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The Society for the Preservation of Hudson Valley Vernacular Architecture

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Swarte Pete (a/k/a the HVVA Sheepdog) and Sinterklaas in Kingston.

Long-time HVVA member and trustee and our good friend Maggie MacDowell passed away in September and will be sorely missed by the many people whose lives she has touched. Typical of her independent spirit, Maggie wrote her own obituary and shared her life story. We reprint it here along with some photos as our tribute to her.

Margaret Shimer MacDowell New Paltz, NY - September 16, 2014

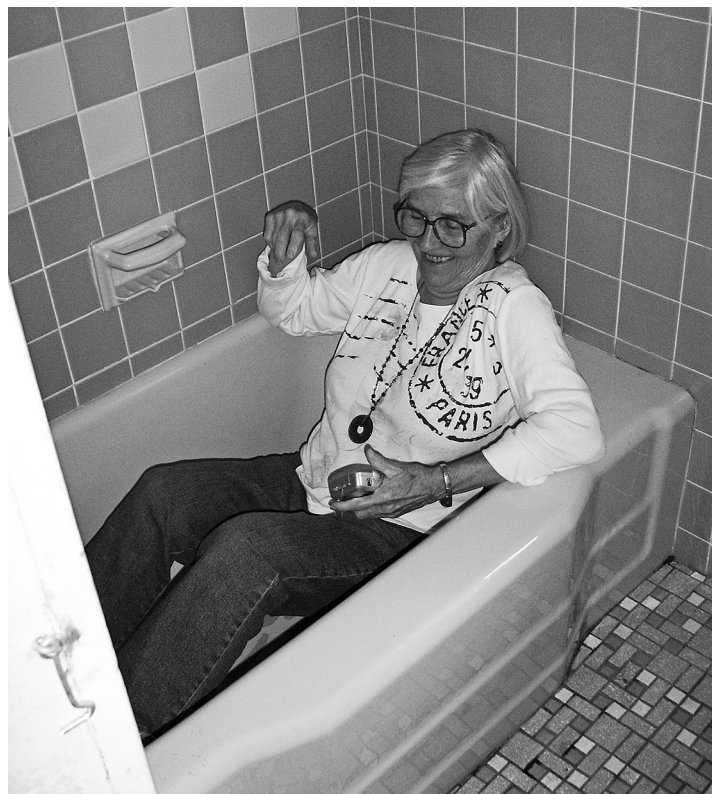


My letter to you, dearest family and friends. I am called Margaret, Peg, Peggy, and Maggie. I was born August 1, 1926 in Bethlehem, PA, and have obviously recently passed away at 88 years. It has been a wonderful trip, not perfect, but wonderful. My parents were Grace Penner Shimer and William Robert Shimer. My sister, Elizabeth and my brother, Robert have gone ahead of me; so my beautiful children will become even closer to one another. My pride in my family is boundless. Rebecca Horner has grown into a contented adult with her children, Scott Ellison, Bethany Ellison, Fletcher Ellison; and granddaughter, Zoe Ellison, all following in her creative footsteps. Jennifer Horner, PhD is in a very happy space, newly engaged to Joachim Ansorge, a delightful and adventuresome human being. Judson Shimer Horner,

a joyful and most mentally creative father of Coleman Horner, Preston Horner, and Elizabeth Horner, all unique in their own right. Mitchell Robert Horner is capable, contented, dependable, and solid in his footsteps. His companion, Jayne Germain, is a perfect match. I proudly say farewell to cousins, nieces, and nephews who remain tight in my heart under the surnames Shimer, Daniels, Weitzel, Hoffman, Laros, and Paff, and to my loving hugging friends who I cherish so deeply. Prep school, Syracuse University, and Moravian College for Women during the 2nd World War led me to marriage with my first husband Thomas R. Horner of over 20 years, growing together, and more apart, but still friends from a childhood past. We lived in Pleasant Valley for over twenty years, with two exciting years in Great Britain. Eventually I married Frederick MacDowell Jr. M.D., taking on four terrific stepchildren and a hobby sheep farm in Highland, adding flying, traveling, and camping to my agenda. The children became amazing grownups to be proud of: Lynda, Melissa, and twins Fritz and James. Niece Tani MacDowell Hyland and her family are part of my family, as well. There was never a dull moment on the farm with a menagerie of sheep, border collies, and cats. I learned spinning, dyeing, and weaving, became more involved with 4-H, and “Sheep to Shawl” activities. After ten years, I was again on a single road, but keeping the MacDowell clan close to my heart. With great enthusiasm, I pursued real estate for the next thirty years, meeting more wonderful people. After moving to Gardiner, where I lived for over twenty five years, the Hudson Valley Vernacular Architecture (HVVA) became an avocation. The history and beauty of the Hudson Valley brought me even more pleasure in new friends and adventures. A sky dive (at age 75) and several open-cockpit biplane flights satisfied my need for excitement. In 2010, I retired from real estate, when Woodland Pond rounded out my life. A better choice could not have been made. I had a new home, new friends, old friends, new activities. It has been magical, and I thank everyone at Woodland Pond from the bottom of my heart. The helpfulness, love, and assistance these last weeks have been overwhelming. So much love to you all, Maggie.



Clockwise from top left:
Maggie in costume
Maggie and Jim Decker
Maggie at Cantine House Stone Ridge NY
Maggie and Wally Wheeler



History of the Hoffman House

By Jill Fisher



Fig.1 – View of house from east. Photo by Neil Larson, 2014.

