

## MIDDLETOWN AREA: PARCEL F



NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 237-8643

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### HISTORIC AND NATURAL DISTRICT INVENTORY FORM

**YOUR NAME:** Larson Fisher Associates

**DATE:** September 2006 (updated Sept. 2014)

**YOUR ADDRESS:** P.O. Box 1394 Woodstock NY 12498

**TELEPHONE:** 845-679-5054

**ORGANIZATION (if any):** for Town & Village of New Paltz Historic Preservation Commissions

### IDENTIFICATION

**1. NAME OF DISTRICT:** Petrus Hasbrouck Farm, 315 Old Kingston Road

**2. COUNTY:** Ulster

**TOWN/CITY:** New Paltz

**VILLAGE:** Middletown

**3. Description of Property:**

This resource contains the following parcels and components.

In the Town of New Paltz:

| Map ID# | Parcel No.    | Address               | Acreage | Components                                   |
|---------|---------------|-----------------------|---------|--|
| 1       | 78.2-2-20     | 315 Old Kingston Road | 26.00   | Stone house, barn foundation, woods          |
| 2       | 78.2-2-14.100 | Route 32 North        | 97.50   | vacant; reforested farm land                 |
| 3       | 78.2-2-14.200 | 343 Old Kingston Road | 2.50    | House (c.1885), woods                        |
| 4       | 78.15-1-4     | Old Kingston Road     | 204.90  | Site of Solomon Hasbrouck's homestead, woods |

The Petrus Hasbrouck Farm originated with a stone house, Dutch barn, hay house and hatters shop on 82 acres of land. This area comprises the first three parcels in the above table. The farm was essentially half of his father Solomon's bouwerie located in the Bouwerie Tracts along the east side of the Wallkill, which were distributed in the early 18<sup>th</sup> century. Petrus's brother, Johannis (John), inherited the southern half of the bouwerie, which included their father's stone house, now in ruins (see Middletown Area: Parcel C). The farm land has returned to woods and marsh. There are extensive amounts of exposed stone.

The one-and-one-half-story stone house survives at the end of a long lane on Parcel #1. Its front façade faces east. The house originated with a two-room plan with separate entrances on the front façade built ca. 1765. This was a fairly common design option, and like this one, many surviving examples were altered in later modernization efforts. One of them was converted to a window later when a stone kitchen section was added later in the century. The Elias and Elizabeth Ean House, located across the street at 194 Old Kingston Road, was built in 1789 with two front doors, and it is one of the few with its two-entrance façade intact. 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. The

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Freer-Louw House on Historic Huguenot Street retained its separate entrances until the 1870s when a symmetrical front façade was created with a center entrance and flanking windows.

#### 4. SIGNIFICANCE:

The stone house located at 315 Old Kingston Road is significant as a distinctive example of an 18<sup>th</sup>-century stone dwelling in the Town of New Paltz. Comprised of a two-room-plan section built by Petrus Hasbrouck in ca. 1765 and a one-room-plan addition he constructed ca. 1790, the house was part of an 80-acre farm Petrus had established on property inherited from his father, Solomon Hasbrouck. Located on the east side of the Wallkill River, the farm was part of a subdivision made by the New Paltz proprietors in ca. 1720, which distributed valuable farm lands on both sides of the river north of the village among the twelve patentee families. This subdivision, although not recorded by a survey or deed, extended from Jacob Hasbrouck Jr.'s "Bouvery" (193 Huguenot Street) just north of the glebe at the edge of the village to the northern limits of the patent at Bonticoe, now including parts of the towns of Esopus and Rosendale. The areas known as Middletown, where the Petrus Hasbrouck House is located, and Springtown on the west side of the Wallkill were part of this subdivision.

Petrus was the grandson of Abraham Hasbrouck, the patentee. His father, Solomon (1686-1752) married his mother, Sara Jacobsz VanWagenen in 1721 and would have sought a location for a homestead shortly thereafter.<sup>1</sup> Solomon was taxed for property assessed at 60 Pounds in 1723 and 69 Pounds in 1728.<sup>2</sup> His widow, Sarah, was listed as a slaveholder in 1755.<sup>3</sup> By 1760, when a map of surveyed lots east of the river was made, a parcel between the road and the river was identified as "Farm of the Heirs of Solomon Hasbrouck."<sup>4</sup> The following chronology traces the property from this point.

