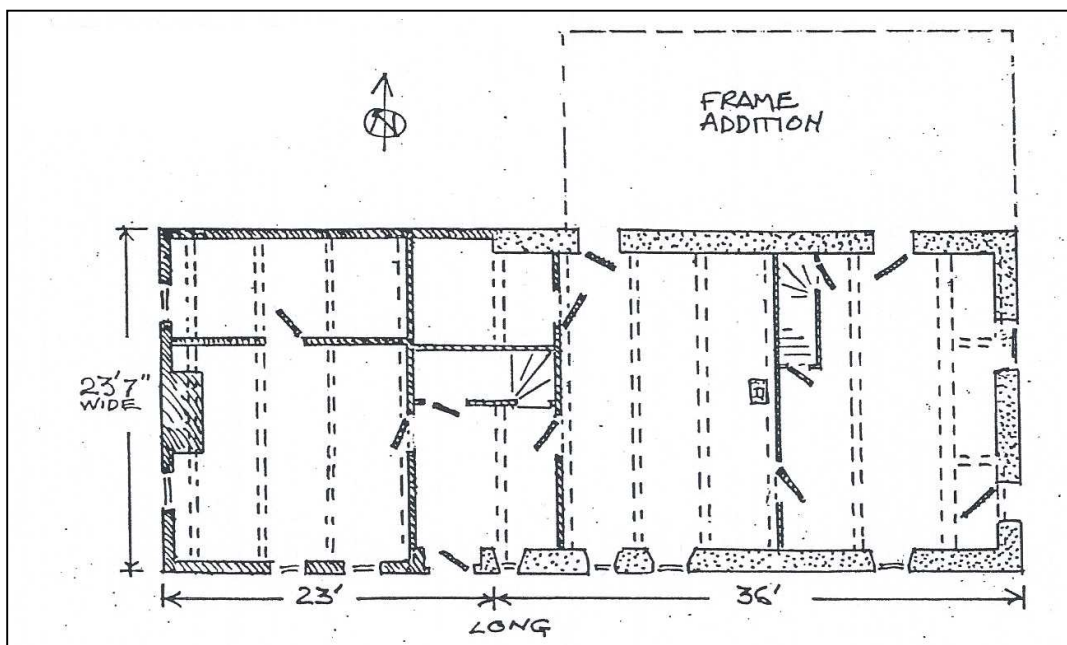


PHILIP & GERTRUDE DEYO HOUSE  
100 Plains Road, New Paltz, NY

DESCRIPTION OF PROPERTY CONDITIONS

The house with its unusual joining of stone and wood frame sections has been examined and assessed by numerous building historians and restoration craftsmen over the years, without a consensus. The earliest physical documentation for the house is recorded on a 1798 assessment list when both sections were extant. The prevailing question is which section came first, stone or wood frame. Because only three stone walls exist, it has been concluded by some that the wood frame section, which has evidence of having had four walls, was constructed first as an independent one-room-plan dwelling. It also appears that the wood frame section has four basement walls, with the basement walls of the stone addition butting the wall on the east side.



Philip & Gertrude Deyo House, sketch plan drawn by Peter Sinclair. From *Hudson Valley Vernacular Architecture Newsletter*, Vol.4 No.5 (June 2002), 5.

The actual construction date is unrecorded and short of dendrochronology, no particular documentary or physical evidence is extant to determine it. 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 is the principal reference. The question remains as to if the house Deyo was building was the wood frame house or the stone house, at this time or was the wood frame dwelling built even earlier. Philip Deyo was married 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 the Deyo family set up a tenant farmer on the property before Philip came of age and when the time came, he 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

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of its ensealing. [LeFevre, *History of New Paltz*, Appendix, 52.] In any event, the one-room wood frame dwelling is a rare surviving example of an 18<sup>th</sup>-century one-room dwelling.

Whatever the alternative, it is likely that the stone section was constructed when Philip and Gertrude Deyo were establishing their own household following their marriage in 1781. 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. 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 county. 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 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 seems to have been 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. 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.