Editor’s Note: *When Donna Brown and Elliot Bristol acquired the house with 34 acres in 1980, they immediately began to make necessary improvements to the house and property. Inside, they renovated the second floor bath; outside they restored the front piazza, including replacing its roof. In 1990 they renovated the kitchen, shifting the entrance from the east wall to the south wall, replacing windows, and adding a bay window to the west wall to take advantage of the spectacular western views. They always wanted to do something to restore main-floor rooms and recover something of their 18th-century appearance. In 2001 they retained the services of Larson Fisher Associates to sort out the history of the building and help formulate a plan of action. This article comes out of the conditions assessment made at that time. Now more than a decade later, the owners have undertaken a major project to recreate historical interior spaces. Donna provided a running account of the work in e-mails many of us enjoyed, and she and Elliot have provided the illustrated report that follows Jill Fisher’s historical background.*

Background

The story of the Hoffman House begins with Martin Hermanzen Hoffman, who arrived in New Netherland from Revel, Sweden, in ca.1657. He first settled in Esopus (Kingston) but soon after moved to New Amsterdam (NYC) where, in 1661, his property was assessed among the highest level of taxpayers.¹ The Hoffmans were a wealthy family who built their fortune through strategic marriages with the most prominent families in the region – among them, the de Witts, Livingstons,

Van Renssaelars, Van Alstynes, and Ten Broecks. Their real estate, industrial and commercial interests extended to Ulster and Dutchess counties and New York City.

Martin Hoffman and his second wife, Emmerentje De Witt, had five children. Nicolaes, born in Kingston, was the second of two sons. He was a blacksmith and married Jannetje Crispell in 1704. She was the daughter of Antoine Crispell, a Huguenot, who settled in nearby Hurley and was one of the patentees of New Paltz in Ulster County. In 1707, Antoine Crispell conveyed property in Kingston to Jannetje and her husband – the site of the present Hoffman House Restaurant on the corner of North Front and Green streets.² (While one source states that Nicolaes was the builder of the stone house on this property, the deed history indicates that a stone house already existed on the property in 1707.³) Nicolaes Hoffman was a captain commanding a company of the Ulster County Militia at Kingston by 1717.⁴ In 1721 he acquired Peter Schuyler’s half-share of a property known as “Maastenbroeck,” in the northwestern corner of Dutchess County. Official records listed Nicolaes as a freeholder in Dutchess County in 1728 and 1740, and his will places him in Red Hook at the time of his death.

Nicolaes and Jannetje had nine children, only six of whom grew to adulthood – four sons and two daughters. Martinus was Nicolaes’s eldest child and thus, according to tradition, named after his Swedish-immigrant grandfather. Like his father he joined the militia, ascending to the rank of Colonel. He married Tryntje Benson in 1733, and they promptly had



Fig. 2 – View of house from northwest. Photo by Neil Larson, 2001.

three children, Cornelia, Nicholas, and Robert, all born in Kingston. Five years later, at age 32, Martinus moved to Red Hook, settling on land his father had bought there and involving himself in a number of enterprises – including engaging in trade at “Hoffman’s Landing” on the Hudson River, overseeing a grist mill at “Hoffman’s Mills” at the mouth of the White Clay Kill, and farming. Martinus, (later referred to as Martin Sr.) and Tryntje had six more children, Anthony, Annatjen, Hermanus, Martin Jr., and Zachariah, all born in Red Hook.⁵

When Nicolaes died in 1750, his four sons inherited sufficient lands to provide each with a good start in life. Nicolaes also willed his eight African slaves to his heirs. Martinus received a male slave named Fortune and must have purchased more because by 1755 he owned ten slaves, the largest number held by anyone in the precinct.⁶ Nicolaes bequeathed one tract, the “Land of Martinus Shoe and Hans Jacob Dings,” to Martinus and his youngest brother Petrus to share equally. After parceling out his various land holdings among his sons, Nicolaes stated in his will that “all my Land on the East Side of the Hudsons River Shall Remain Common for my four Sons and their Respective assigns for cutting firewood...”⁷

Builder of the stone house

A lack of records from this time period makes it impossible to be certain of who actually built the Hoffman House in Tivoli, but the form and design of the structure suggests it dates to the middle of the 18th century (Figs. 1 & 2). The original house was typical of vernacular German house architecture in

Rhinebeck (Figs. 3-5). Constructed of locally quarried bluestone, 41’ 4” wide by 26’ 6” deep in dimension, it had two rooms on the main floor plus a basement kitchen and storage area. A gable roof rested on short knee walls that created a half-story under the rafters. A central partition wall separated two main floor rooms. The ground around the house sloped away so that the cellar at the south side of the building was at ground level providing the kitchen with direct access to the outside. The principal façade on the east side of the house was pierced by two front doors and two windows on the main floor level, a pair for each room, as well as a kitchen door on the basement level (Fig. 6). On the west side there was a single door on the main level, which accessed the southern of the two main floor rooms, flanked by windows, as well as a basement window beneath the southernmost one on the main floor (Fig. 2). The end walls of the house had no openings, but instead each had a jambless fireplace providing a source of heat. The brick chimney for the kitchen fireplace bisected the south stone end wall behind the interior chimney (Fig. 7).

A singular characteristic of the house is its extraordinary siting on a ridge with one of the most expansive vistas of the Hudson River and the Catskill Mountains of any property in the region. Whether or not the 274-acre tract of land on which the house was originally situated was one of the parcels Nicolaes Hoffman owned and bequeathed to his sons, it would have been highly prestigious and valuable real estate. This fact would not have been lost on the Hoffmans, and the property would have been particularly desirable since it also overlooked



Fig. 3 – Ackert or Cruisius House, Rhinebeck, ca.1750.

Fig. 4 – Freidenberg House, Rhinebeck, ca.1730.

Fig. 5 – Traver House, Rhinebeck, ca.1730.

