

Peters House Hotel
East side of intersection of
U.S. Rte. 209 and T301
Bushkill, Lehman Township
Pike County
Pennsylvania

HABS No. PA-1138

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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

PETERS HOUSE HOTEL

Location: East side of intersection U.S. Rte. 209 and T301, just north of Bushkill Creek in Delaware Water Gap National Recreation Area, Bushkill, Lehman Township, Pike County, Pa.

USGS Bushkill Quadrangle, Universal Transverse Mercator Coordinates: 18.499780.4548750.

Present Owner: United States Government

Present Use: Demolished in 1972.

Significance: Architecturally, the hotel (erected in 1861) is a product of numerous additions. The structure is notable for its long existence as an inn, and its association with the Peters family, a prominent nineteenth-century family in Pike County.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The southern portion of the structure was erected in 1861 and is believed to have been a wing added to the original Peters residence (Beers, p. 571. Mrs. Pipher, Interview August 5, 1971, "Bushkill Falls", Bushkill, Pa.)
2. Architect: None known
3. Original and subsequent owners:

1857 Deed: 2 September 1857 Recorded 10 Sept. 1859
Book 23, page 207
Sarah Peters, Elizabeth Peters, Maria C. Peters, Catherine Peters, Henry M. Labar and Elsie G. Labar, of Lehman Township, Pike County, and Henry S. and Delinda P. Mott of Milford, Pike County, (Heirs of Henry Peters, deceased, of Lehman Township),
to
Charles R. Peters, Samuel G. Peters, and William N. Peters, of Lehman Township
Considerations: \$30,000.
Acreage: 4 tracts total 247 1/2 acres.
Grant: on entire conveyance "there is erected a tavern house, grist mill, saw mill, and several other buildings"; the land of the late Henry Peters; primarily in Lehman Township, partly in Middle Smithfield Township.

Reference to four earlier deeds: (1) John Heller et ux. to Henry Peters, 11 Sept. 1813, (2) John Coolbaugh et ux., to Henry Peters, 23 March 1822, Book 5, page 498, (3) Frederick Vanakin et ux., to Henry Peters, 23 June 1829, Unlocated, (4) Daniel Schoonover et ux., to Henry Peters, 4 Jan. 1834, Book 23, page 206.

- 1859 Deed: 7 Aril 1859 Recorded 1D Sept. 1859
Book 23, page 211
William N. Peters of Smithfield Township,
to
Charles R. Peters, and Samuel G. Peters of Lehman Township,
Pike County
Considerations: \$6,666.66.
Acreage: (one third part of two tracts) (1) 247 1/2
acres.
Grant: share of land conveyed in 1857 Deed,
including buildings; and additional tract.
- 1889 Deed: 2 December 1889 Recorded 26 Dec. 1889
Book 46, page 403
Samuel D. Mott [son of Delinda Peters Mott] and Zaiddee L.
Mott, of Passaic, Passaic County, New Jersey,
to
Samuel Peters, Edwin F. Peters, Harry Peters, and Van C.
Peters, of Lehman Township
Consideration: \$833.
Grant: release of claim to land in Deed from Sarah
Peters et al., to Charles R. Peters et al., 1857
- 1890 Deed: 1 May 1890 Recorded 20 June 189D
Book 46, page 622
Maria S. Peters, Catharine M. Elinberger, William N. Peters
and Lena N. Peters (ux.), of Lehman Township, and Charles
P. and Jeanette Mott of Milford, Pennsylvania,
to
Samuel G. Peters, Edwin F. Peters, Harry Peters, Van C.
Peters, of Lehman Township,
Consideration: \$1.00.
Grant: release of claim to land in Deed from Sarah
Peters et al., to Charles R. Peters et al., 1857
- 1933 Deed: 3 October 1933 Recorded 3 Oct. 1933
Book 88, page 24
Charles E. and Adelaide Roth, of Reading, Pennsylvania, and
Knighton Peters, of Hancock, New York,
to
Charles E. Peters, of Stroudsburg, Pennsylvania
Consideration: \$1.00.

Grant: conveyance of all real estate in Lehman Township, acquired by the grantors either by inheritance through Van C. Peters, deceased, or as devisees under the last will and testament of E. F. Peters, deceased.

- 1947 Deed: 21 November 1947 Recorded 24 Nov. 1947
Book 108, page 212
Charles E. Peters, and Mildred Peters, ux., of Stroudsburg,
to
Marcia DeRocco, ux. of Jovan DeRocco, of Bushkill, Pike
County,
- 1951 Deed: 15 November 1951 Recorded 19 Nov. 1951
Book 116, page 265
Marcia DeRocco and Jovan DeRocco, of Bushkill,
to
Marcia DeRocco and Blanche Clapp, of Bushkill
- 1960 Deed: 1 March 1960 Recorded 5 March 1960
Book 151, page 372
Blanche E. Clapp of Lehman Township, Marcia and Jovan
DeRocco, of Bushkill
to
Arthur E. and Mary H. Lyons, of Baltimore, Maryland
Consideration: \$7,500.

