Owner

Sumner Kalman

Published 2022

Kingston, NH

Peaslee Tavern
At Risk Building Report

Table of Contents

Topic

1. Introduction and Reasons to consider the Building “At Risk”

2. History

3. Ownership

4. The Building

Description

Floor Plans

5. Pictures of the Buildings

6. Kingston Cultural Resource Survey from 1983

7. NH Division of Historical Resources

Determination of Eligibility for The National Register.

Introduction

Kingston has always been proud of its role in the early stages of the forming of our nation. We sent sheep to Bunker Hill. We had our own group of "Minute Men". But actual existing details of those accomplishments are few and far between. The Peaslee Tavern, which was a gathering place during the Revolutionary War is one of the few left. In addition, it has remained unchanged since 1962. So many of its original features still exist thanks to the Kalman family,

Most other buildings in town have been used, changed, and made over until the original features are mostly all lost. But this building is unique. Determined in 2003 by the New Hampshire Division of Historical Resource to be eligible for the National Register of Historic places. This building is significant for many reasons as listed in the findings, but the one that most catches this author's attention is its role in the Revolution.

This tavern seems to create images of an era when Revolutionary soldiers were meeting in the big tavern hall, creating their military organizations, and drinking from the tavern to enjoy themselves.

This house was listed for sale in June of 2022, and while we can hope the new owner will recognize and maintain its historical features, the future of the building is uncertain. For that reason, it is considered "At Risk".

Peaslee Tavern

History

The following section is taken from the History of Kingston book, published in 2021:

Heading south out of Kingston, travelers in the late 1700s and early 1800s would have encountered the Peaslee Tavern on the old Concord Stage Road. Major Jacob Peaslee was the proprietor of this historic tavern for over 50 years. A piece written about his grandson, Luther Dana Peaslee, provided details about Jacob:

LUTHER DANA PEASLEE... was a grandson of Major Jacob Peaslee, of Highland Scotch ancestry, who kept the old tavern, four miles from Kingston Plains, in what is now South Kingston, from 1776 to 1830, dying about the year last mentioned, at the age of eighty-eight. Major Jacob Peaslee was twice married; first to Martha Chenis, by whom he had four sons and three daughters, all of whom settled in Kingston...

Major Peaslee was a very wealthy man; owning large tracts of land, together with saw and grist mills, and giving employment to a large number of men. In personal appearance and general traits of character he is said to have strongly resembled President Andrew Jackson, and, as was natural to a man of such force of character, he stood at the head and front in all matters of public interest in the town of Kingston. He also represented Kingston in the state legislature.

(Charles A. Hazlett, *History of Rockingham County, New Hampshire and Representative Citizens* (Chicago: Richmond-Arnold Publishing Co., 1915), 898)

The 1969 *History of Kingston* referred to the Peaslee Tavern as "one of the liveliest of the old taverns" in Kingston. That book gave the following details:

[The Peaslee] Tavern sat on the old Concord Stage Road and must have been the scene of much activity between 1776 and 1830. The original bar still stands at the front entrance door. Opposite the double front doors and in a niche beside the stairway is the sliding window from which was dispensed the ale. A back room still has an open area under the staircase where the barrels sat, as well as the glasses.

One of the most unique and charming facets of the tavern is the second floor 'ballroom' where dances were held, militia was trained, and circuit court sessions were convened.

(*History of Kingston, 1664-1969*, KIHS, pp48-49)

An article written by Leroy J. Zipko in 1963 appeared in various newspapers in the area, providing a wealth of information about the Peaslee Tavern, its history, and the efforts of Aaron Kalman to preserve this estate. Aaron Kalman's son, Sumner, stated that the original house was a simple, square structure before a front section was added, turning it into a tavern. Zipko's article illustrated the mansion that the house eventually became. (Sumner Kalman, personal email, May 15, 2020)

Described as a "large, stately-looking, white rambling mansion, connected to the large barn in back by an enclosed breezeway," the house had no central heating. Nine rooms shared seven fireplaces, which were vented out of one of three large chimneys. The first floor had "a small entrance hallway which leads directly to the main stairs. At the end of the hall is a small window which originally served as the tavern's bar. On either side of the entrance hall are two large rooms, both of which lead into the large double kitchen at the back."

The article described the upstairs: "At the head of the main stairway is a door which opens into the ballroom, around which runs a continuous, built-in, plain wooden bench. The ballroom is actually a smaller room than one would expect from its title and perhaps more than any room in the house is typical of the era of the building's construction. Its plainness is what you notice first. Also on the second floor are two large front rooms, equal in size to those on the first floor."

"The barn is constructed of massive timbers which rise its entire three-story height. In spite of their long years, the timbers are hard as steel," Zipko wrote. The sides of the stalls on the far side were worn smooth and the feed bins all had deep curves, worn by horses rubbing their heads against the sides while eating. "The wooden steps leading to the two upper levels, both of which are open, are also worn by the footsteps of man and time." Leroy J. Zipko, "Preservation is Sought: 200-Year Old Tavern is Kingston Landmark," *Haverhill Gazette*, Aug. 7, 1963.

In 1830, the property passed to Jacob Peaslee's daughter, Hannah, who married Jonathan Bartlett in the upstairs ballroom of the tavern. When her father passed away, Hannah converted the tavern into a home, and the Peaslee Tavern came to be known as the Bartlett Place. The property passed to Hannah and Jonathan's son, James Madison Bartlett. James married Mary J. Sanborn and they had two children, Walter and Elizabeth Bartlett (1870-1962). The siblings retained the home after their parents died. In addition to the mills, they managed the home as a boarding house. The home remained in the family until Elizabeth Bartlett passed away in 1962.

The Peaslee Tavern building remains on Old Coach Road, (*See attached copy of the Kingston Cultural Resource Study from 1983*) and that is due in large part to one man.

Aaron Kalman and his wife were refugees from World War II when they came to America in 1946. They purchased a chicken farm on the outskirts of Kingston that bordered the Peaslee Tavern property. In 1962, when Miss Bartlett passed away, the Kalmans bought the property to save it from being torn down and turned into a housing development. Already running their own farm, the Kalmans did not live at the Peaslee

Tavern property but modified it to include two apartments in the main house. The Kalmans preserved the original features of the home and tavern, including the ballroom.

On November 8, 1977, a fire started in a shed located adjacent to the barn. The historic Peaslee Barn was destroyed by the fire. But unlike the Badger Tavern, the Peaslee Tavern still stands today, and it remains under the care of the Kalman family just as Aaron Kalman wanted.

Ownership

Originally established by Major Jacob Peaslee in 1776, the building may have been there when he started the tavern. Details of previous ownership were not found for this report.

Jacob passed the building to his daughter Hannah, who married Jonathan Bartlett ca 1817. They had a son James M. Bartlett.

The tavern passed to James M. Bartlett in 1853. He had a son Walter S. Bartlett and a daughter Etta (Lizzie).

Both remained unmarried, and lived together at the Tavern until their deaths. Walter in the 1940s, and Lizzie in the 1960s.

Chaim and Gerda Kalman bought the tavern from the estate in 1962.

The Building

Attached to this report is a floor plan that details the complexity of this structure. It is characterized as a Georgian main building with a central chimney with several fireplaces off it. On the street side is a later Federal addition. Basically the addition is one room deep by two wide with chimneys and fireplaces on both ends. This addition has a lovely wrap around porch that defines the street view of the tavern. It also has a very nice front stairs leading up to the second floor ballroom in the older Georgian section of the house.

Behind the main building are a string of attached buildings. Across from the back buildings is a small free standing shed and behind the entire structure was a large barn that burned in 1977. It was originally attached to the string of buildings. The entire complex was used as both a tavern and farmstead. It has the architecture of a Big house, little house, back house, barn, that is typical of the early 19th century.

From the History book it would seem Major Jacob Peaslee built the original structure in 1776, and then expanded it later in the early 1800s. However, some of the buildings in the chain towards the out buildings, seem to be older in structure, and the foundations are not consistently under all the building sections. The older sections are possibly built with characteristics similar to an early 1700s building (Not 1776). It would be realistic to assume Major Peaslee bought a small existing building in 1776, and modified and expanded it to meet his needs for a tavern.

Throughout the building there are Norfolk and Suffolk latches and large strap hinges that are reasonable in a well built 1776 Georgian style house.



Figure 2 - Georgian Strap hinges and Norfolk latch

Photo by Walt Roy, 2022

The very front section is built in the Federal Style and is typical of the early 1800s. The Georgian structure utilizes hand hewn beams, and saw cut rafters and floor boards. Those techniques are consistent with that period. In many places boards are very wide (19-20 inches) probably from some very wide and tall trees. At that time (1776) the colonies were very much against the earlier British restrictions on cutting large trees. (See the Mast Tree Riots of 1734) So these boards were also a Political statement.

The Gunstock Beam corners are a bit unique. Instead of tapering uniformly from floor to ceiling, they are straight for most of the bottom part and flare out about a foot below the joint. That may be nothing more than a particular carpenter's style.



Figure 3 Gunstock Post construction

photo by Walt Roy 2022

The house has many rooms of wonderful paneling and molding that evoke Georgian style. So much of it is still in place, and that is rare to find. On the second floor is the large ballroom, or assembly room. Not a typical feature in a Georgian or federal home. This shows the tavern use.

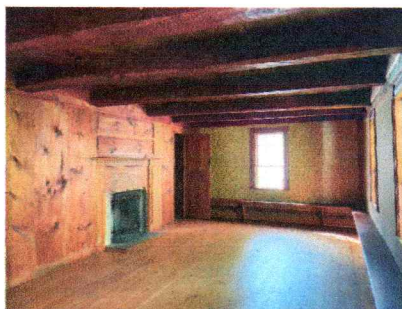


Figure 4 - Ballroom showing the bench all around

Photo by Marghi Bean, 2022

The layout of this building complex shows its multifunctional use. There are several spots where the serving windows of the tavern are still in place. One from the Kitchen to a Dining room, and another in the front entryway, at the back of the stairs leading up to the Ball room.