#### SIGNIFICANCE STATEMENT

The Philip & Gertrude Deyo House is a significant example of 18<sup>th</sup>-century stone domestic architecture in the Town of New Paltz. One of only eighteen early stone houses surviving in the town, the Deyo house represents an important artifact of New Paltz's formative era and cultural development. Stone houses are iconic in the history of the town and Ulster County, and they are important symbols of the Dutch heritage in the Hudson Valley. Unlike the more numerous and less permanent wood buildings built in the 18<sup>th</sup> century, stone houses have survived into the 21<sup>st</sup> century. Although generally revered as relics of a

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primitive past, they were the elite houses in their period and provide valuable evidence of architectural traditions, construction methods, material life. The Deyo House represents a group of two-room stone houses that were precursors to houses with internal entries or passages. More importantly, the stone house was attached to a pre-existing one-room wood frame dwelling of which few, if any, survive in the town.

The New York State Historic Preservation Office has determined that 18<sup>th</sup>-century stone houses are individually eligible for the National Register and that the changes that have occurred in subsequent historical periods contribute to that significance. In the New Paltz context, all of the surviving stone houses in the town are worthy of local designation and protection.

CHAIN OF TITLE & CHRONOLOGY

1760 Abraham Deyo acquires a tract of land on the Plains

1777 Philip Deyo builds a one-room wood frame dwelling

*Local historian Ralph LeFevre told the story that with Deyo needing nails for the construction of the house "a visit was made to Kingston after that place was burned by the British [1777] and from the ruins nails were obtained for the new house." [History of New Paltz, New York and Its Old Families from 1678-1820 (1903) 271.]*

1781 Philip Deyo married Gertrude Lefever

*Philip Deyo (1752-1831) was the youngest of five sons born to Abraham Deyo (1710-1777) and Elizabeth DuBois (1714-1792) who lived in the Deyo homestead on Huguenot Street. He was the grandson of Abraham Deyo (1676-1725) and a great-grandson of Pierre Deyo, one of the twelve New Paltz patentees. Gertrude Lefever (1753-1829) was the daughter of Andries Lefever and Rachel DuBois of Kettleborough.*

*LeFevre credited Josiah DuBois as recalling that "Philip Deyo knew enough to be President of the United States," evidently to recognize his great intelligence. This opinion has been repeated as fact ever since. [History of New Paltz, New York and Its Old Families from 1678-1820 (1903) 271.]*

*It also has been said that after the British burned Kingston, Philip Deyo's brother Abraham collected public and legal documents from his neighbors and burying them in a strong box in the basement of the family's Huguenot Street house. After the war, the unclaimed portion of these papers was transferred to Philip Deyo's house where they remained until his grandson, Theodore, sold the farm and moved to a new house, taking the papers with him. [History of New Paltz, 49-50.]*

Children of Philip Deyo and Gertrude Lefever  
Rachel, b. 1781  
Abraham, b. 1783  
Elizabeth (1785-1878)

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Maria (1789-1874)  
Elsie (1791-1856)  
Catherine (1793-1860)  
Cornelia (1795-1870)  
Sarah (1795-1836)  
Andries (1797-1850)

1790 U.S. Census  
Philip Deyo not listed as a head of household

*It is possible but not conclusive that Philip Deyo and his family were still living in the family's Huguenot Street homestead where his brother Abraham was the head of household. The number of people enumerated and a preponderance of females suggest that this may be the case. If so, the Plains Road house may not have been constructed until this time.*

1798 Direct Tax  
Philip Deyo

Schedule A: House "on the rode from Goshen to Kingston" with a 20x24 ft. 1 story wood section with 2 windows and a 35x24 ft. 1 story stone section with 3 windows on 2 acres, considered in "good" condition and assessed at \$425

Schedule B: Dutch Barn 45x48 ft. and 10 tracts of land in various places ranging from 5 to 90 acres for a total of 348 acres valued at \$2698

Schedule C: 2 male and 2 female slaves, one of each aged between 12 and 50 years and subject to taxation

1800 New Paltz Tax List  
Philip Deyo, house & farm, assessed for \$3471 real estate, \$390 personal estate

1800 U.S. Census  
Philip Deyoe  
1 free white male <10 years (son Andries)  
1 free white male 16-26 (son Abraham)  
1 free white male 45+ (Philip)  
4 free white females <10 (daughters Elsie, Catherine, Cornelia & Sarah)  
2 free white females 10-15 (daughters Elizabeth & Maria)  
1 free white female 16-26 (daughter Rachel)  
1 free white female 45+ (wife Gertrude)  
5 slaves

1810 U.S. Census  
Philip Deyo  
1 free white male 10-15years (son Andries)  
1 free white male 45+ (Philip)  
1 free white female <10 (unknown—granddaughter?)