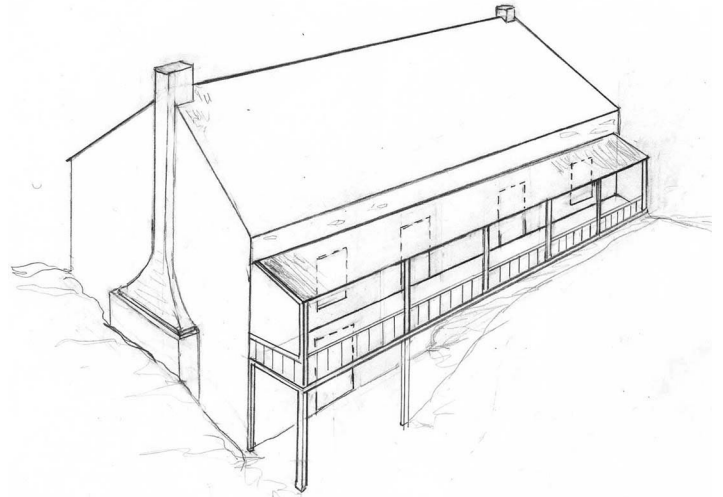
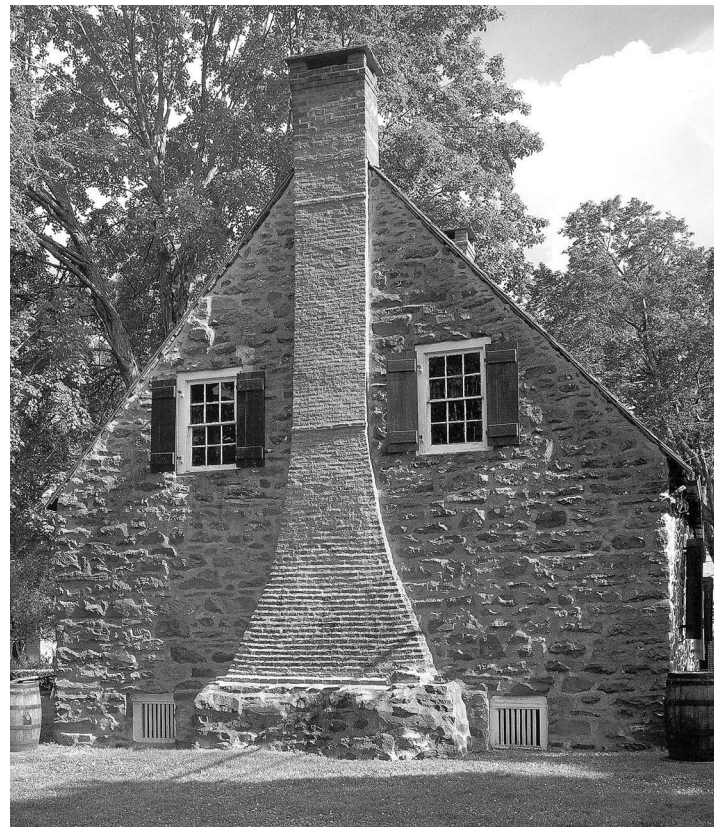


Fig. 6 – Schematic depiction of original Hoffman House, ca.1750. Drawing by Jill Fisher, 2001.

child of Petrus Hoffman and daughter-in-law of his brother, Martinus by her marriage to his son Zachariah, was owner of the property in 1800. As such, some reasonable assumptions can be made. For instance, Nicolaes's son Anthony probably did not occupy the house since he resided in Kingston and was a trustee of that city on and off from 1742 through 1780. Secondly, Nicolaes willed his son Zecharias land near the Hudson River near Hoffman Landing. By about 1760,

Fig. 7 – View of kitchen chimney, Abraham Hasbrouck House, New Paltz, ca. 1725. Photo by Neil Larson.



their vast holdings around the landing. A portion of the property is in the low lying "flats" area that follows the eastern bank of the Hudson River, but it extends eastwards and upwards onto a series of knolls atop a ridgeline that were heavily wooded when the settlers first arrived. Today the house is on a lot a fraction of the original size of the farm, but it retains the siting that distinguishes it from other farmhouses and even elite country seats in the area.

There will probably always be ambiguity as to the identity of the builder and first occupant of the stone house as the public records are inconclusive. However, the Hoffman association is established by the fact that Jannetje Hoffman Grier, the only

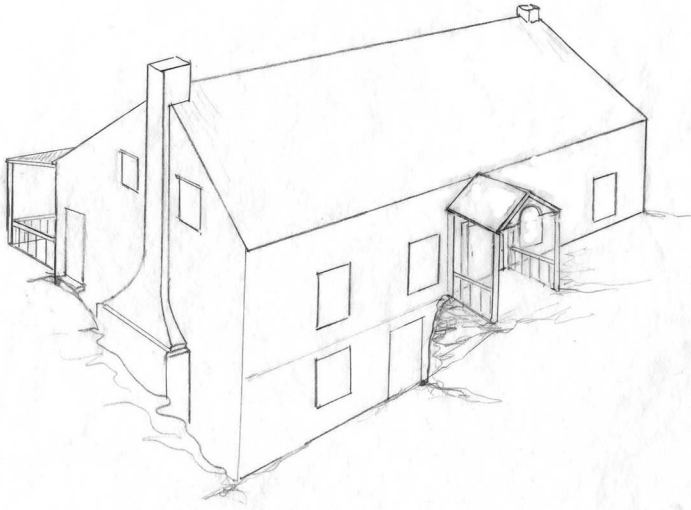


Fig. 8 – Schematic depiction of Hoffman House following alterations, ca. 1790. Drawing by Jill Fisher, 2001.