#### CHRONOLOGY

- 1765            Petrus Hasbrouck is recorded in the town tax list with an assessment of 12 Pounds, 16 shillings, well above the median property value. His brother John, who occupied their father's homestead just south was assessed for property of about the same value (12/10/0). [LeFevre, 95]
- c. 1765            Petrus Hasbrouck (1738-1799) married Sarah Bevier, daughter of Abraham Bevier and Margaret Elting. They had 10 children.  
                      Roelif (1766-1842), resided in Springtown  
                      Simon (1768-?), resided on the homestead  
                      Jeremiah (1771-1800), settled in Elmira  
                      Sarah (1774-?), married Matheus Deyo  
                      Margaret (1776-?), married Joseph Taylor

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<sup>1</sup> This and other genealogical information found in Kenneth E. Hasbrouck, The Hasbrouck Family in America.

<sup>2</sup> Ralph LeFevre, History of New Paltz... (1903), 92.

<sup>3</sup> LeFevre, 93.

<sup>4</sup> Ulster County Clerk's Office, Map Collection, book 2, page 87.

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Samuel (1779-1853), resided on the homestead  
Mathusalem (1782-1859), settled in Binghamton  
Solomon Petrus (1784-1841), resided in Centerville in eastern part of town  
Petrus P. (1787-1863)  
Abraham (1789-1856), resided in Bonticoe

- 1775-1782     Petrus Hasbrouck served as second lieutenant in the second company of the New Paltz militia, which was a unit of Col. Johannis Hardenburgh's Ulster County regiment.
- 1790           U.S. Census, Ulster County, Town of New Paltz  
Petrus Hasbrouck  
2 free white males 16 and older  
3 free white males under 16  
3 free white females  
2 Slaves
- 1798           Tax Assessment [Historic Town Records Collection, HHS]  
Petrus Hasbrouck, occupant & owner  
Location: "Between the Bontikoe Road & Wallkill"  
The farmstead contained a stone house, 55 by 25 feet in dimension. It was assessed with two acres of land at \$450. There was also a Dutch barn, a hay house, and a hatters shop on the property. [Only the stone house is extant from this period.]  
Land: 80 acres on the Wallkill Join. Johannis Hasbrouck, \$942 [or 25% more than his brother Johannis's farm].
- 1799           Petrus Hasbrouck died 28 December 1799  
Son Samuel inherited the farm; his brother Simon, a bachelor—perhaps disabled—lived with him.
- 1811           Samuel Hasbrouck (1779-1853) married Lydia Crispell, daughter of Jacob Crispell and Maria Schoonmaker. They had four children.  
Sally Maria (1812-1902), married Elihu Schoonmaker and lived in village  
Cornelia (1814-1897), unmarried  
Petrus (1817-?), died young?  
Leah (1818-1825), died young
- 1820           U.S. Census, Ulster County, Town of New Paltz  
Samuel Hasbrouck  
1 free white male <10  
1 free white male 16-18  
1 free white male 26-45  
3 free white females <10  
1 free white female 16-26  
1 free white female 26-45

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1 free white female 45+  
3 slaves

- c. 1820 Samuel Hasbrouck conveyed the farm to William W. Deyo, who was married to his niece Sarah Hasbrouck, daughter of his brother, Roelif Hasbrouck of Springtown. Apparently Samuel was without a male heir and chose to relocate. In 1830, Samuel was living in the Town New Paltz but was enumerated in the U.S. Census just before the Ulster County Poor House on Libertyville Road.

“A little father north stands a stone house with a slate roof, built not long before the Revolution for Petrus Hasbrouck and afterwards occupied by his son Samuel. In 1820 the home of William W. Deyo.” [LeFevre, 205.]