4. Original plan and construction: An old photo in Henn's The Story of the River Road, shows the original structure as a two-story rectangular building of wood frame and clapboard construction (southern section of building). Erected in 1861 by Charles R. Peters, the original hotel is believed to have had about "ten sleeping rooms" (Beers, p. 571. Mrs. Pipher, Interview Aug. 5, 1971).
5. Alterations and additions: While numerous additions and alterations have occurred, there are no dates available for the expansion and modernization of the hotel. However, it appears that the present structure was built in several stages by Harry and Edwin Peters, Charles R. Peters' sons.

The first major addition appears to have been the large three-story rectangular section to the north. The construction of a third story and a large bay on the southwest corner were later additions.

By 1900, the Peters House Hotel contained "75 rooms, supplied with running water and all the accessories of a model hotel." (Beers, p. 571. Mrs. Pipher). Its character and use remained unaltered for the next seventy-two years. The hotel was demolished in 1972.

B. Historical Events and Persons Connected with the Structure:

Henry Peters (1786-1857) first purchased land at the site of the hotel in 1813 from John Heller, "Innkeeper". For \$4,400, Henry Peters purchased 23 acres, 3 perches "on the Big Bushkill Creek... including the house and Saw mill..." and about 60 acres on the little Bushkill Creek.

Heller's house evidently became Henry Peters place of residence and has been described as "a humble dwelling-house," a "log house containing one window with four window lights" (Mathews, p.p. 644, 928). Located on the old stage route from Stroudsburg to Port Jervis, the structure functioned as a "public house for the entertainment of travelers," although the Lehman Township Tax Records do not list Henry Peters as an "Innkeeper" until 1835 (Walters, E. D., Interview, July 30, 1971).

Upon the death of Henry Peters, the property on which "there is erected a tavern house, grist mill, Saw mill, and several other buildings," eventually passed to two sons, Samuel G. and Charles R. Peters (1822-1867) (The gristmill was recorded separately by HABS as the Bushkill Mill (Peters Mill) HABS No. PA-1137). Charles R. Peters evidently acquired the hotel, for beginning in 1859, the Tax Rolls list him as an "Innkeeper." In 1861, Charles R. Peters is believed to have erected a "hotel with about ten sleeping rooms". The original Peters residence may have stood adjacent to the new structure until it was demolished prior to the enlargement of the 1861 wing.

After Charles R. Peter's decease in 1867, The hotel continued in operation under the direction of his widow. Harry (1859-1931) and Edwin Peters inherited the hotel and continued to enlarge it.

In 1947 the Hotel passed out of the Peters Family for the first time. It was leased until 1970 to Hi Friedman.

C. Sources of information:

1. Old views: Photocopy of drawing by Edwin D. Mott of an aerial view of the mill and Inn and surroundings, circa 1955 (See BUSHKILL MILL (Peters Mill) HABS No. PA-1137-13).

Photocopy of photograph of south and west elevations before later additions, Henn, William F., The Story of the River Road, 1975. page 29.

2. Bibliography:

a. Primary and unpublished:

Deed Book, Pike County Court House Records, 1813-1960.

Assessment Records, Pike County Court House, 1835-1859.

b. Secondary and published sources:

Beers, J.H. Commemorative and Biographical History of Northeast Pennsylvania. Chicago: 1902.

"Delaware Valley Railroad: The Colonial Route to the Famous Delaware and Bushkill Valley Summer Resorts." Easton: The Hobson Press, 1902.

Henn, William F., The Story of the River Road. 1975

Mathews, Alfred. History of Wayne, Pike, and Monroe Counties, Pennsylvania. Philadelphia: R. T. Peck and Company, 1886.

Pipher, Mrs., Interview, 5 August 1871. "Bushkill Falls," Bushkill, Pennsylvania. (Mrs. Pipher is the daughter of Charles E. and Mildred Peters)

Walters, Elizabeth Dimmick, (Mrs. Horace). Interview 30 July 1971, East Stroudsburg, Pennsylvania.

Prepared by Lynn Beebe Weaver
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PART II. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) in cooperation with the Delaware Water Gap National Recreation Area, supervised by the National Park Service and funded by the U.S. Army Corps of Engineers. The project, which extended from 1967 to 1971, was under the general direction of James C. Massey, Chief of HABS. This historical data was written by Lynn Beebe Weaver, project historian, in 1971. The written data was edited for transmittal to the Library of Congress in the summer of 1980 by Kent R. Newell of the HABS staff. The photographs were taken by George Eisenman in August, 1970.