Figure 5 - Sliding Glass Window Frame from the liquor closet to the front hallway, under the stairs to the Ball Room, photo by Walt Roy, 2022

The chimneys are also typical of the 1776 era, with cooking cranes in place and beehive ovens by the side of the fireplace. The beehive ovens are at the front of the brickwork, which would have been very modern in 1776. Missing is the wooden frame normally built around these fireplaces.

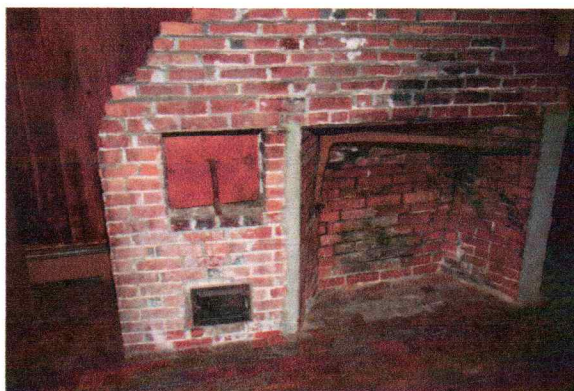


Figure 6 - Fireplace in Main building
photo by Walt Roy, 2022

The window sash muntins are shaped like they were replaced in the late 1800s. There are both #8 and #9 profiles in use. But windows seldom last more than 100 years, so replacement was probable.

WINDOW MUNTIN PROFILES IN NEW ENGLAND, 1705 TO THE PRESENT

(The profiles shown below are derived from dated buildings. Some profiles may occasionally persist beyond the end of the usual date range as shown in the chart.)

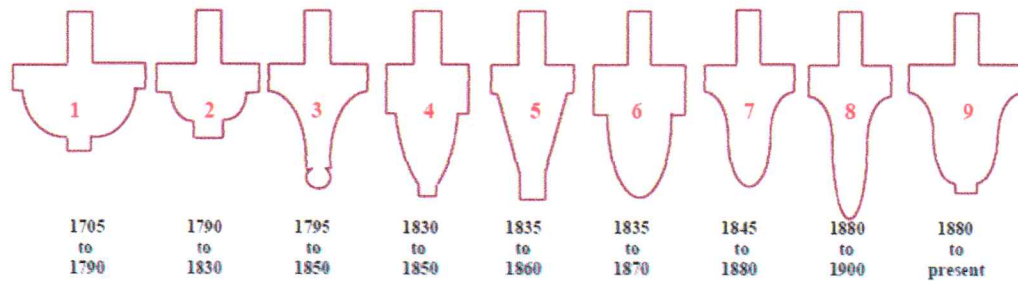


Figure 7 - from Building History of Northern New England (2001)

Even though this structure has many issues that will challenge a new owner. There are so many of the original features left that create a sense of historic charm. All together these features make it a very unique building.

Building

Floor Plans

First Floor

Second Floor

Attic

Basement

Approximate
Barn Location

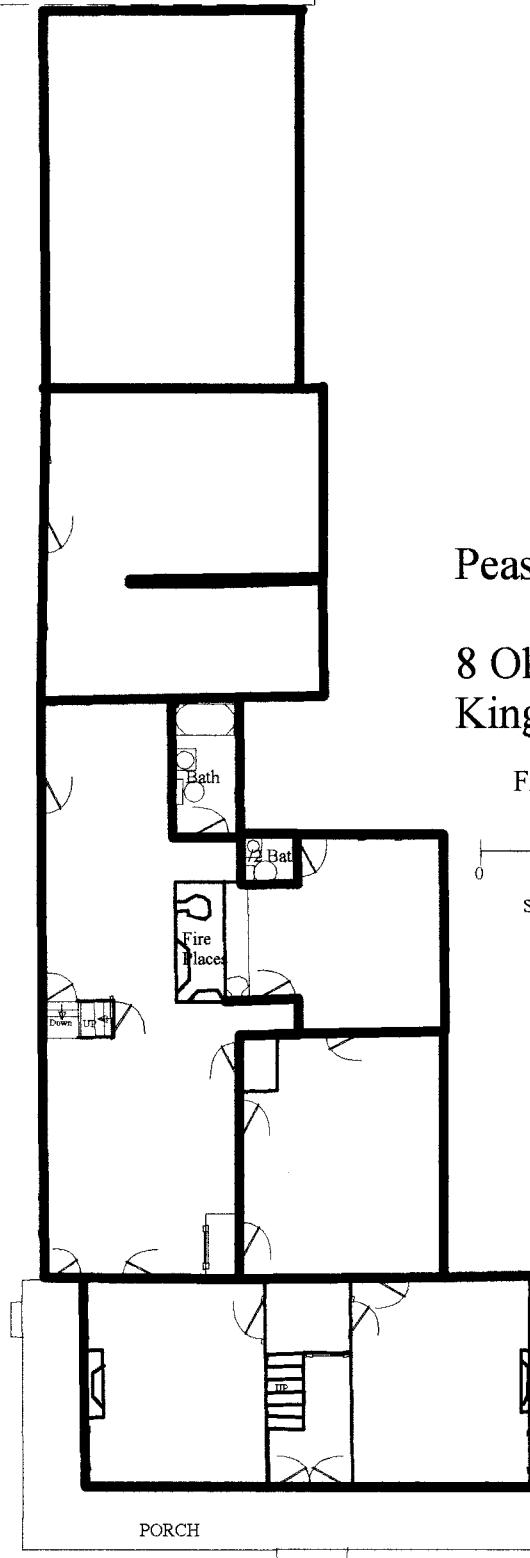
Shed

Peaslee Tavern

8 Old Coach Road
Kingston, NH

First Floor

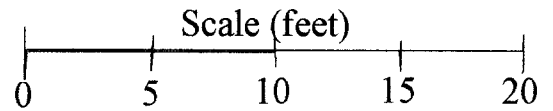
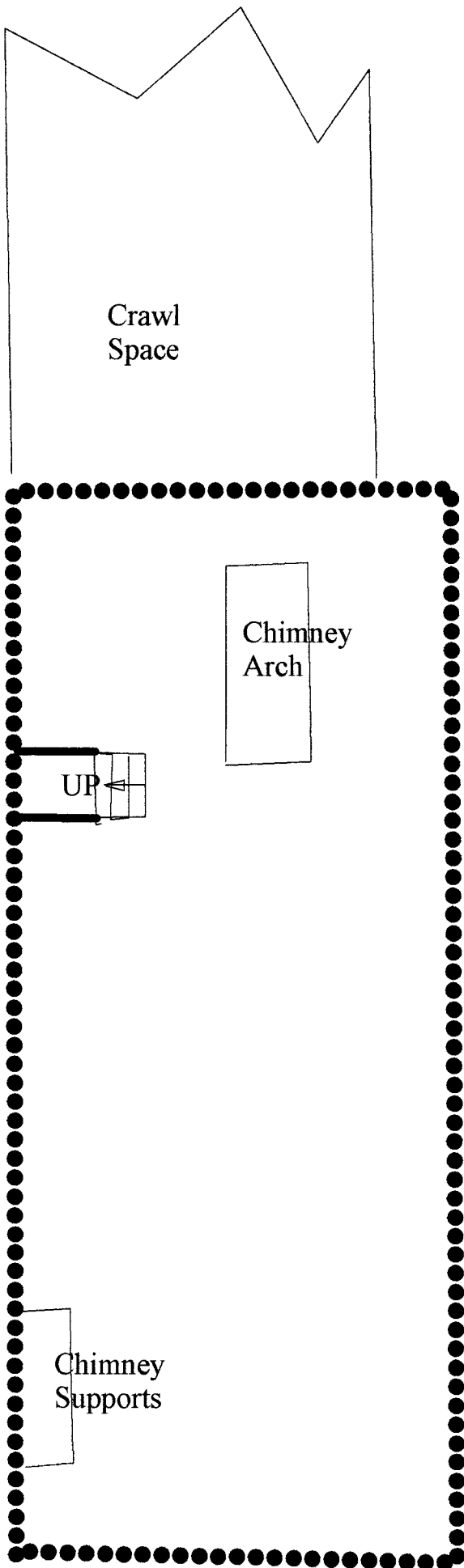
Scale (feet)
0 5 10 15 20
Scale is approximate