Zecharias built a large two-story stone house near the mills, referred to as “Hoffman’s Castle.” This leaves Martinus and Petrus as the two most likely sons to have had an interest in the farm, particularly since in his will Nicolaes gave several tracts of land to them in common.

By the time Nicolaes died, his son Martinus had emerged as a prominent citizen in Red Hook. He served as a Justice of the Peace for the town and was appointed one of His Majesty’s Judges in the Dutchess County Court of Common Pleas. He is on record as having bought and sold many parcels in the Red Hook area, but he was living in New York City at the time of his death in 1772. Conversely, Petrus, being

the youngest of Nicolaes’s children, was 23 and unmarried at the time of his father’s death. His inheritance of land and a yearly income would have made marriage feasible for him. The Hoffman genealogy states that his daughter, Jannetje, with Catharina Van Alstynne was baptized January 23, 1753, suggesting they were married by early 1752. Such an event could well have prompted the construction of the stone house at this point in time. Tragically, Petrus died at age 27 in 1754, only a year or so after the birth of his daughter, leaving his widow in charge of the farm.

Jannetje Hoffman married her cousin Zachariah Hoffman in 1772. With this marriage, the hereditary interests of both Martinus and Petrus were united with the farm at the center of the Hoffmans’ Red Hook holdings. Though he was just beginning his family, Zachariah was one of the “signers” that pledged his opposition to British rule in 1775, following both his father’s and his uncle Zecharias’s lead.⁸ This involvement in the Revolutionary War may explain the age gap between the birth of his first daughter, Chatriane (Caty), probably born within a year or so of his marriage (ca. 1773), and his second child Maria born in 1780. In 1784, Zachariah and Jannetje’s third daughter, Cornelia, was born, and two years later Zachariah died, leaving 33-year-old Jannetje with title to the farm. Not too many years after Zachariah’s death, she remarried.⁹

Updating the stone house

The stone house was substantially renovated and stylistically updated sometime during the last two decades of the 1700s, either before Zachariah Hoffman died in 1786 or after his widow remarried in ca. 1789. Jannetje Hoffman’s second husband, John Grier was ten years her senior, but had no children, and had not been married previously. He was

Fig. 9 – First floor plan following alterations, ca. 1790. North to right. Drawing by Jill Fisher, 2001.

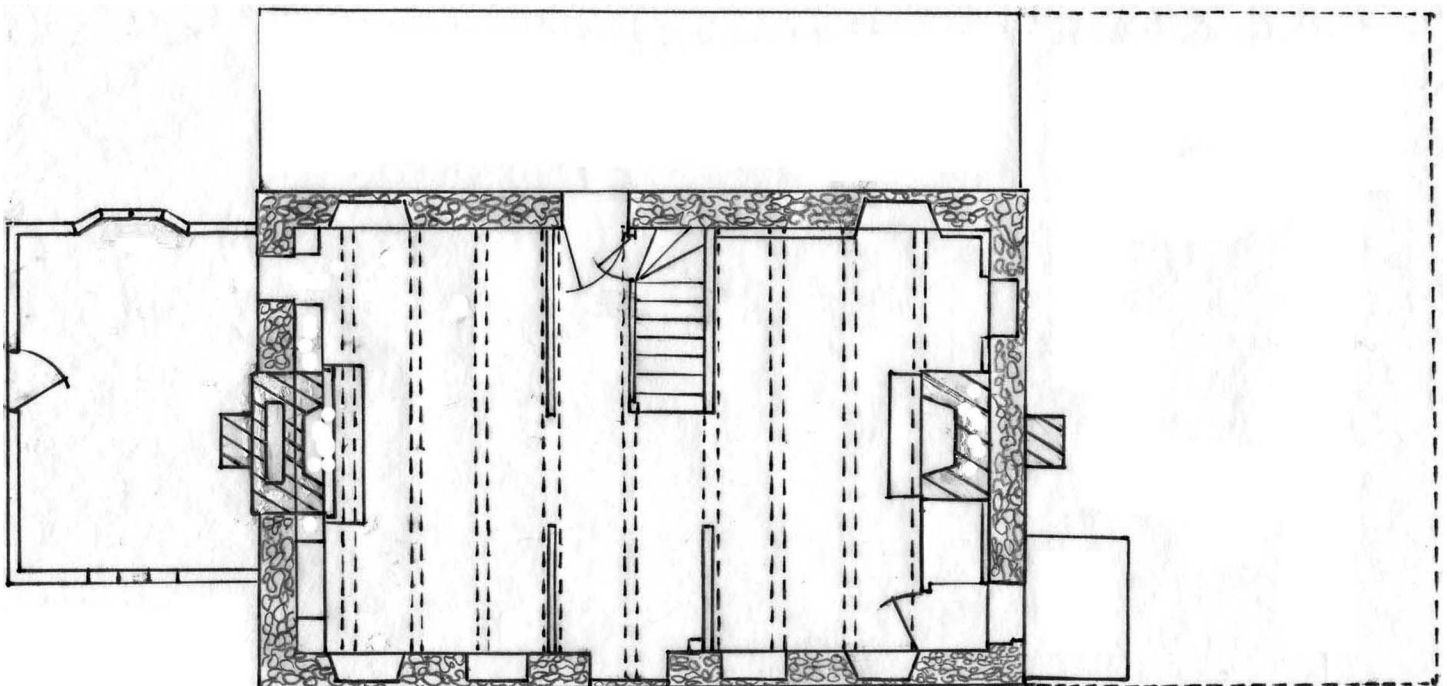




Fig. 10 – Detail of fireplace in south room, ca. 1790. Photo by Neil Larson, 2001.

a merchant involved in trade at Hoffman's Landing.¹⁰ He and Jannetje had three children, the eldest of whom was Jane, born ca. 1790. Two other children, John and George, were born before John Grier died in 1797 at age 54. (Renovations would have been made prior to this date.) He willed his wife, their children and his stepchildren undivided shares in his estate – which would not have included the Hoffman farm, since this would have remained in the possession of Zachariah Hoffman's heirs.¹¹ Jannetje (also known as Jane) is listed in the 1800 Federal Census as a head of household residing in "Rhyneck" with several people in the household, including two slaves. When she died in 1809, her interest in the farm was shared equally by the five children. These interests do not begin to be sold off until 1820, suggesting that either one of the children continued to live on the farm or that it was rented out to a tenant farmer.