1850 U.S. Census, Ulster County, Town of New Paltz

| NAME            | AGE | OCCUPATION | VALUE OF REAL ESTATE | ORIGIN   |
|-----------------|-----|------------|----------------------|----------|
| 988/1043        |     |            |                      |          |
| William W Deyo  | 59  | Farmer     | 6,000                | New York |
| Sarah Deyo      | 58  |            |                      | New York |
| Magdalen Deyo   | 22  |            |                      | New York |
| Lydia U.B. Deyo | 20  |            |                      | New York |
| Methusalem Deyo | 17  |            |                      | New York |
| Sarah C Deyo    | 13  |            |                      | New York |
| Alva D Snyder   | 7   |            |                      | New York |

| NAME                | AGE | OCCUPATION | VALUE OF REAL ESTATE | ORIGIN   |
|---------------------|-----|------------|----------------------|----------|
| 980/1041            |     |            |                      |          |
| Philip S. Hasbrouck | 54  | Farmer     | 3,000                | New York |
| Sally Hasbrouck     | 47  |            |                      | New York |
| Mary Hasbrouck      | 20  |            |                      | New York |
| Catherine           | 14  |            |                      | New York |
| Peter Hasbrouck     | 10  |            |                      | New York |
| Evert Hasbrouck     | 8   |            |                      | New York |
| John Warner         | 23  | Laborer    |                      | Germany  |

- 1858 Map: W.W. Deyo (#315); P.S. Hasbrouck (#343)

- 1875 Atlas map: I. Walsh (#315); B.D. Deyo (demo); J.W. Morey (demo); A.W. Neil (#343)

20 May 1875 NPI

“Andrew Walsh has purchased of Daniel Rose the place of Benj. D. Deyo, at Middletown, paying therefore the same price given by Mr. Rose at the mortgage sale, \$700.” [This house was located just north of the driveway into #315; it was torn down in 1901 (see below).]

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- 1876      21 Sept. 1876 NPT  
“Mr. Andrew Welch of New Paltz is repairing his dwelling-house. In taken [sic] down a portion of the building to make an opening for a window, a silver coin just one hundred years old was found.”
- 1891      21 August 1891 NPI  
“Alonzo Neil, since his return form Dakota a few years ago, has purchased farms from time to time until he has become a large land owner. In addition to his old farm, he now owns the Andrew Walsh farm, the Lyman Freer and the Martin Ean farms, all in the Middletown neighborhood.”
- 1900      22 June 1900 NPI  
Lewis [Alonzo?] Neil and his wife, two daughters and mother are back at the old home in Middletown, directly across the street from the school house [#343]. Mr. Neil moved to Michigan about 27 years ago and resided there about a dozen years, and since that time in Dakota. He has now sold his land in that state and returned to his old home, where we understand he intends to reside permanently.”
- 10 Aug 1900 NPI  
“Alonzo Neil who lately moved back to his old home in Middletown after an absence of many years in the northwest, is refurnishing the house [#343]. Mr. Neil has engaged to some extent in the horse breeding business and still owns about 30 head of horses, which he left in the west.”
- 1901      11 Jan 1901 NPI  
“Alonzo Neil has bought the farm at Middletown belonging to the heirs of Andrew Walsh, many years ago the Wm. W. Deyo place. The farm adjoins that heretofore owned by Mr. Neil. Most of the farms in the Middletown neighborhood have changed hands in the past few years. The sale in every case has been made at low figures, but the new owners have become residents and the farms have not been abandoned and houses left standing empty, as was thought possible and as has become the case to some extent in New England.”
- 18 Jan 1901 NPI  
“We understand that the price paid by Alonzo Neil for the farm recently purchased of the heirs of Andrew Walsh at middletown was \$17000 and the farm contains 121 acres. The price is about \$14 an acre. There is no barn on the place.”
- 8 March 1901 NPI  
“REMOVALS.—Tjerick DuBois has moved from the old Wurts house on Water street to the Walsh place, lately purchased by Alonzo Neil at Middletown.”

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22 March 1901 NPI

"Alonzo Neil will make considerable improvements on his property at Middletown this coming season. All the buildings will have new siding, the house will be raised and have a bay window. The house formerly owned and occupied by Benj. Deyo will be torn down and the material used in building a new barn, etc., on the Andrew Walsh place, lately purchased by Mr. Neil. Herman Krom has the job." [The raised house was likely farther north on road – see 1875 map (343 Old Kingston Rd.)]

1902

8 Aug 1902 NPI

"Mr Alonzo Neil is now the owner of the Abm. A. LeFevre farm at Middletown, which he has purchased of the New Paltz Savings Bank. The farm contains 110 acres and the consideration was \$2,000. Some years ago this farm was sold for \$6,000 and Abm. A. LeFevre paid \$2,400 for it. Mr. Neil purchased the Andrew Walsh farm some time ago."