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2 free white females 10-15 (twin daughters Cornelia & Sarah)  
3 free white females 16-25 (daughters Maria, Elsie Catherine)  
1 free white female 45+ (wife Gertrude)  
4 other free persons (probably African American)  
2 slaves

1820 U.S. Census  
Philip Deyo  
1 free white male 16-25 years (son Andries)  
1 free white male 45+ (Philip)  
1 free white female 10-15 (unknown—granddaughter?)  
3 free white females 16-25 (twin daughters Cornelia & Sarah, Andries' wife Catherine Elting)  
1 free white female 45+ (wife Gertrude)  
1 male slave <14  
2 male slaves 14-25  
1 female slave 26-44  
3 persons employed in agriculture

1831 Philip Deyo died; his wife had died two years earlier.

*Upon Philip Deyo's death, his only son, Andries, inherited the farm. Andries Deyo (1787-1850) had married Catherine Elting (1800-1866) in 1818 and she joined the Deyo household. She was the daughter of Ezekiel Elting and Magdalene Elting, who lived in the brick and stone house on Huguenot Street. They had nine children; their son Theodore would later inherit the farm.*

1840 U.S. Census  
Philip Deyo  
No family members entered, only  
1 free colored male 10-23  
1 free colored male, 55-99  
1 free colored female, 55-99

*It is very curious that a free African American family was enumerated under Philip Deyo's name in the 1840 census. From this it could be inferred that this family occupied the farm. Andries Deyo is not listed as a head of household in New Paltz and a search has not identified him as living elsewhere. He is enumerated in New Paltz in 1850.*

1850 U.S. Census  
Andries Deyo, 53, farmer, \$11,000  
Cate Deyo, 47  
Alexander Deyo, 21, farmer  
Theodore Deyo, 18, farmer  
Solomon Deyo, 16, clerk  
Sarah Deyo, 13  
Alfred deyo, 11  
Sarah Schoonmaker, 16, Black

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Mariah Johnston, 27, Black

Agricultural statistics  
170 improved acres  
56 unimproved acres  
10,800 cash value of farm  
4 horses  
8 milch cows  
2 working oxen  
4 other cattle  
25 sheep  
24 swine  
\$800 value of livestock  
60 bushels of wheat  
110 bushels of rye  
250 bushels of Indian corn  
300 bushels of oats  
75 pounds of wool  
80 bushels of Irish potatoes  
50 bushels of buckwheat  
\$20 value of orchard products  
1000 pounds of butter  
50 tons of hay  
5 bushels grass seed  
15 pounds beeswax & honey  
\$150 value of animals slaughtered

1850 Andreas Deyo died

*After Andreas Deyo's death, the farm evidently was conveyed to his son, Theodore, with his widow, Catherine, remaining head of the household. Sometime between 1855 and 1860 Catherine went to live with her daughter Magdalene, the wife of Edmund Elting. She died in 1866.*

1855 Theodore Deyo (1831-1893) married Mary E. Elting (1832-1919), daughter of Moses Elting and Phebe Vredenburg.

1855 NYS Census  
Catherine Deyo, 55  
Theodore Deyo, 23, son, farmer  
Mary E. Deyo, 22, daughter-in-law  
Sarah Deyo, 18 granddaughter  
Sarah Elting, 57, sister  
Mariah Jansen, 36, Black, servant

1860 U.S. Census  
Theodore Deyo, 29, farmer, \$5000 real estate, \$100 personal estate  
Mary Deyo, 27

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Gertrude Deyo, 3  
Isaac Wilkelow, 21, laborer  
Maria Jansen, 38, Black, service

agricultural statistics  
75 improved acres  
\$5000 cash value of farm  
3 horses  
3 milch cows  
2 working oxen  
4 other cattle  
13 swine  
\$800 value of livestock  
200 bushels of rye  
100 bushels of Indian corn  
450 bushels of oats  
50 bushels of Irish potatoes  
300 pounds of butter  
35 tons of hay  
\$200 value of animals slaughtered

1866 Theodore Deyo sold the family farm to Philip Lefever for \$8000. [Ulster County Deeds, Book 139 Page 418, 4/2/1866].