The predominant architectural taste of the late 18th century was one of finished surfaces and formal symmetry that mirrored a more sophisticated and comfortable way of life. Direct entrance into a family's living quarters became un-acceptable. A single central entrance was introduced on the east facade of the house, and the two exterior doors that had previously provided access to each main floor room were converted to windows (Fig. 8). A center passage was created on the interior by the removal of the partition wall between the two main floor rooms and construction of two new walls (Fig. 9). The west-facing door had to be shifted slightly northward to accommodate the new south wall of the passage, which left a telltale seam in the exterior stone wall.

Plastering the entire house hid the evidence of these alterations and gave it a more modern and formal

appearance. A piazza, or full-width porch, on the west side of the house was added, allowing for more genteel enjoyment of the property and its spectacular views. Still, the cellar kitchen was needed, so to compensate for the existing window on the west wall being filled in to allow the ground to be regraded for the piazza, a new window was created on the east facade. The exterior cellar door was relocated toward the center of the east wall, and the old doorway was converted to a window to provide necessary light to the kitchen hearth. Although no evidence remains of it, there was likely some sort of front porch that provided a formal appearance to the new centered front door (Fig. 8).

The improvements at this time were not limited to the addition and subtraction of doors and windows in exterior walls, but involved removing the two jambless fireplaces on the main floor and replacing them with English fireplaces (Fig. 10). This required the demolition of two large brick chimneys above the ceiling level and building new ones plus a new brick arch support in the basement under the fireplace on the north end of the house. The kitchen fireplace was retained (together with the cantilevered arch supporting the hearth above) along with its chimney, which passed through the south stone wall. Mantles and built-in cupboards, on either side of the north fireplace, and the introduction of stylish moldings around the windows and doors would have transformed the rooms into fashionable living quarters.

The staircase in the center passage that provided access to both the basement and the half-story garret would also have been installed at this time. This change would also have increased the formality of the plan with an ornamental object in full view from the front entrance. The renovation included

plastering the ceiling in the south room, with the beaded beams being chiseled to create a level surface. Paneled jambs in the original window spaces indicate that this was the best room in the original plan, and the plastering was done to bring this high-status space up to prevailing design standards. Beams remained exposed in the center and north rooms.

Changing ownership

In 1813 Rufus Reed married Jane Grier, thereby involving him in her share of the Hoffman property. He was born in Sharon, Connecticut, and after living for some time in Charleston, South Carolina, moved to Hudson, New York, the year that Jannetje Hoffman Grier died. He was involved in mercantile pursuits that proved to be quite profitable. He also became active in politics, being elected Mayor of Hudson and a member of the New York State Assembly. He had numerous civic, business and banking interests.¹³ Reed was able to help his wife consolidate her siblings' shares in the 265-acre Hoffman farm. In 1831 the farm was sold to others.

The current appearance of the house represents a more recent renovation occurring soon after Emma Moore Denegar inherited the property in 1915 and took up residence with her husband. Following models of contemporary suburban homes, they added a gambrel roof to create a full second story over the stone house and indoor plumbing was installed. New exterior chimneys were built to clear the new roof, with the old stone gables concealed under wood shingle siding (*Fig. 11*). The spacious layout of the four second-floor bedrooms and bath was created at this time. Shed dormers allowed for windows on the east and west walls in addition to those that had been included on the north and south end walls flanking the chimneys. Moldings and finishes throughout the second floor are consistent with the Craftsman style that flourished throughout the 1910s and 1920s.

On the first floor, the north room fireplace was completely rebuilt in coarse brick, connecting through the stone wall to the new chimney outside the house. The door west of the fireplace that once connected to the frame wing was converted to a window. The doorway east of the fireplace was retained; a built-in bookcase was created along with a small vestibule between the exterior and interior walls. In the south room, the old fireplace was reconditioned and connected to the new exterior chimney as well. A cupboard was built east



Fig. 11 – View of north end of house. Photo by Neil Larson, 2001.

of the fireplace and a new door installed in the plank wall on the west side. A door that previously led to the outside was closed off and a small closet with shelves created. Other improvements made by the Denegars included removing the plaster ceiling in the south room and boxing in the damaged beams. Panels were added between the beams in all three first floor spaces and oak flooring was laid over the earlier wide boards.

The history of Red Hook in a stone nutshell

Outwardly the Hoffman-Denegar House is a modest 20th century, Craftsman-style suburban dwelling, but in truth it is a rare, remarkably intact architectural relic from a bygone era. Architecturally, the stone house represents the design of the earliest German vernacular buildings and the more elite formal style of the late 18th century. Its connection to the Hoffman family, the members of which were major players in shaping the development and economy of the region, lends the property historical significance. The building provides a long view of regional history, not only of Tivoli and Red Hook, but also of the earliest settlements in this stretch of the Hudson Valley. Twentieth century modifications reflect technological advances and modern tastes right up through the Brown-Bristol's improvements. Each and every occupant has left their mark on the stone house as well as the land, and making the house an important historic resource in the community.