Peaslee Tavern

8 Old Coach Road
Kingston, NH

Basement

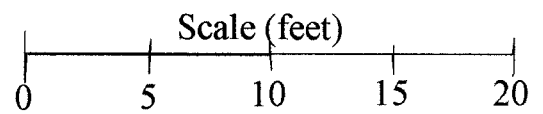


Scale is approximate

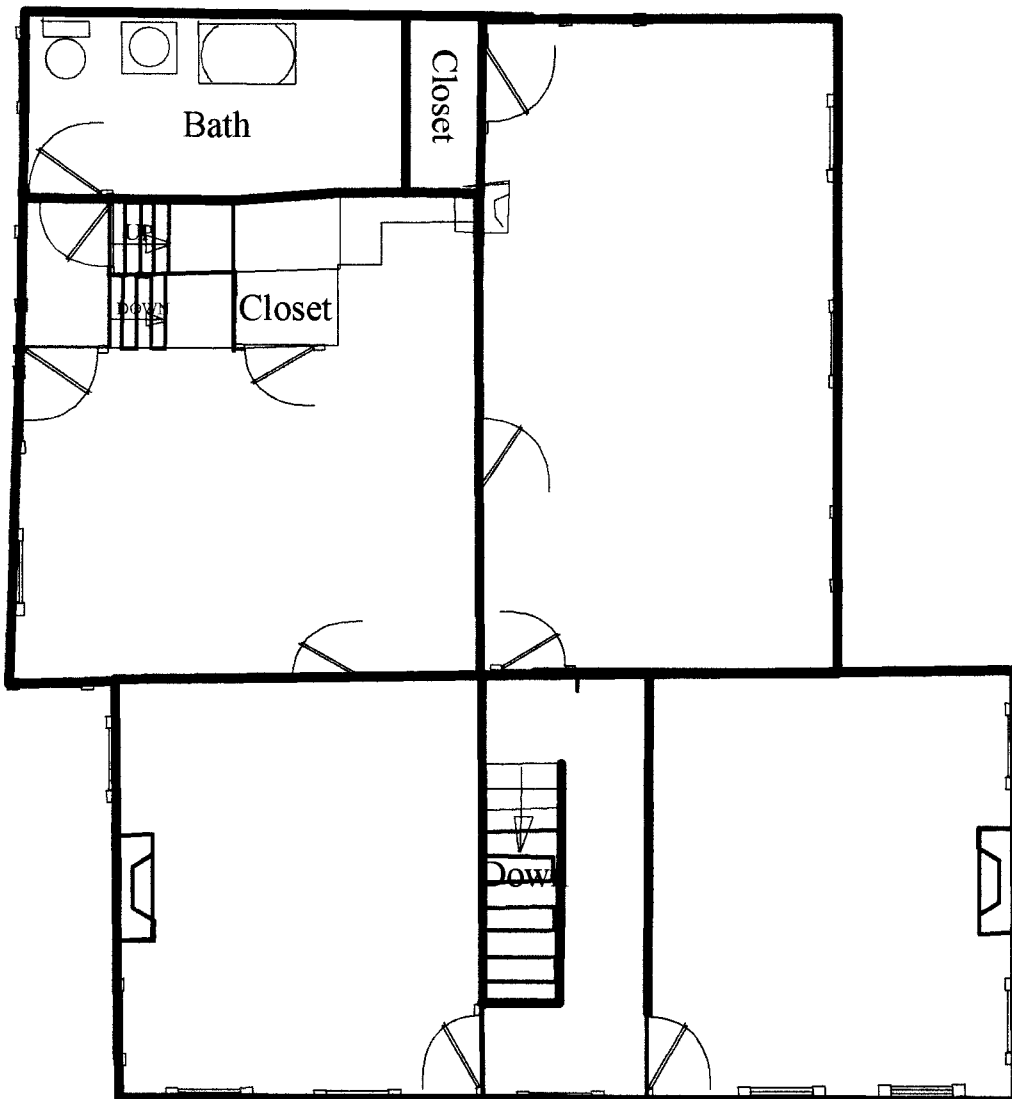
Peaslee Tavern

8 Old Coach Road
Kingston, NH

Second Floor



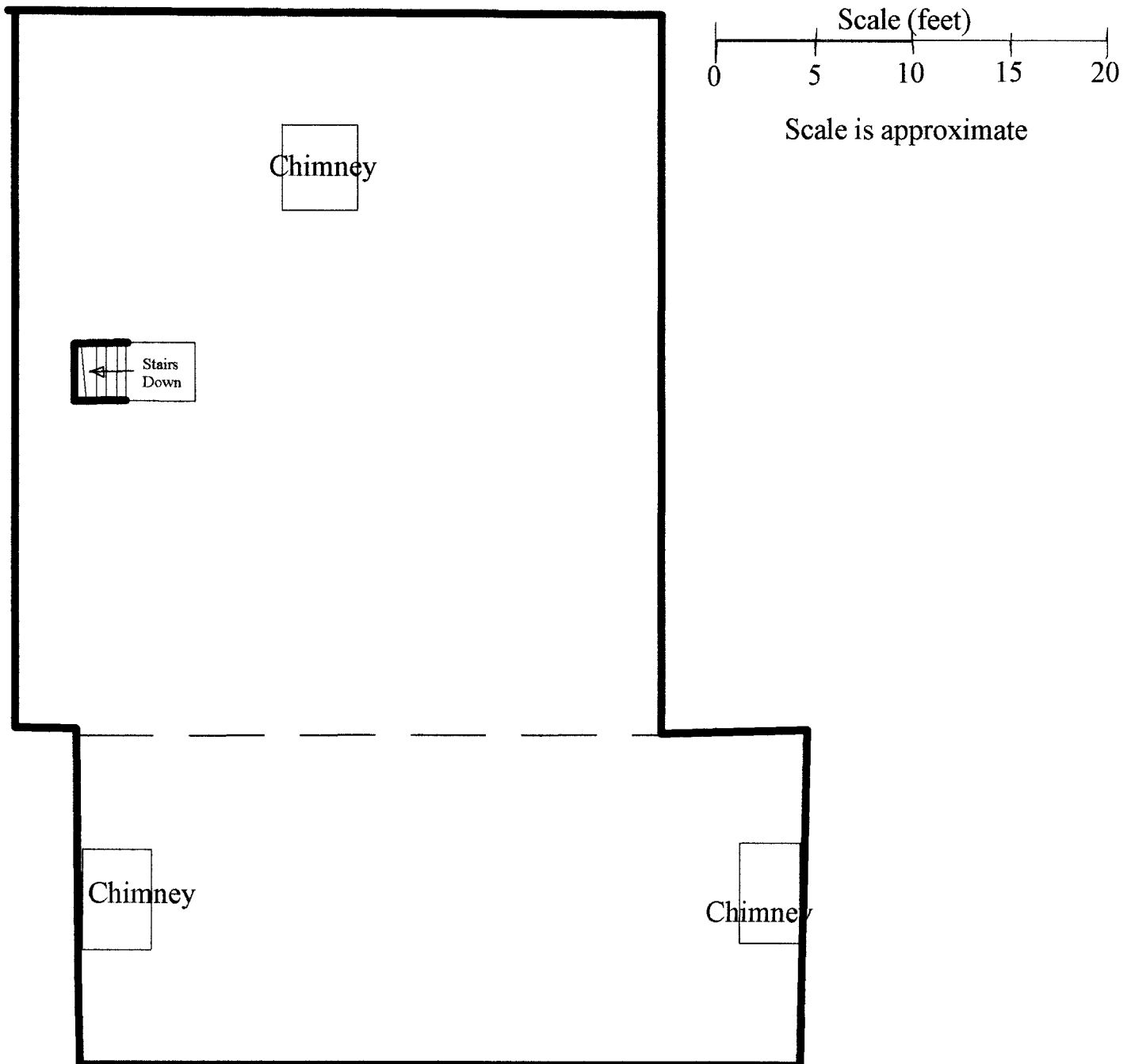
Scale is approximate



Peaslee Tavern

8 Old Coach Road
Kingston, NH

Attic



Pictures of the Building

Attached is a selection of pictures from the building.
On the data disc are a complete group of the pictures taken.

Peaslee Tavern Photo Gallery
2022



Small Bar Area behind the Service Window in the Front Hallway.

Walt Roy, 2022



Fireplace #3 in Federal Front Building
Federal Style Mantel
Walt Roy, 2022



Fireplace #1 in Central Georgian House
Lack of wood structure, Beehive Oven, ash pit, and
Crane in Fireplace.
Walt Roy, 2022



Fireplace # 2 in Central House
Beehive Oven and lack of wooden structure around
the chimney.
Walt Roy, 2022

Peaslee Tavern Photo Gallery
2022



Fireplace # 4 in Front Federal Building

Walt Roy, 2022



Fireplace #5 in Ball Room

Walt Roy, 2022



Loose Stone Foundation in the Basement and brick
Chimney Support

Walt Roy, 2022



Support for Central Chimney in the Basement

Walt Roy, 2022

Peaslee Tavern Photo Gallery
2022



Central chimney in the attic

Walt Roy, 2022



Attic showing Main Roof Beams and Purlins
Note the tie between the roof beam and the Rafters in
the smaler Federal Section.

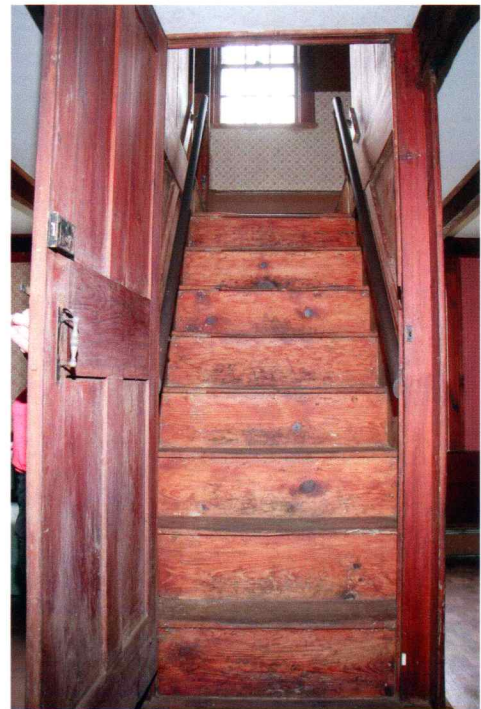
Walt Roy, 2022



Upper Landing on Front Stairs, looking into the
Ballroom

Note service window downstairs

Walt Roy, 2022



Rear Stairs to Second Floor

Walt Roy, 2022

Peaslee Tavern Photo Gallery
2022



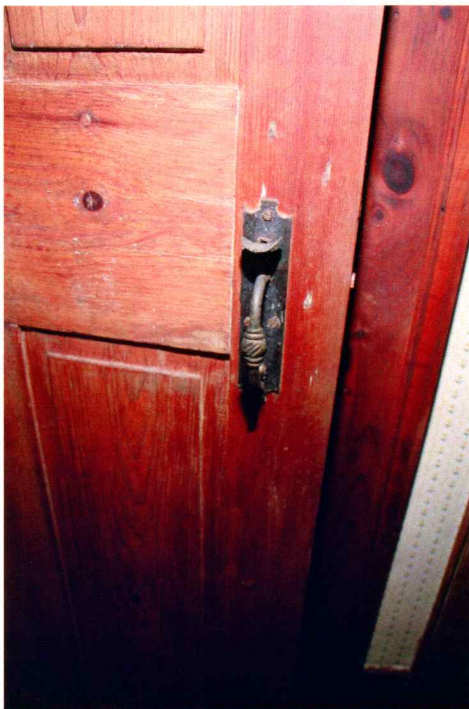
Window Trim

Walt Roy, 2022



Window Trim and Wall Paper

Walt Roy, 2022



Norfolk Latch
Screw attachment
Walt Roy, 2022



Suffolk Style Latch
Nails used to Fasten
Walt Roy, 2022

Peaslee Tavern Photo Gallery
2022



Front Porch
Walt Roy, 2022



String of Attached Buildings
Non Symetrical Windows, building misalignment
Walt Roy 2022