*By this time Theodore Deyo had become a hardware merchant with a store at 72-80 Main Street in the village and evidently moved to a farm at 47 S. Putt Corners Road. Philip Lefever (1836-1919) was the son of Andries P. Lefever and Magdalene Elting of nearby Kettleborough; in 1860 the Philip, his wife Sarah Marie Elting, and their young family were enumerated in Gardiner. Lefever also bought a lot of land for \$950 from Deyo's neighbor, Abraham V.N. Elting, a month earlier [Ulster County Deeds, Book 139 Page 174, 4 March 1866.]*

1870 U.S. Census  
Lefever Philip, 34, farmer \$12,000/500  
Sarah M, 33  
Andreas, 10  
Margaret, 7  
Abram, 4  
Conklin Mary, 30, domestic, b. Ireland  
Ostrander Garret, 37, Black, farm laborer

*No agricultural statistics identified with Philip Lefever appear to exist in the 1870 census.*

1874 Philp and Sarah M. Lefever sold the farm in two parts containing 75 and 38.5 acres to Abraham D.B. Elting. Elting assumed three mortgages held on the property.

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- 1874            NPI 1/19/1874  
The farm of Philip LeFever of the Plains was sold at auction for \$8050. Abm. D.B. Elting was the purchaser.
- Philip Elting apparently defaulted on his mortgages resulting in the property being auctioned to recover the debts. The previous year, he had advertised the farm for sale. [New Paltz Independent, 16 January 1873.]*
- FOR SALE. That part of the Homestead Farm of Philip Lefever lying between Rural Avenue [Plains Rd.] and the Wallkill, containing about 61 acres, 25 flats, the remainder sandy loam, well watered with never failing springs, and a good orchard.
- Also 15 acres lying between Rural Avenue and W.V.R.W [railroad], with commodious dwelling (of 12 rooms), and out-buildings all in good repair, two wells of water and two cisterns. The land is perfectly smooth, in good state of cultivation, and well adapted to raising small fruits, grapes or gardening. For convenience and comfort as a residence it is surpassed by none, being within one mile of Depot, church and schools.
- Also 38 acres lying east of the railway, well watered and adapted for grazing or hay. Said farm will be sold whole or in part, to suit the purchaser. Terms easy. Title indisputable. Will be sold low if applied for immediately. PHILIP LEFEVRE, New Paltz.
- Abraham D.B. Elting (1811-1885) a prosperous farmer living at Elting Corners just over the Lloyd line seems to have picked up the property as a real estate investment. He immediately rented the farm to Jonathan B. Sprague*
- 1875            NPT 8/19/1875  
The hay house of the farm occupied by Jonathan B. Sprague on Rural Avenue, south of our village, was blown down during the gale on Friday last, and Mr. S. narrowly escaped being buried underneath.
- 1878            NPT 1/31/1878  
The Philip LeFever farm adjoining the New Paltz Rural Cemetery, will be worked by Michael Carroll the coming season.
- The west side of the farm evidently was sold or rented to another tenant.*
- 1883            NPI 11/23/1883  
The homestead property lately owned by Abm. D.B. Elting, deceased, also the farm occupied by George Slater, on the Plains, are offered for sale to close up the estate.
- NPI 11/23/1883  
Mr. Geo. Slater, who has occupied the farm of Philip LeFever, on the Plains, for nearly four years, has bought a farm in Columbia County and will move there in the spring.