¹ William Wickham Hoffman, *Eleven Generations of Hoffmans in New York, Descendants of Martin Hoffman, 1657 – 1957* (NY: American Historical Co., Inc., 1957), 2.

² *Ibid.*, 4.

³ *Ibid.*, Also Ulster County Deed Book BB Page 83.

⁴ Philip H. Smith, *General History of Dutchess County from 1609 to 1876, Inclusive* (Pawling, NY: the author, 1877), 477-480.

⁵ *Genealogy of the Hoffman Family, Descendants of Martin Hoffman with Biographical Notes*, (1899), 4.

⁶ *First Federal Census 1780; Heads of Families – New York, Dutchess County*, 91.

⁷ Dutchess County Deeds (located at Kingston), Book BB Page 348. *Genealogy of the Hoffman Family*, 111.

⁸ Smith, *General History of Dutchess County*, 480.

⁹ *Genealogy of the Hoffman Family*, 158.

¹⁰ Dutchess County Wills, Book B page 56.

¹¹ *Ibid.*

¹² *Reed-Read Lineage – Captain John Reed of Providence, R.I. and Norwalk, Conn. and His Descendants Through His Sons John and Thomas 1660 – 1909* (1909), 34.

¹³ Franklin Ellis, *History of Columbia County, New York*, (1878), multiple references—see index.

Petrus Hoffman House 2014 Renovation

By Donna Brown and Elliott Bristol



Fig. 1 – View from living room into dining room. Note the 18th c. mantel, juxtaposed with 20th c. heating grate, newel post and archway mouldings.



Fig. 2 – View from dining room into living room. Note the 1920s brick fireplace, paneling, and narrow oak flooring.

After living in this house for over 30 years, we finally had money set aside to tackle its renovation. We planned to renovate the living room, dining room and center hall (*Figs. 1 & 2*). They are what is left of the original house, other than the cellar. The house had been through many changes over the years, including a massive renovation in the 1920s when the second floor garret was removed and replaced with a gambrel roof.

Our plan was to take the first floor back to the period when it was anglicized. We faced stripping away layers of paint and wallpaper, repairing the plaster, removing sheetrock from between the beams to expose the garret floor, and ripping up layers of flooring to expose the wide boards that we could see from the cellar. We planned to replace the 20th century windows with 12 over 12 custom sash. We were not planning to reconstruct the original jambless fireplaces that we knew were there originally, but rather to keep the English fireplace in the dining room and reface the brick in the living room to match. As we started demolition in mid-July 2014, we had already replaced the 1950's baseboard heat with hydro-air, radiant heating not being an option. During the renovation we lived upstairs or in the kitchen, trekking through the rubble morning and night.

On the eve of the contractor's arrival, we had our first nasty surprise. The beams in the dining room were boxed. We had peeked inside several years ago and seen the same beaded beams as in the hall and living room, with fewer coats of paint. We were excited to think of exposing them again. That evening we removed a piece of the box and we were appalled to see that the beaded beams had been hacked away on the underside. The next day the contractor, Brad Rappleyea of Dimensions North in Catskill, removed the rest of the boxing to reveal that the main beams had been hacked away, probably to install a plaster ceiling.

We removed the 1920s china cabinet to the left of the fireplace in the dining room, and found that while the front was

Craftsman Period, the box was very early, with old boards and nails, probably from the late 1700s. We saved that part. But the space behind it was even earlier. The chair rail and base board were unpainted, and the plaster was in excellent condition (*Fig. 3*). There were some interesting finds under the cupboard. There was a small powder horn with 4F powder in it, as well as a small bag of shot (*Fig. 4*). There was a broken pane of glass, 7" wide, probably from our original 12x12 windows. There was the top of a cane, and a small ledger.

By removing the sheetrock between the beams we gained four inches of ceiling. We gained two inches when we pulled up the modern flooring. The 8'6" ceiling height, along with the beaded beams, is very unusual for a farm house of the period, "a more sophisticated finish," as Neil Larson said in his conditions report

Fig. 3 – Original chair rail, baseboard and plaster exposed beside dining room fireplace.



(Fig. 5). That helped us resolve in our own minds when the house was built. While jambless fireplaces could indicate an early 1700s date, we think it is a late Dutch house, built when Petrus Hoffman married around 1750, and anglicized by his daughter and her husband after their marriage in 1780.

With the fireplace walls opened up, we confirmed that we had the trimmer beams of jambless fireplaces on both ends of the house. We also revealed the extent of damage within the English fireplace in the dining room (Figs. 6-8). The brick was leaning forward, pulling the wall of the bypass chimney with it. The English fireplace installed in the late 1700s was much heavier than the jambless fireplace, and even though they tried to tie it into the bypass chimney, the cradle for the jambless fireplace couldn't support it. We had hoped to be able to just push it back but that was impossible. We were faced with a dilemma. If we were removing the entire fireplace, perhaps we should recreate the jambless fireplaces.

Over that weekend we asked some HVVA members to help us decide, including Jim Decker, Rob Sweeney, Mark and Holly Dreher, and John Stevens. The experts had opinions on both sides of the argument about whether or not to recreate a jambless fireplace, at least in the dining room. Rob made the compelling argument that the English mantel had been in place for 200+

years, whereas the jambless fireplace probably existed only for the first 30 years of the house's existence. After much agonizing we took Rob's advice and rebuilt the English fireplace in the dining room, thereby keeping to our original plan. It's a non-working fireplace, the chimney having been removed when the second floor was added. Inside the framing above the brick firebox, we put the moulding and cornice pieces that couldn't be reused, our own time capsule.