Kingston Cultural Survey
From 1983

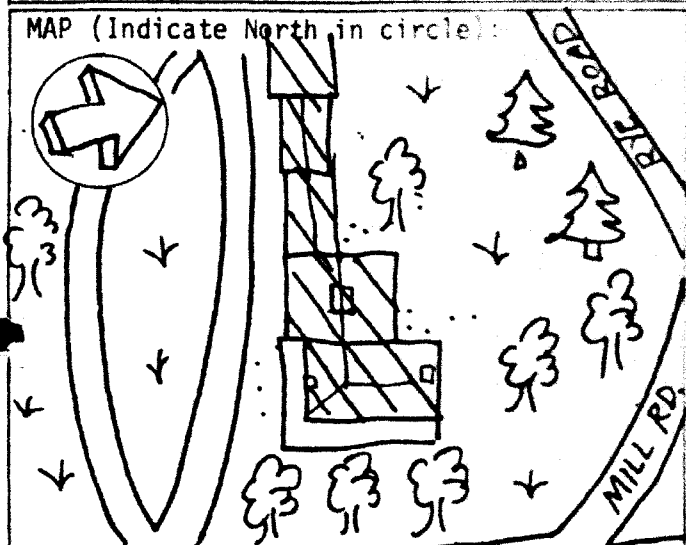
HISTORIC PRESERVATION ASSISTANCE PROJECT
Strafford Rockingham Regional Council
1 Water Street, Exeter, New Hampshire
Phone: (603) 778-0885

TOWN: Kingston COUNTY: Rockingham SURVEY NUMBER: 37 COMMON NAME: The Kalman House HISTORIC NAME: The Peaslee Tavern LOCATION: W. Side Old Mill Rd., .17 Mi. N. of S. intersection Old Mill Rd. & Rt. OWNER: C.A. & Gerda Kalman ADDRESS: 8 Old Mill Road, Kingston, NH MAP & PARCEL #: R-40 DATE: c. 1776 SOURCE: Assessor's Office, Kingston STYLE: Federal	UTM: Z 18 /E 320100 /N 4750500 USGS QUAD: Doverhill Quad 15' series FUNCTIONAL TYPE: Tavern PRESENT USE: Residential ARCHITECT/BUILDER: Unknown CONDITION: Exc. <u> </u> Good <u> </u> Fair <u> </u> Poor <u> </u> Ruins <u> </u> INTEGRITY: Original Site <u> </u> Moved <u> </u> X <u> </u> (When: 1940) Major alterations & date: Porch added, date unknown. LEVEL/SIGNIFICANCE: Natl State Local <u> </u>
---	--

GENERAL DESCRIPTION: Structural System

1. FOUNDATION: Stone Brick Concrete Concrete Block
2. WALL STRUCTURE: Wood Frame Post & Beam Balloon Frame Other
 Load Bearing Masonry Stone Brick Concrete Block Other
 Metal Iron Steel Other
 Other
3. WALL COVERING: Clapboard Wood Shingle Board & Batten Shiplap Aluminum
 Novelty Stucco Stone Brick Sheet Metal Asphalt Shingles Vinyl
 Asphalt Sheeting Composite Board Other
4. ROOF SHEATHING: Wood Shingle Asphalt Shingle Standing Seam Tin Slate
 Pressed Metal Sheet Metal Rolled Asphalt Other
5. ENGINEERING STRUCTURE:
6. OTHER:
 # of Stories # of Bays Approx. Dimensions 28' x 27'
 Roof Style: Gable Hip Gambrel Flat Shed Mansard Jerkinhead
 Monitor Sawtooth Other
 Appendages: Porches Towers Dormers Bay Windows Ells Chimneys
 Wings Cupolas Sheds Garage Other
 Entry Location: Center Sidehall Other

MAP (Indicate North in circle):



PHOTO



Description of View:
 From (N) side (S)

Photographer: Herb Lambert
Negative with: S.R.R.C.

ADDITIONAL ARCHITECTURAL AND STRUCTURAL DESCRIPTION:

The Kalman House is a 2 story, hip-roofed, federal style structure which has further evolved with the addition of a 1 story veranda along its front and south elevations. The main block is 2 1/2 stories high with a gambrel roof. The roof is covered by this chimney and the roofline has a boxed cornice with a wide molding applied below the soffit. A stone foundation supports the main block.

The 2 story, gable-roofed ell has clapboard siding, and over six windows, and a fieldstone foundation. The rest of the ell is a 1 story, gable roofed ell with clapboard siding, a panelled door, six over six and fixed six pane windows, and a fieldstone foundation. It has an attached 1 story shed to the west of the main block. It leads to a 1 story, gable-roofed barn with clapboard siding, a vertical board door, and a fieldstone foundation.

RELATED STRUCTURES AND CONTEXT:

To the southwest of the main block is a separate 1 story gable roofed shed.

BOUNDARY AND ACREAGE DESCRIPTION:

6.70 acres, 200 ft. wide, 300 ft. deep, 100 ft. wide, 100 ft. deep.

REFERENCES:

Kingston Historic Advisory Committee; interview w/members, Spring 1980

1856 Map; 1892 Map

Kingston Historic Society. "The History of Kingston: 1694-1969." Kingston Improvement and Historical Society, 1969. (Complete history in Rockingham County History)

STATEMENT OF SIGNIFICANCE (Evaluation & Historical Associations):

Tavern 1776-1830? on Concord Stage Road; owned by Peaslee in 1700's.

Two fireplaces; handhewn and pegged beams; original panelling; original benches around walls of original ballroom; original taproom w/shelves and wofle window out to front hall where ale was sold; all windows and doors original; some panes and hardware original.

The Peaslee Tavern is a well preserved example of late 18th century vernacular architecture. It displays details and massing appropriate to the Federal style though its completed configuration is highly irregular.

Map Data: 1856: Bartlett's Tavern

1842: J. M. Bartlett

* SEE ADDITION / CORRECTION SHEETS
FOR OWNER COMMENTS

SURROUNDING ENVIRONMENT: Open Land ☐ Woodland ☐ Scattered Bldgs ☐ Moderately Built Up ☐
Densely Built Up ☐ Residential ☐ Commercial ☐ Industrial ☐ Agricultural ☐
Roadside Strip Development ☐ Other ☐

Recorded By: Carol Lambert, Coon Novak

Date: 1/1/80



New Hampshire Division of Historical Resources

Determination of Eligibility for the

National Register of Historic Places

**NH Division of Historical Resources
Determination of Eligibility (DOE)**

Date received: September 17, 2003 Inventory #: KIN0030
 Date of group review: October 8, 2003 Area: Old Coach Road Historic Area (OCR)
 DHR staff: Beth Town/City: Kingston
 Property name: Peaslee Tavern County: Rockingham
 Address: 8 Old Coach Road
 Reviewed for: ☒R&C ☐PTI ☐NR ☐SR ☐Survey ☐Other
 FHWA/NHDOT, Plaistow-Kingston, STP-X-5375 (010)

Individual Properties

NR SR
☒ ☐ Eligible
☐ ☐ Eligible, also in district
☐ ☐ Eligible, in district
☐ ☐ Not eligible
☐ ☐ More information needed
☐ ☐ Not evaluated for individual eligibility

Districts

NR SR
☐ ☐ Eligible
☒ ☐ Not eligible
☐ ☐ More information needed
☐ ☐ Not evaluated @ district

Integrity: ☒Location ☒Design ☒Setting ☒Materials
 ☒Workmanship ☒Feeling ☒Association

Criteria: ☒A. Event ☐B. Person ☒C. Architecture/Engineering
 ☐D. Archaeology ☐E. Exception

Level: ☒Local ☐State ☐National

STATEMENT OF SIGNIFICANCE:

☐ IF THIS PROPERTY IS REVIEWED IN THE FUTURE, ADDITIONAL DOCUMENTATION WILL BE NEEDED.

Concur with consultant: "The Peaslee Tavern is individually eligible for the National Register for its significance in the areas of transportation, commerce and social history. ... The Peaslee Tavern is a well-preserved example of a rural tavern on a major interstate transportation route. The tavern operated for nearly seventy-five years, through the height of Kingston's development along the Post Road and during the stagecoach era. ... The building is an important as an intact example of a tavern, built for that purpose and used as such for many years. The property, with original Georgian block built ca.1776, becoming the ell of a large Federal style house in the early 1800s, reflects the evolution of building types and styles during this important period."

☒ **ENTERED INTO DATABASE**

ACREAGE: 92 acres

PERIOD OF SIGNIFICANCE: c.1776-c.1850 (aka end of tavern use)

AREA OF SIGNIFICANCE: transportation, commerce, social history, architecture

BOUNDARY: as noted on page 7 of the inventory form.

SURVEYOR: Preservation Co. for NHDOT/FHWA

FOLLOW-UP: In future submissions, please supply a photo key. Notify surveyor and agencies.