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- 1886            NPT 12/8/1886  
The farm belonging to the estate of Abm. D.B. Elting, on the New Paltz Plains, consisting of 113 ½ acres of land was sold at auction on Tuesday of last week to Luther DuBois for \$4,025.
- 1888            Philip L.F. Elting, son of Abraham D.B. Elting, and his wife Olive C. Elting sold the house and farm to Josiah H. Sprague for \$5000. [Ulster County Deeds, Book 276 Page 37, 14 January 1888.]
- NPT 1/20/1888  
Real Estate—Philip L.F. Elting has sold his farm on the Paltz Plains to Josiah Sprague. Price \$5,000—The farm contains 113 acres. The price is \$1,000 more than the property cost Mr. Elting, but still \$3,000 less than the property was valued at some 12 or 15 years ago.
- NPT 1/20/1888  
The sales within a couple of weeks of the Plains farm, by Philip L.F. Elting to Josiah Sprague [among others],... all show a decided advance on the figures on which the same places had been previously sold. We think these sales show that farm property in southern Ulster has touched the bottom prices and that a reaction has set in.
- NPT 2/1/1888  
Mr. Josiah Sprague has purchased the farm which adjoins the New Paltz Rural Cemetery and land of Abm. V.N. Elting. The farm needs considerable labor to bring it up to what it was twenty years ago.
- NPT 9/19/1888  
We learn that Sylvester Deyo is putting up a cider mill on the farm of Josiah H. Sprague, Rural Avenue.
- 1892            NPI 8/2/1892  
Joseph M. Schaeffer, wife and child of Kingston are boarding at the Sprague Mansion on Rural Avenue. Mr. Schaffer has a position in the State of New York National Bank.
- 1923            NPI 8/23/1923  
Fire of unknown origin destroyed the poultry house, wagon house and garage on the Josiah Sprague farm south of our village Thursday evening, last week. Two automobiles were among the things burned. The alarm was sounded in our village and the fire boys gave what aid it was possible to give.
- 1944            Josiah H. Sprague, a widower, sold the house to his grandson, Curtis J. Sprague. [Ulster County Deeds Book 647 Page 508. 9 November 1944.]
- Josiah H. and Emily Sprague shared their household with their son, Moses, and his wife and son for this entire period. Josiah and Moses died within one month of each other in 1945, hence the conveyance to the grandson.*

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- 1952           Curtis J. Sprague sold the house to John and Charlotte Thoben. [Ulster County Deeds, Book 826 Page 45, 6 May 1952.]
- NPI 5/2/1952  
Historic Deyo Home Purchased by John Thoben—Mr. and Mrs. John Thoben of Vineyard Avenue, Highland, have purchased from Curtis J. Sprague his historic home on Plains Road. The sale was through Daniel Shaw, broker, with Mildred J. Radley representing him. The house, part frame and part stone was built in the time of the Revolutionary War and it is related that nails were so exceedingly difficult to obtain that a visit was made to Kingston after that place was burned by the British and from the ruins nails were obtained for the new house.
- According to a later article, the house had neither heat nor electricity when they purchased it. "We restored it," Mrs. Thoben said. They dug the pond behind the house and named the property Thornwood. Curtis Sprague and his family moved to a house they had built across the street. [NPT, 6/22/1977]*
- 1960           NPI 9/28/1960  
Announcing the Opening/ of/ Thornwood Boutique/ October 1, 1960/ Charlotte Thoben/  
Plains Road New Paltz, N.Y./ Dresses of Distinction.
- 1974           John & Charlotte Thoben sold the house to Margot Adams Goodwin [Ulster County Deeds, Book 1313 Page 478, 24 May 1974.]
- 1975           Charles Stewart Goodwin and Margot Adams Goodwin sold the house to Peter Bienstock [Ulster County Deeds, Book 1337 Page 480, 24 May 1975.]
- 1977           Peter Bienstock sold the house to James M. Cass and Barbara Hillmann Cass. [Ulster County Deeds, Book 1378 Page 676, 17 August 1977.]
- 1993           James Michael Cass to Julia Cass-Liepmann and Peter Liepmann. [Ulster County Deeds, Book 2303 Page 218, 27 July 1993.]
- 2002           Julia Cass-Liepmann and Peter Liepmann sold the house to Kim Kimble and Thomas McEntee. [Ulster County Deeds, Book 3369 Page 196, 4 June 2002.]

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PHOTOGRAPHS (Neil Larson, 2014)



View from SW



View from NW



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View of wagon house from NW