1903

27 Feb 1903 NPI

"Bruyn Deyo now resides at the former home of his father-in-law Mr. Neal at Middletown. The latter has moved to the Abm. A. LeFevre farm in the same neighborhood, of which he is also the owner. The house on the Andrew Walsh place, also owned by Mr. Neal is not occupied at present." [Bruyn Deyo's house was likely on the road (#343)]

1923

17 May 1923 NPI

"Barn and Ice House Burn Near Middletown School House

"The barn and ice house on the Bryun Deyo property now owned and occupied by Ed. Rose, on the state road near the Middeltown school house were destroyed by fire on Tuesday morning. The alarm was telephoned to our village and the firemen responded but the fire had gone so far they were not able to do much. Flames were first discovered when the family had finished milking in the morning. On opening the barn door the flames burst out. The stock was saved." [Bruyn Deyo's house was likely on the road (#343)]

1931

Elton and Viola LeFevre bought property (27.2. acres) from Wally Waldron, proprietor of "House of Magic." {Samuel Wallace Waldron & wife, Martha]

Front porch removed and moved to rear; this porch was demolished and present ell built in its place in 1988.

According to Herbert LeFevre (1998) in 1931 there was no barn on the property. There was a large coon cage in the year where his uncle would bring coons he caught in the Adirondacks. There were also as many as 40 pens for fighting cocks that Waldron raised.

1949

14 April 1949 NPI

"Mr. and Mrs. Peter Luth, of Rosendale, have moved into Emma Neil's house [#343] on the Kingston Road." [Emma Neil was Alonzo Neil's daughter.]

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## 5. SOURCES:

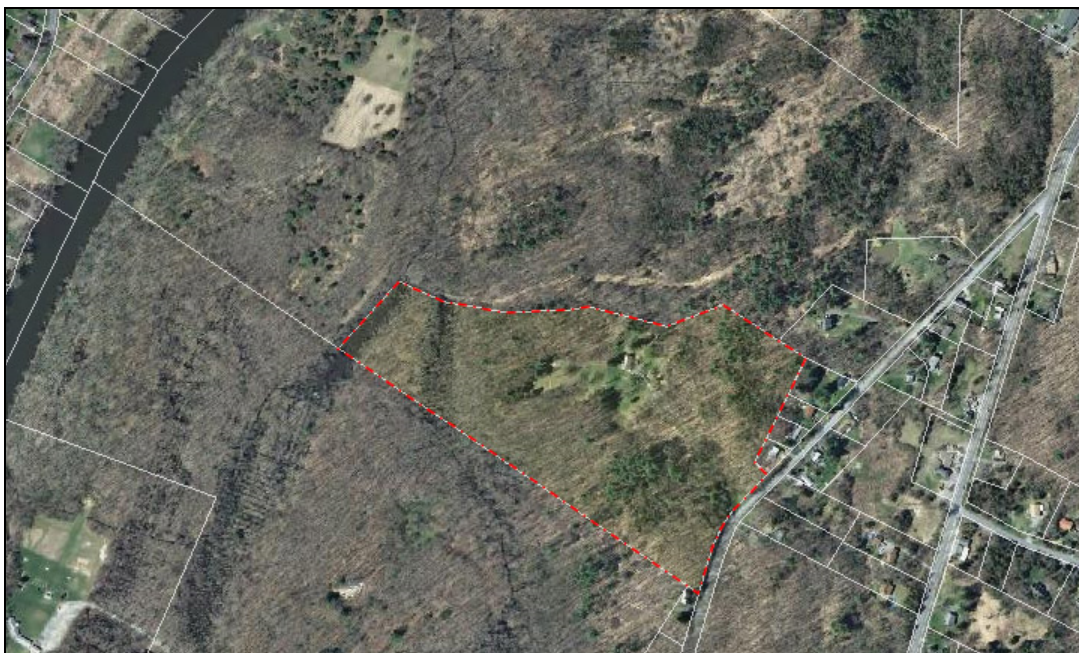
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## 6. MAPS:



Parcel map depicting original dimensions of Petrus Hasbrouck Farm. His father Solomon's farm bordered it on the south.



Aerial view of property showing location of house.



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**7. PHOTOGRAPHS:**



View of house situated over a hill on the west side of Old Kingston Road, from the southeast.