Final DOE approved by:

Ede Muzey 10/14/03

SEP 17 2003

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: KIN0030

Name, Location, Ownership

1. Historic name: Peaslee Tavern (1983-37)
2. District or area: Old Coach Road Historic Area
3. Street and number: 8 Old Coach Road
4. City or town: Kingston
5. County: Rockingham
6. Current owner: Chaim, Aaron & Gerda Kalman

Function or Use

7. Current use(s): dwelling
8. Historic use(s): tavern, dwelling

Architectural Information

9. Style: Federal
10. Architect/builder: Unknown
11. Source: N/A
12. Construction date: ca. 1776
13. Source: Research, Inspection
14. Alterations, with dates: see text
15. Moved? no ☒ yes ☐ date: N/A

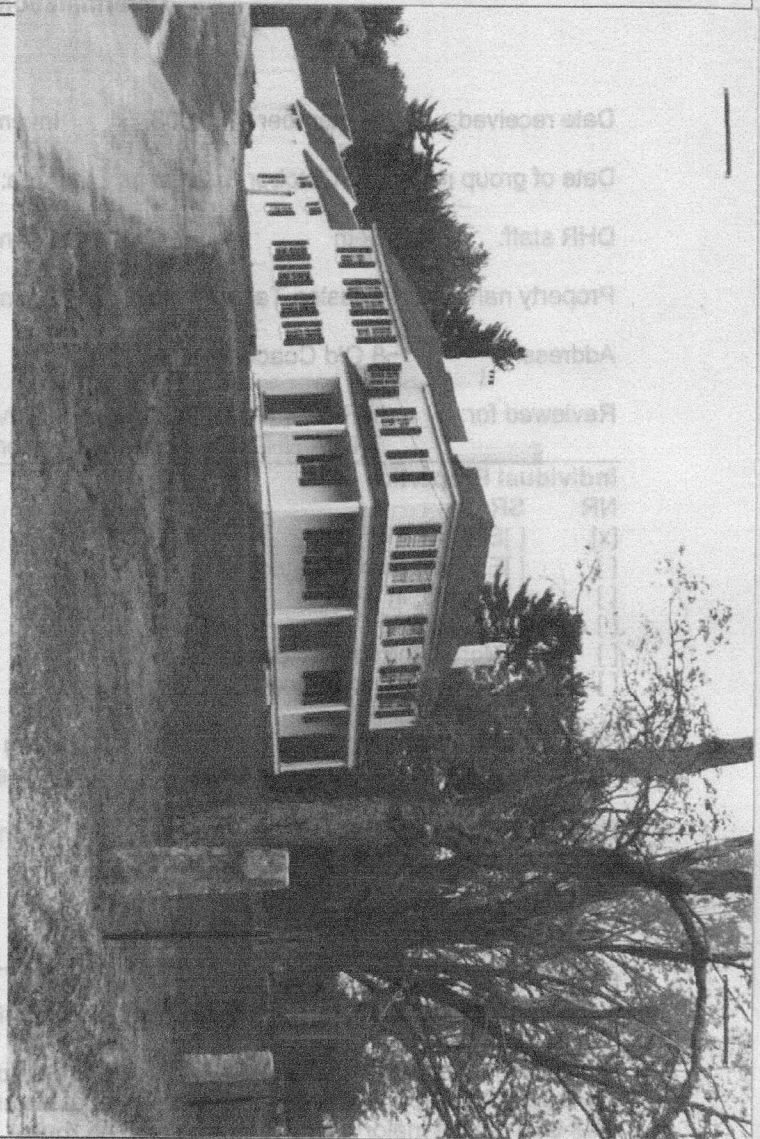
Exterior Features

16. Foundation: granite
17. Cladding: clapboard
18. Roof material: asphalt shingles
19. Chimney material: brick
20. Type of roof: hip
21. Chimney location: both ends, single interior
22. Number of stories: 2
23. Entry location: façade, center
24. Windows: 9/6

Replacement? no ☒ yes ☐ date: N/A

Site Features

25. Setting: rural local (bypassed) road
26. Outbuildings: sheds in ell, detached garage
27. Landscape features: mature trees, stone fence posts
28. Acreage: 92 acres



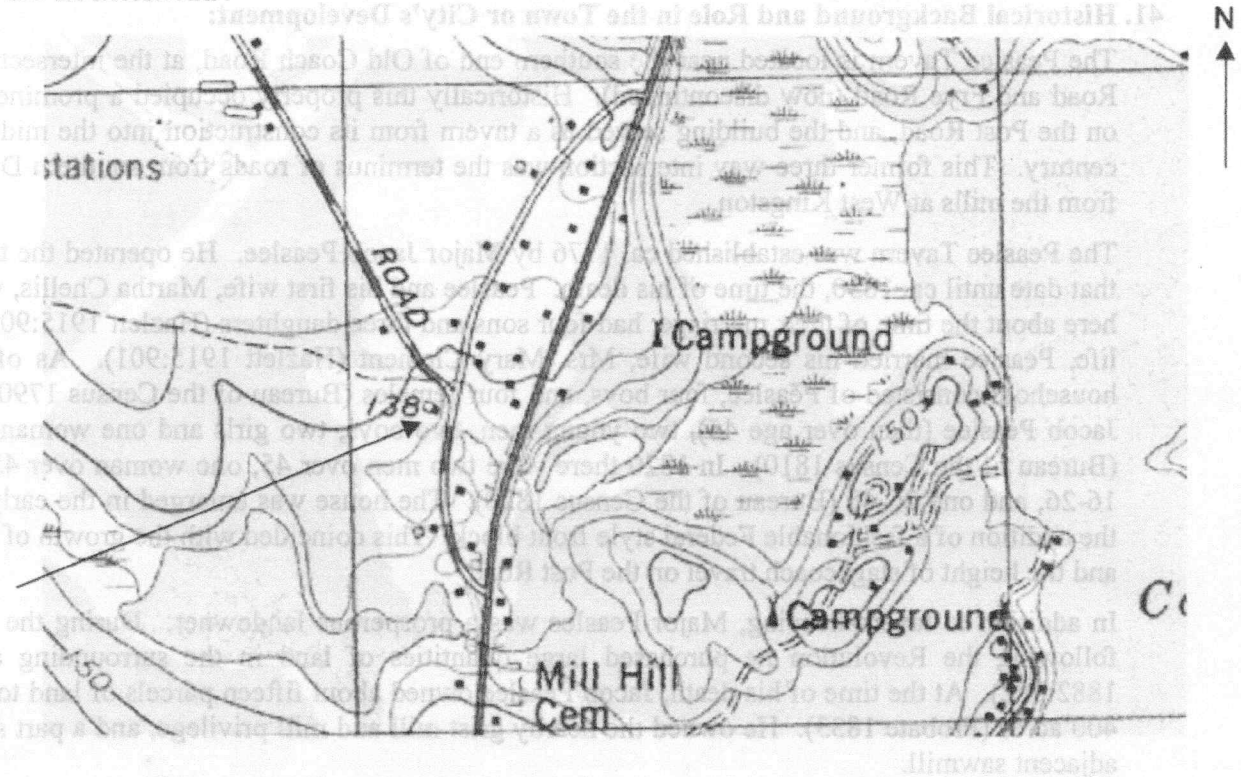
35. Photo 1
36. Date May 2002
37. Roll 19 Frame 6 Direction: NW
38. Negative stored at: NHDHR

29. Tax map/parcel: R8/42
30. UTM reference: 19.330130.4750490
31. USGS quadrangle and scale: Kingston, 1:24000
- Form prepared by
32. Name: Kari Laprey
33. Organization: Preservation Company
34. Date of survey: November 2002

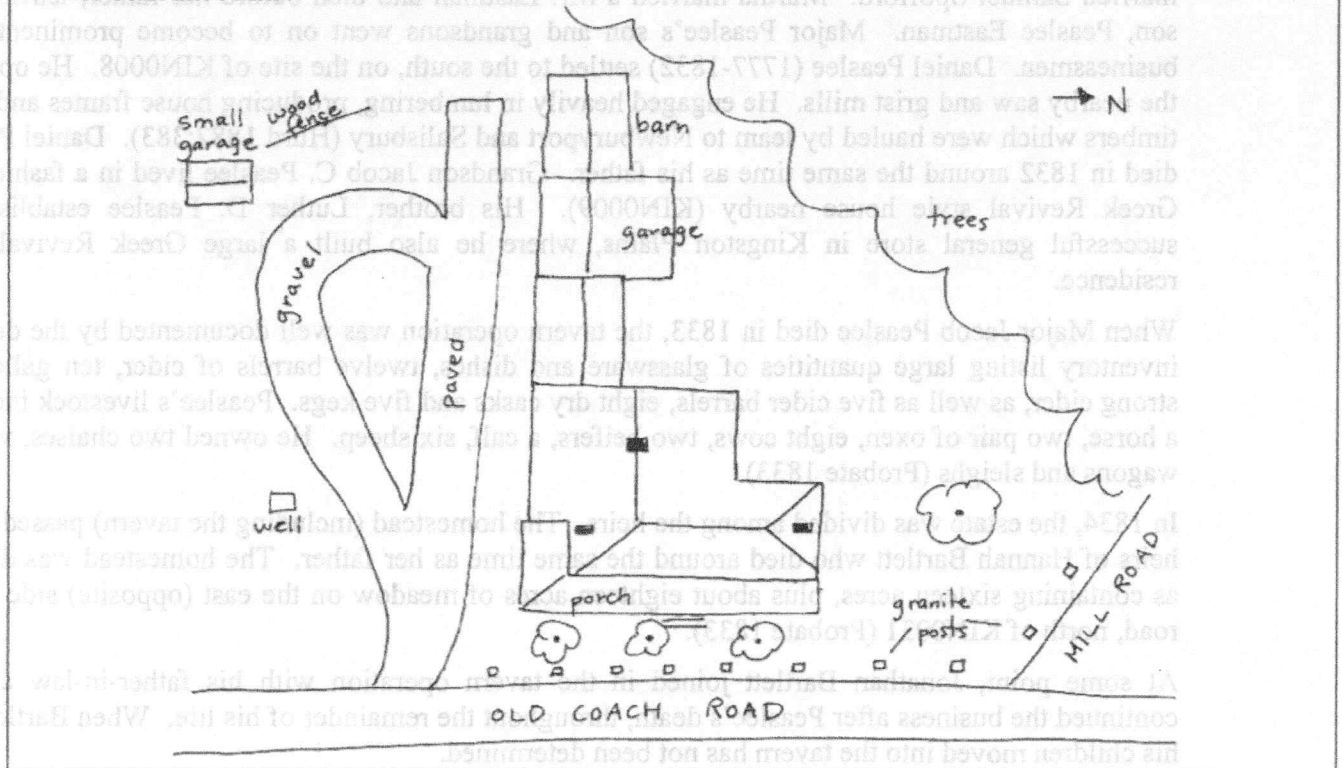
INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: KIN0030

39. LOCATION MAP:



40. PROPERTY MAP:



INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: KIN0030

41. Historical Background and Role in the Town or City's Development:

The Peaslee Tavern is located near the southern end of Old Coach Road, at the intersection of Mill Road and Frye Road (now discontinued). Historically this property occupied a prominent location on the Post Road, and the building served as a tavern from its construction into the mid-nineteenth century. This former three-way intersection was the terminus of roads from southern Danville and from the mills at West Kingston.