Fig. 4 – Powder horn and shot bag found in space beside dining room fireplace.



Fig. 5 – Living room during demolition. The beams were painted with many coats of paint. Note the BX wire, top left, coming through then back into the 11" beam.





Fig. 6 – Trimmer above English fireplace in dining room.

Fig. 7 – Dining room firebox showing English fireplace fitted into jambless chimney, supported by modern brick.

Fig. 8 – Dismantled dining room fireplace showing how it was pulling away the wall of the bypass chimney.

Fig. 9 – Lathe pattern on the stairway.

Fig. 10 – View into the dining room. The walls and ceiling are Benjamin Moore Lancaster Whitewash and the wood work is BM Philipsburg Blue. The door on the right is an original door that was hanging in the cellar.

Fig. 11 – View into living room. It is painted the same colors as the dining room, while the hall is BM Carter Gray.

The dining room beams were patched with Abbatron. After painting, you can't tell they were damaged. Henry Mangione replastered all of the walls (Fig. 9). Brad cut new moulding

to match existing examples to replace missing chair rail, baseboard and casing. He also built a second mantel to match the one in the dining room. Donna spent days cleaning the cracks between the floorboards in the hall and dining room so that they would look nice when refinished. She felt like a dental hygienist. The flooring in the living room had been damaged by powder post beetles. As a matter of fact, Donna fell through it and spent the night in the hospital. Brad located old flooring that we installed on top of our flooring. At first we didn't want the living room floor higher than the hall, but operating on the principle that you shouldn't do anything to an old house that you can't undo, we opted to just cover the original floor, rather than replace it.

In the hall we discovered that the original newel post had been refaced in the 1920s (Fig. 2). At the back of the hall there had been a window seat. The moulding around it and the plaster on the outside wall indicated that it had been a door, probably the original front door from when the house was anglicized. We were going to install a 12 over 8 window, but when it was opened up, we found the original door frame. So after another agonizing evening, we discarded the expensive custom sash already made for that space, and opted to put in a door. It will be the door to nowhere until we can afford to put a landing and steps outside.

Once the walls were painted, the windows installed and the floor refinished, we began to see our vision realized. The spaces feel larger and brighter. The floor glows. Our furniture looks very much at home (Figs. 10 & 11). It took longer than anticipated, about five months. In September one of the carpenters joked that we shouldn't invite anyone for Thanksgiving. But work was mostly complete in time for us to host an HVVA tour on November 15th. It was very satisfying that the members loved it, especially those who had seen it before and during demolition.



10



11

Revisiting the Philip and Gertrude Deyo House

100 Plains Road, New Paltz

By Neil Larson



Fig. 1 – View of house from southwest. Photo by Neil Larson, 2014.

The survival rate of 18th-century wood frame dwellings is extremely low in Ulster County, as well as in the rest of the Hudson Valley. In 1798 an assessment roll of New Paltz real estate inventoried 150 wood frame houses as opposed to 88 constructed of stone houses. While nearly all of the stone houses survive, the number of remaining wood frame houses can be counted on one hand (not to mention the 141 log dwellings that no longer exist). The part-stone part-wood frame house pictured here is documented as such in the 1798 list (*Fig. 1*).

Peter Sinclair visited this house twice in 2002 and reported his findings in two HVVA newsletters that year. It was right after the present owners purchased the property and began fixing-up the building. The question was which section came first, stone or wood frame, and Peter concluded the stone section represented the original house, with the wood frame section added as a kitchen, a scenario common to many stone houses. Yet, because only three stone walls exist, it has been asserted by others that the wood frame section, which has evidence of having had four walls, was constructed first as an independent one-room-plan dwelling (*Fig. 2*). Recently, more precise measurements have indicated that the wood frame section has four basement walls, demonstrating that the house indeed originated as a one-room wood frame dwelling. The outside of the

east basement wall is rubbly and battered as if it was built against the earthen edge of the basement excavation side. The basement walls of the stone section clearly abut this east wall.

Later renovations have left the wood frame house substantially altered. Floor beams are original, although those in ceiling of the first floor were cut back drastically when a plaster ceiling was installed in the 19th century. A new chimney and fireplace also was built on the west wall at that time, probably in the place of a jambless fireplace. The entire lower part of the west wall was reconstructed suggesting that a stone wall backing the jambless had been removed. The front (south) wall also was reconstructed when the entrance was moved and two windows were added. Fragments of mud wall packing are extant in the north and east walls, the latter being more evidence of the east wall having been an exterior wall at one time (*Fig. 3*). When Peter Sinclair examined the house in 2002, clapboards had been removed from the north wall revealing a plaster finish on the exterior of the mud packing. This is one of a very few instances that seem to document that some early wood frame houses had half-timbered exteriors without siding.

The actual construction date is unrecorded and short of dendrochronology, no particular documentary or physical

evidence is extant to determine it. In his *History of New Paltz* Ralph Lefevre recalled an oft-repeated story about a nail shortage during the Revolutionary War prompting the Philip Deyo to go to Kingston to collect nails after the British burned the town in 1777 (page 271). The question remains as to if the house Deyo was building was the wood frame house or the stone house at this time and if the wood frame dwelling built even earlier. The matter is compounded by LeFevre's statement that Philip's brother Jonathan Deyo "lived for a short time on [lands their father Abraham owned on] the Paltz Plains" before moving to a parcel he inherited from Abraham on the west side of the Walkill (page 270). It has been speculated that Jonathan may have occupied the wood frame house before Philip inherited his father's land on the plains and built the stone house in 1777.