The Peaslee Tavern was established ca. 1776 by Major Jacob Peaslee. He operated the tavern from that date until ca. 1830, the time of his death. Peaslee and his first wife, Martha Chellis, who settled here about the time of their marriage, had four sons and three daughters (Hazlett 1915:901). Late in life, Peaslee married his second wife, Mrs. Mary Clement (Hazlett 1915:901). As of 1790, the household consisted of Peaslee, four boys, and four females (Bureau of the Census 1790). In 1800 Jacob Peaslee (then over age 45), two young men, two boys, two girls and one woman lived here (Bureau of the Census 1810). In 1820 there were two men over 45, one woman over 45, one man 16-26, and one 26-45 (Bureau of the Census 1820). The house was enlarged in the early 1800s by the addition of a fashionable Federal style front block. This coincided with the growth of the family, and the height of stagecoach travel on the Post Road.

In addition to tavern-keeping, Major Peaslee was a prosperous landowner. During the depression following the Revolution he purchased large quantities of land in the surrounding area (Hurd 1882:382). At the time of his death, Jacob Peaslee owned about fifteen parcels of land totaling over 400 acres (Probate 1833). He owned the nearby grist mill and mill privilege, and a part share in the adjacent sawmill.

Major Peaslee's daughter Hannah married Jonathan Bartlett ca. 1817. They settled south of her father at KIN0029 and Bartlett shared ownership of the adjacent mills. Daughter Lydia Peaslee married Samuel Spofford. Martha married a Mr. Eastman and died before her father, leaving one son, Peaslee Eastman. Major Peaslee's son and grandsons went on to become prominent local businessmen. Daniel Peaslee (1777-1832) settled to the south, on the site of KIN0008. He operated the nearby saw and grist mills. He engaged heavily in lumbering, producing house frames and ships timbers which were hauled by team to Newburyport and Salisbury (Hurd 1882:383). Daniel Peaslee died in 1832 around the same time as his father. Grandson Jacob C. Peaslee lived in a fashionable Greek Revival style house nearby (KIN0009). His brother, Luther D. Peaslee established a successful general store in Kingston Plains, where he also built a large Greek Revival style residence.

When Major Jacob Peaslee died in 1833, the tavern operation was well documented by the detailed inventory listing large quantities of glassware and dishes, twelve barrels of cider, ten gallons of strong cider, as well as five cider barrels, eight dry casks and five kegs. Peaslee's livestock included a horse, two pair of oxen, eight cows, two heifers, a calf, six sheep. He owned two chaises, various wagons and sleighs (Probate 1833).

In 1834, the estate was divided among the heirs. The homestead (including the tavern) passed to the heirs of Hannah Bartlett who died around the same time as her father. The homestead was defined as containing sixteen acres, plus about eighteen acres of meadow on the east (opposite) side of the road, north of KIN0031 (Probate 1833).

At some point, Jonathan Bartlett joined in the tavern operation with his father-in-law and he continued the business after Peaslee's death, throughout the remainder of his life. When Bartlett and his children moved into the tavern has not been determined.

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: KIN0030

As of 1850, 75-year-old Jonathan Bartlett and his grown children occupied a single household (almost certainly in the large tavern). Harriet was then age 32, Elizabeth 30, Jacob P. 26, and James Madison in his early 20s. An additional farm laborer Charles Davis (41) lived with them (Bureau of the Census 1850b). Bartlett's farm, which contained fifty acres of improved land, was one of the more valuable farms in the area. His livestock included four horses, two oxen, five milk cows, five other cattle, eighteen sheep and eleven swine. Annual crops were a hundred bushels of corn, ten bushels of oats, six of rye, one hundred bushels of potatoes and thirty tons of hay. Other products were forty-five pounds of wool, 200 pounds of butter and 300 of cheese (Bureau of the Census 1850a). At the end of his life, Jonathan Bartlett owned numerous tracts of land in the area. Livestock on hand were an ox, two steers, two cows, two yearlings, seventeen sheep, two shoats and a hog. He shared a horse with one of his sons (Probate 1853). Produce on hand included potatoes, cider and vinegar, oats, rye, English and meadow hay, barley, wool and cheese (Probate 1853). Bartlett's half ownership in the nearby sawmill is evidenced by cord wood, slab wood, pine clapboards, joists and plank listed in his probate inventory. Jonathan Bartlett died in 1853.

The tavern passed to James M. Bartlett who married in the mid-1850s. His sister Harriet married John Page, while brother Jacob P. Bartlett and sister Elizabeth lived next door at KIN0029. The tavern operation may have continued on some level; the property was labeled Bartlett's tavern on the county map of 1857 (Chace 1857). As of 1860, James M. Bartlett was 29 years old. His wife Mary F. was 24, and had two children Etta (3) and Walter S. (2). Living with them was an elderly woman Nannie Stewart (Bureau of the Census 1860b). Etta died in the 1860s, and another daughter Lizzie was born about 1870 (Bureau of the Census 1870b).

During this period, Bartlett's farm contained fifty acres of improved land and eight acres of unimproved. Livestock were one horse, one milk cow, six other cattle and eleven sheep. Crops were corn, oats, peas and beans, potatoes, ten tons of hay, and \$50 of produce for market. Annual animal products included thirty-three pounds of wool, 150 pounds of butter and 200 pounds of cheese, and \$67 worth of meat annually (Bureau of the Census 1870a). The parcel associated with the former tavern itself was estimated at fifteen acres (Deed 1872).

In 1880, the farm consisted of twenty-five acres of improved land, thirty acres of meadow and pasture, twenty acres of woodland and twenty-five other unimproved acres. Twenty acres were mown, yielding fifteen tons of hay. Livestock included two horses, four oxen, one milk cows and nine other cattle. In 1879, one calf was born, six cattle purchased and then seven were sold. Also on the farm were two swine and forty chickens. Products included 150 pounds of butter, sixty bushels of corn, 100 bushels of potatoes and sixty bushels of apples from forty trees. Ten cords of wood were cut in 1879 (Bureau of the Census 1880a). At some point, Bartlett acquired the adjacent house KIN0029 and the family's share in the nearby sawmill. James M. Bartlett died in 1892.

Walter S. Bartlett lived here throughout his life. His mother lived with him until her death in the early 1900s. Neither Walter Bartlett nor his sister Lizzie married, and they lived here together throughout their lives. Walter Bartlett farmed the property, but turned increasingly to lumber dealing. He had a large logging operation and rebuilt the sawmill after a fire. Bartlett died in the 1940s.

Lizzie E. Bartlett lived here until her death in the early 1960s. Her estate was left as an endowment for the Mill Stream Cemetery and to the Animal Protection League. The contents of the house were sold at auction.

In 1962, the buildings and 87.4 acres of land were sold to Chaim Aran and Gerda Kalman. They also acquired thirty acres on the east side of Route 125, extending east to Country Pond (Deed

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: KIN0030

1962). The Kalmans had lived in Kingston for some time. Their home was on Hunt Road where they operated a poultry farm (1983-29). That large property extended north toward the south side of the Mill Pond and abutted the southwest edge of the land associated with the Peaslee Tavern (LaPrell 2003). Mr. Kalman, then in his sixties, did considerable work on the building, but the family never lived in it. It was rented out at times, but has essentially been unoccupied (LaPrell 2003). The barn burned down ca. 1970. The Kalman family (who now live on Main Street and Kingston Lake) continue to maintain the property.

42. Applicable NHDHR Historic Contexts:

- 48. Mixed agriculture and the family farm, 1630-present.
- 79. Taverns, inns, hotels, motels, motor courts and bed and breakfasts, 1623-present.

43. Architectural Description and Comparative Evaluation:

The Peaslee Tavern is prominently sited on the west side of Old Coach Road. The complex consists of a Federal style main block, a large ell which was the original main block (ca. 1776), and a series of three 1½-story sheds. The front block is a two-story I-house with hip roof and tall brick chimneys, built in the Federal period, the early 1800s. The 5 X 2 bay structure has a center hall plan and interior fireplace chimneys on both end walls. The 2½-story ell is four bays long, with a gable roof and large brick fireplace chimney. The structure is supported by a granite block foundation. The walls are sheathed in clapboards, trimmed with narrow corner boards, water table and frieze. The projecting eaves have a boxed cornice with a wide molding applied below the soffit. The roofs are sheathed in asphalt shingles. The chimneys are painted white. Lightning rods top the ridge lines. The windows contain original, double-hung, 9/6 sash, with wooden storm windows and wooden shutters. A one-story porch spans the façade and wraps around the south side of the house. The porch and new entry were later nineteenth century updates to the façade. The porch consists of granite underpinnings, an open wooden deck and roof supported by square posts with simple bases and capitals. The entry contains double doors, consisting of horizontal panels and rectangular lights.

The ell projects from the southwest corner of the main block. It is offset by one bay, with a side door into the front corner. The ell extends across nearly the whole back elevation of the main block. This structure is supported by a fieldstone foundation. It also has clapboard walls and 9/6 windows. The eaves are close cropped on the gable ends. The entry is located under the porch, through a shallow vestibule. The door dates from the early 1900s.