Philip Deyo married Gertrude Lefever in 1781, a time in life when new farmsteads and households were created; however, he was 29 years of age when he married, and it is possible that he could have begun developing his land before he began a family and chose to live in a more basic dwelling. An alternative explanation is that a tenant farmer resided on the property before either son came of age and when the time came, Philip Deyo adopted the small house and expanded it with a stone house addition. The patent for the land, granted in 1738, was conditioned on cultivating three of every fifty acres within three years of its enfeoffing. [LeFevre, *History of New Paltz*, Appendix, 52.] In any event, the one-room wood frame dwelling is a rare surviving example of an 18th-century one-room dwelling.

Whatever the alternative, it is likely that the stone section was constructed by 1781 at the latest when Philip and Gertrude Deyo were married. They joined the one-room wood frame section with a two-room plan stone to create a three-room plan house with a hall, parlor and kitchen characteristic of fully-developed better houses of the period.

When completed, the front (south) façade of the Deyo house appeared differently than it does today (*Fig. 1*). There probably was only a door and a single window in the wood frame section and one door, or perhaps two, and two windows in the stone section. There are a number of two-room stone houses with two entrances in the town, as well as elsewhere in the region. They were a fairly common design option for two-room houses built without interior halls to control access to interior spaces, although many surviving examples have been altered to remove one of the doors in later modernization efforts. The Elias Ein House at 294 Old Kingston Road is the only example in the town to retain its two front doors; it also has a date stone inscribed 1789. The Petrus Hasbrouck House, located across the street at 315 Old Kingston Road, was built ca. 1765 with two front doors. One of them was converted to a window later when a stone kitchen section was added. Christoffel & Deborah Deyo built a two-room stone house with two front doors at 374 Springtown Road. This house also was altered at a

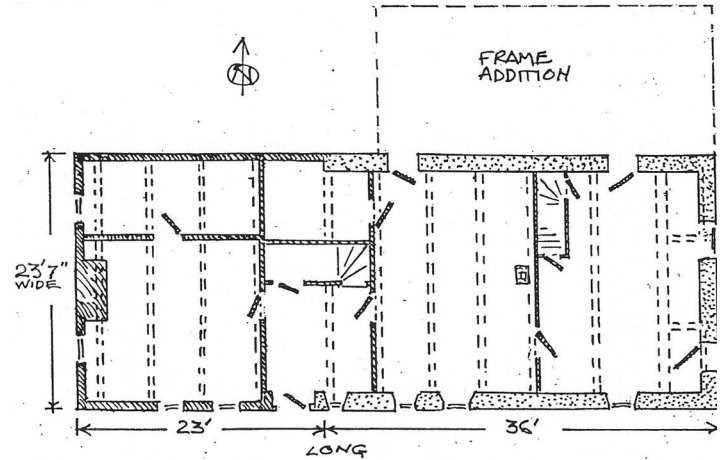


Fig. 2 – Floor plan drawn by Peter Sinclair. From HVVA Newsletter, Vol.4 No.5 (June 2002), 5.

later time replacing both doors with windows when the front façade was moved to the opposite side of the house. The Freer-Louw House on Historic Huguenot Street, also had two rooms with separate front entrances until an effort was made in the 1870s to create a symmetrical front with a center entrance and create an interior passage. That the window on the west end of the façade on the Deyo house originated as a door is visible in the stonework. Any evidence of a second entrance on the other side has been obliterated in the reconstruction of the front wall or perhaps it never existed. An exterior doorway into that room now exists on the east end of the house.

The current configuration of the front façade is the result of a major renovation of the house that probably occurred with Philip Deyo died in 1831 and his son, Andries, became head of the household. In addition to other significant interior changes that updated the function and appearance of rooms, a new entrance and entry hall was created in the space where the wood and stone sections intersected (*Fig. 2*). The current entrance was installed at that time along with the two windows in the front of the wood wing. The door in the west room of the stone house was replaced with a window, leaving only one entrance on the front façade.

Fig. 3 – View of house from northwest. Photo by Neil Larson, 2014.



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Ten Broeck house in the snow.

HVVA Winter Film & Lecture Series

Woodland Pond, New Paltz
February 21, 2015, 10:30 am

Firth Haring Fabend

Patroons and Plowmen, Pietism and Politics: Dutch Settlers in the Hudson Valley in the Seventeenth and Eighteenth Centuries

Firth Fabend presents a brief overview of the Dutch people who settled in the Hudson Valley in the seventeenth and eighteenth centuries. She illustrates her talk with sixty slides. She asks, Who were these Dutch people who replanted themselves in the Hudson Valley when it was a wolf-infested wilderness? Why did they come to America? What did they do when they got here? And why is their cultural influence still felt in the area today? She examines the importance of the fur trade, slavery, the patroon system of land tenure, farming practices, family structure, domestic architecture and house furnishings, the religious culture, and the schism in the Dutch Reformed Church that paralleled the divisions between Patriots and Tories in the War of Revolution.

2015 Calendar of Upcoming HVVA Events

January 17	HVVA Annual Meeting, Elmendorph Inn, Red Hook
February 21	Winter Film & Lecture Series, Woodland Pond, New Paltz
March 21	Stone House Study Tour, Stone Ridge, Ulster County (Neil Larson)
April 18	Tour of Houses in Warwick, Orange County
May 16	Tour of Historic Buildings in Troy, Rensselaer County (Wally Wheeler)
June 20	Tour of Historic Buildings in Garrison, Putnam County (Ken Walton)
July 11	Hurley Stone House Day & HVVA Picnic (Jim Decker)
August 15	TBA
September 19	Tour of Historic Farms, Shawangunk, Ulster County (Neil Larson)

For more information, please check www.HVVA.org