A 1½-story, kneewall framed ell extends to the rear (west). A side entrance is located on the south wall. The fenestration is asymmetrical. The ground floor windows contain 6/6 sash, while small six-pane windows below the eaves provide light to the upper story. All are flanked by wooden shutters. The ells continue with a slightly taller, 1½-story structure, partially rebuilt in the 1980s. It has two vehicle bays and one regular door, all with vertical board doors. A one-story lean-to spans the rear (north) elevation of this section. The westernmost portion of the ell is slightly taller and deeper, sheathed in clapboards with one vehicle bay containing double hinged doors. Historically a very large New England barn was connected to the west end of the ell. The barn burned ca. 1970 (LaPrell 2003).

The house is set back from the road on an open lawn. Across the lawn is a row of three mature maples. Along the roadside is a row of granite fence posts. A dirt driveway runs along the south side of the house and ell. A small, early twentieth century garage stands next to the driveway, south

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: KIN0030

of the back ell. It has off-center double hinged doors. On the south side of the drive, opposite the house is a stone lined well.

The current parcel of over ninety acres of land includes land previously associated with KIN0029, which was owned in common with this property during the nineteenth century. The bulk of the parcel is wooded. The northern edge of the property is defined by Frye Road (now discontinued), historically the route to southern Danville. The property extends south to KIN0029. Since the mid-twentieth century the previously open area between the two houses has become wooded (LaPrel 2003).

44. National or State Register Criteria Statement of Significance:

Criterion A: The Peaslee Tavern is individually eligible for the National Register for its significance in the areas of transportation, commerce and social history. The property is of local and possibly state-wide significance for documenting the pre-automobile land travel context. The Peaslee Tavern is a well-preserved example of a rural tavern on a major interstate transportation route. The tavern operated for nearly seventy-five years, through the height of Kingston's development along the Post Road and during the stagecoach era. The interior is reported to retain historic tavern features including the bar and the upstairs ballroom. Further study of Jacob Peaslee's extensive probate inventory could provide additional information about the tavern operation.

Criterion B: The Peaslee Tavern is potentially eligible under this criterion for its associations with prominent South Kingston resident Major Jacob Peaslee. However, the surviving property most strongly represents Peaslee's role as tavern-keeper, lacking integrity as a farm and connections with Peaslee's lumbering and mill activities.

Criterion C: This property is also eligible for the National Register under Criterion C for its architectural significance. The building is important as an intact example of a tavern, built for that purpose and used as such for many years. The property, with original Georgian block built ca. 1776, becoming the ell of a large Federal style house in the early 1800s, reflects the evolution of building types and styles during this important period.

45. Period of Significance:

ca. 1776-ca. 1850

46. Statement of Integrity:

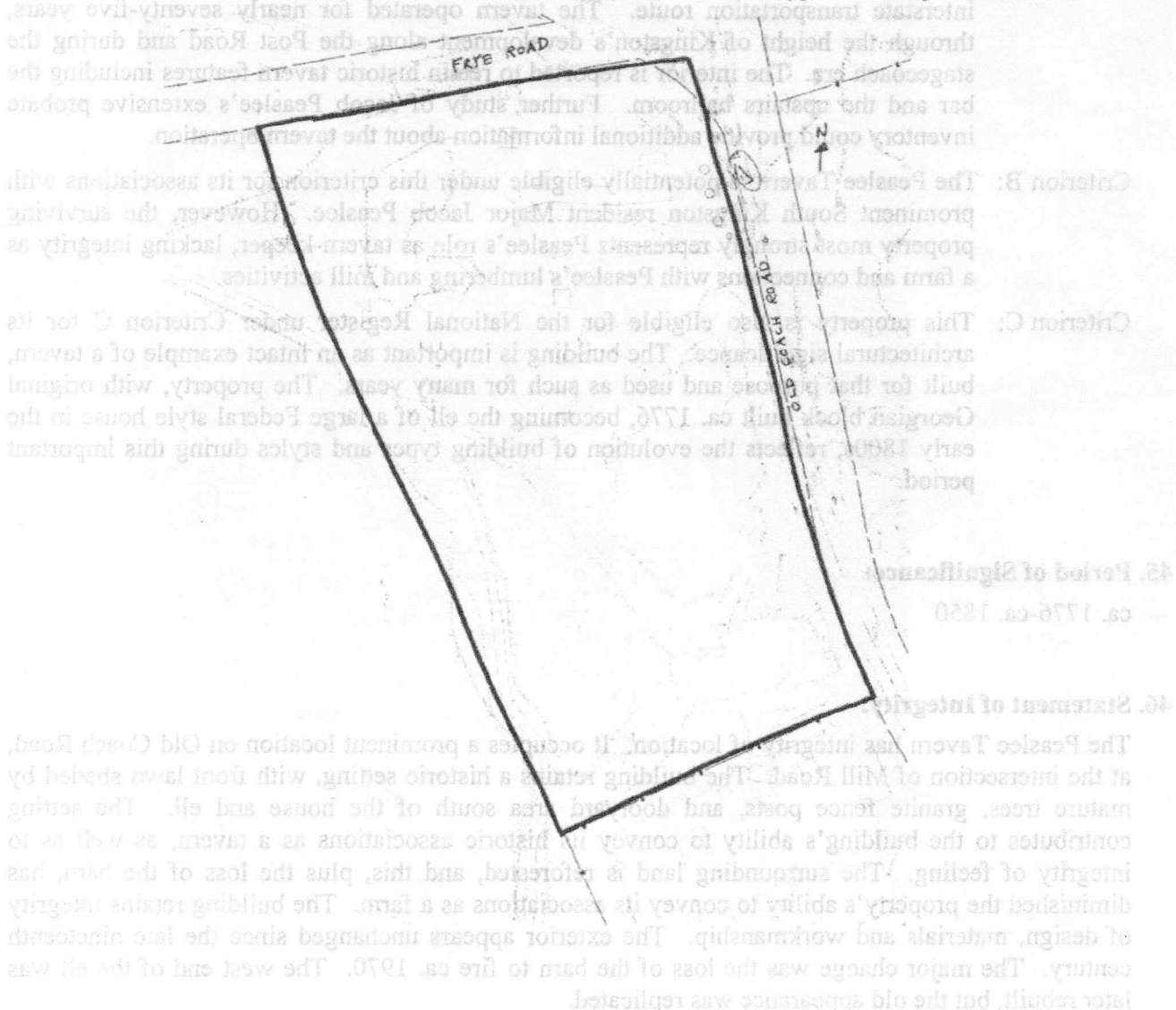
The Peaslee Tavern has integrity of location. It occupies a prominent location on Old Coach Road, at the intersection of Mill Road. The building retains a historic setting, with front lawn shaded by mature trees, granite fence posts, and dooryard area south of the house and ell. The setting contributes to the building's ability to convey its historic associations as a tavern, as well as to integrity of feeling. The surrounding land is reforested, and this, plus the loss of the barn, has diminished the property's ability to convey its associations as a farm. The building retains integrity of design, materials and workmanship. The exterior appears unchanged since the late nineteenth century. The major change was the loss of the barn to fire ca. 1970. The west end of the ell was later rebuilt, but the old appearance was replicated.

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: KIN0030

47. Boundary Discussion:

The Peaslee Tavern is eligible for the National Register for its significance as a tavern. The property retains a large tract of associated land, but little integrity as a farm. The current parcel (R-8/42) contains ninety-six acres, a large portion of which were previously associated with KIN0029, which was owned in common with this property during the nineteenth century. Historically the tavern parcel was defined as twelve or fifteen acres. The National Register boundary is defined to include only the front portion of the large parcel. The eligible property encompasses the historic building complex and the surrounding domestic space and yards. The associated setting including fence posts and trees along Old Coach Road that are a vital part of its significance. The bulk of the land is wooded. The eligible property is defined roughly by the tree-line. The property is defined on three sides by the current legally-recorded lot lines: on the front (east) by Old Coach Road, on the north by Frye Road (discontinued), and on the south by the lot line separating KIN0029 (R-8/41). The rear (west) boundary is defined by an arbitrary line running from the northwest corner of parcel R-8/41 north to Frye Road. The eligible property contains approximately 4-5 acres.



INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: KIN0030

48. Bibliography and/or References:

Anonymous

1927 The Atkinson, Kingston, Newton, Pelham.... New Hampshire Directory. Hyde Publishing Company.

Anonymous

1940 Haverhill, Mass. Suburban directory for Georgetown, Groveland, Merrimac, etc. Crosby Publishing Company. New Hampshire State Library, Concord.

Anonymous

1948 Haverhill, Mass. Suburban directory for Georgetown, Groveland, Merrimac, etc. Crosby Publishing Company. New Hampshire State Library, Concord.

Arseneault, Judith A.

1995 The Vital Records of Kingston, New Hampshire, 1694-1994. Baltimore, MD.

Bureau of the Census

1850a, 1860a, 1870a, 1880a Agricultural and Industrial schedules. Microfilm collection of the New Hampshire State Library, Concord.

Bureau of the Census

1790, 1800, 1810, 1820, 1840,

1850b, 1860b, 1870b, 1880b,

1900, 1910, 1920 Population census. Microfilm collection of the New Hampshire State Library, Concord.

Garvin, Donna-Belle and James L.

1988 On the Road North of Boston: New Hampshire Taverns and Turnpikes, 1700-1900. Concord, NH: New Hampshire Historical Society.

Hazlett, Charles A..

1915 History of Rockingham County New Hampshire. Chicago: Richmond-Arnold Publishing Co.

History Book Committee

1994 History of Kingston, New Hampshire 1694-1994. Published by Sterling Press with funding from Kingston's 300th Anniversary Committee.

Hosier, Kathleen E.

1993 Kingston New Hampshire: Early Families, Patriots & Soldiers. Heritage Books, Inc. Collection of the New Hampshire State Library, Concord, NH.

Hurd, D. Hamilton

1882 History of Rockingham and Strafford Counties, New Hampshire. Philadelphia: J.W. Lewis & Co. Collection of the New Hampshire State Library, Concord, NH.

Kingston Improvement and Historical Society

1969 History of Kingston, 1694-1969. Collection of the New Hampshire State Library, Concord.

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: KIN0030

Maps

Anonymous

- 1807 "A Plan of the Town of Kingston taken agreeable to an act of the General Court."
Microfilm, New Hampshire Historical Society, Concord.

Chace, J. Jr.

- 1857 "Rockingham County, New Hampshire" wall map. Philadelphia: Smith and Coffin.
Collection of the New Hampshire Historical Society, Concord.

Hurd, D. Hamilton

- 1892 Town and City Atlas of the State of New Hampshire. Boston: D.H. Hurd & Co.

Deeds – Rockingham County Registry, Brentwood

- 1872 Book 495, Page 77.

- 1962 Book 1654, Page 305.

Probate – Rockingham County Registry, Brentwood

- 1833 12501 – Jacob Peaslee.

- 1853 16655 – Jonathan Bartlett.

- 1903 14135 – James M. Bartlett.

Interviews

- Shirley LaPrel, neighboring property owner, January 2003.

Historic Photograph

History Book Committee

- 1994 History of Kingston, New Hampshire, 1694-1994. Town of Kingston.

Surveyor's Evaluation

NR listed: individual ☐
within district ☐

Integrity: yes ☒
no ☐

NR eligible:
individual ☒
within district ☐
not eligible ☐
more info needed ☐

NR Criteria: A ☒
B ☐
C ☒
D ☐
E ☐

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: KIN0030

Address: 8 Old Coach Road Date taken: November 2002 Negative stored at: NHDHR



Photo 2: façade

Roll: 41 Frame: 16 Direction: W



Photo 3: ell and south elevation

Roll: 41 Frame: 7 Direction: N

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: KIN0030

Address: 8 Old Coach Road Date taken: November 2002 Negative stored at: NHDHR

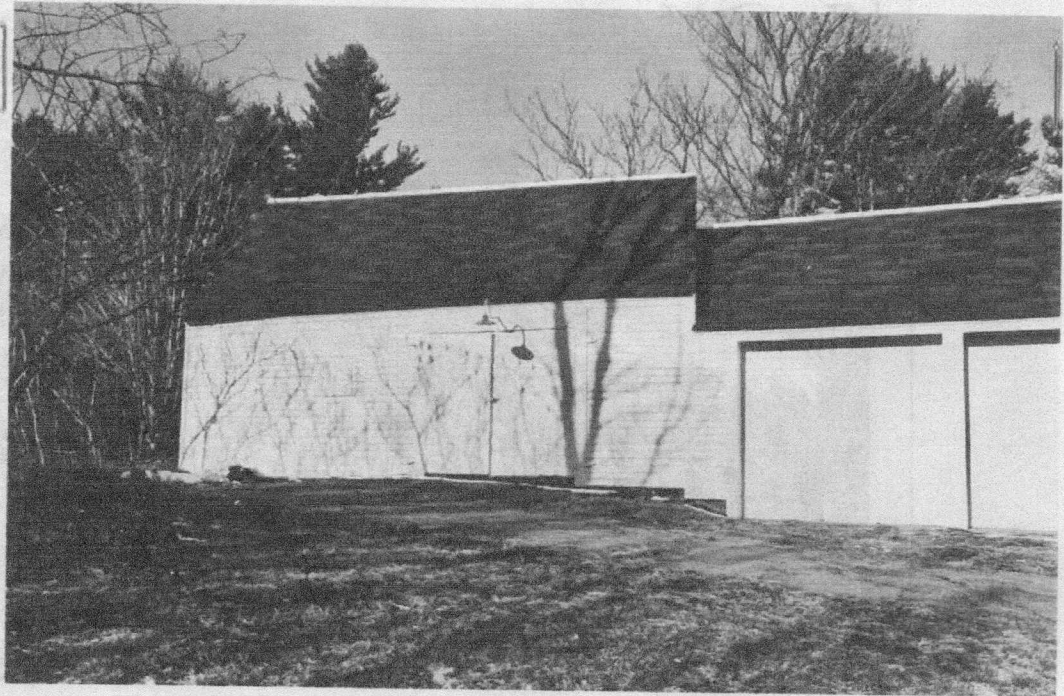


Photo 4: rear (west) end of ell
Roll: 41 Frame: 8 Direction: N



Photo 5: north elevation of main block and ell
Roll: 41 Frame: 15 Direction: SE

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: KIN0030

Address: 8 Old Coach Road Date taken: November 2002 Negative stored at: NHDHR



Photo 6: ell, north elevation

Roll: 41 Frame: 10 Direction: E



Photo 7: ell, north elevation

Roll: 41 Frame: 9 Direction: E

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: KIN0030

Address: 8 Old Coach Road Date taken: November 2002 Negative stored at: NHDHR



Photo 8: well

Roll: 41 Frame: 12 Direction: NW

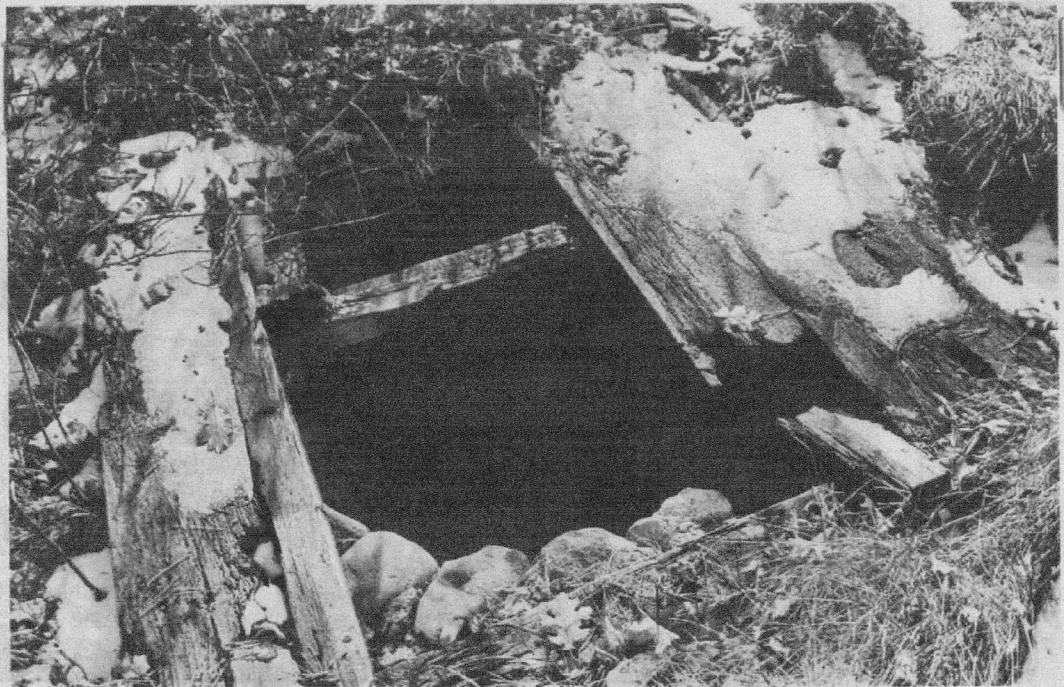


Photo 9: well

Roll: 41 Frame: 14 Direction: NW

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: KIN0030

Address: 8 Old Coach Road Date taken: November 2002 Negative stored at: NHDHR

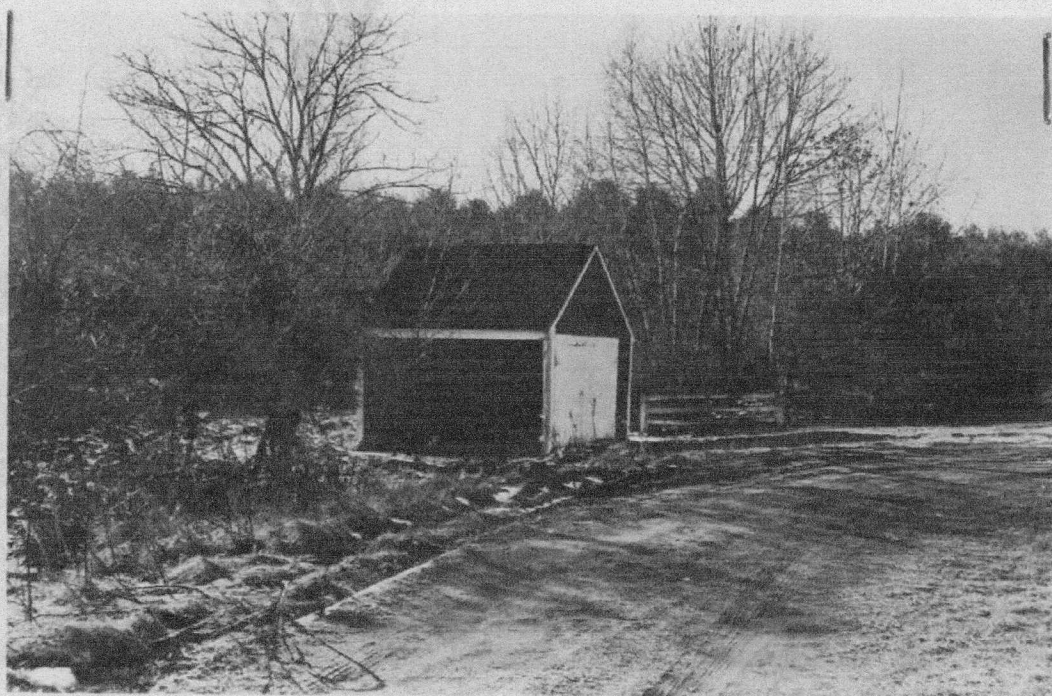


Photo 10: small garage

Roll: 41 Frame: 6 Direction: W

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: KIN0030

Historic Photograph



(History Book Committee 1994:III-19)