

Town of New Paltz Landmark Nomination Form  
Continuation Sheets

BENJAMIN & MARIA HASBROUCK HOUSE  
88 Manheim Blvd., New Paltz, NY

DESCRIPTION OF PROPERTY CONDITIONS

The Benjamin & Maria Hasbrouck House, completed in 1798-1800, is an intact and distinctive example of the last evolutionary phase of stone house architecture in the town and county. Behind its symmetrical front façade with a center entrance flanked by two windows on each side is an equally balanced center-hall plan flanked by large principal rooms in the front, heated by fireplaces in the end walls, and small unheated rooms in the rear. The front rooms were decorated following a hierarchy that singled out one as the best room. The kitchen occupied a room on the south end of the basement to retain the neat, compact form of the house. The topography was shaped to expose the south end of the basement at grade so that direct access could be made to the kitchen; the subterranean section of the basement at the north end was used for food storage.

The organized and standardized house form replaced the three-room linear-plan, usually comprised of two or three separate segments, that had characterized stone house construction previously. This two-story house plan was common in German settlements on the east side of the Hudson during the 18<sup>th</sup> century, and it appeared in Ulster County as a progressive stone house type at the turn of the 19<sup>th</sup> century. (Whether the two are directly is impossible to document.) The house retained the traditional story-and-a-half scale of earlier stone houses and the stone material, but otherwise it had more in common with a more universal domestic architecture emerging after the Revolutionary War. The Solomon Elting House built in the early 1800s on Main Street in the village, which is now part of the Elting Memorial Library, is another example of this design. The kitchen ell was added later.

The Hasbrouck house retains its original appearance with the exception of dormers added to the front and rear, a more recent front porch and rear additions. The current wood frame shed-roof wing appended to the south end of the rear wall replaces a smaller outlet that may have been the 1871 addition reported in the local newspaper. The kitchen was moved into the addition when cooking no longer relied on fireplaces (and slaves or servants) and it was more convenient to have it on the same level as the living rooms of the house. The current wing serves the same purpose.

It was also reported in the paper that the Dutch barn documented in the 1798 tax list burned around 1800 and replaced with one three stories high. Although probably built somewhat later, that barn still exists on an adjoining property. It has been converted into a residence but still retains the structure and external appearance of a barn. This relic is as important to preserve as the stone house.

SIGNIFICANCE STATEMENT

The Benjamin & Maria House is significant example of stone domestic architecture as it had developed by the turn of the 19<sup>th</sup> century in the Town of New Paltz. One of only eighteen early stone houses surviving in the town, the Hasbrouck house represents an important artifact of New Paltz's architectural 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.

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Although generally revered as relics of a primitive past, they were the elite houses in their period and provide valuable evidence of architectural traditions, construction methods, material life. Built in 1798-1800, the Hasbrouck house represents a late stage in the development of stone house design that brought the form and function of the traditional house into a more modern era following the Revolutionary War. Built in one campaign, the compact form with symmetrical interior room plan and exterior facades, the house reflects the progressive period in which it was built while retaining its traditional appearance with its story-and-a-half scale and stone walls. This house form would multiply throughout the region and state built with different materials and in different styles.

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

- 1763            Division of patent lands east of the Wallkill creating Lot No. 1 in first tier to the south on which the farm was located.
- 1791            Stone on house inscribed "BHB 1791"
- 1794            Benjamin Hasbrouck married Antje Bevier Neely sometime before 1794
- Children  
                 Daniel Benjamin (1794-1865)  
                 Antje (b. 1798)  
                 Isaiah (b. 1800) died young
- Benjamin Hasbrouck (1745-1811) was born to Daniel Hasbrouck and Wyntje Deyo in the family homestead on Huguenot Street. His grandfather was Abraham Hasbrouck, the patentee. He married Antje Bevier (1745-ca. 1800), daughter of Jacobus Bevier and Antje Freer and widow of Samuel Neely. Both married late in their lives, being over 45 years of age. Antje died around 1800, after bearing three children. Afterwards, Benjamin married her younger sister, Maria (b. 1758).*
- 1798            U.S. Direct Tax Assessment List for Benjamin Hasbrouck, Jr.
- Schedule A: stone house 40x25 ft. 1 story with 2 windows "on the Rode from Plattekill to Paltz," unfinished, on 2 acres assessed at \$330.
- Schedule B: barn 48x39 ft. an hay house 36x16 ft. and 178 acres in Lot 1 first tier to the south on Plattekill Road, valued at \$1650
- Schedule C: 3 male and 2 female slaves, with one of each between 12 and 50 years of age and subject to taxation

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*The house was considered unfinished when assessed in 1798 suggesting that the Hasbroucks were living elsewhere, perhaps in another house on the property, at the time. A barn and hay house were extant indicating that the farm was established. Tax lists for the years 1799-1803 assess Benjamin Hasbrouck's house and farm consistently indicating that the stone house had been completed.*

- 1800 U.S. Census  
  
Benjamin Hasbrouck, New Paltz  
1 free white male <10 (son Daniel B)  
1 free white male 26-44 (unknown)  
1 free white male 45 + (Benjamin)  
1 free white female 10-15 (daughter Antje?)  
2 other free persons  
3 slaves
- 1810 U.S. Census  
Benjamin Hasbrouck, New Paltz  
1 free white male 10-15 (son Daniel B)  
1 free white male 16-25 (unknown)  
1 free white male 45 + (Benjamin)  
1 free white female 10-15 (daughter Antje)  
1 free white femals 45+ (wife Maria)  
3 other free persons  
1 slaves
- 1811 Benjamin Hasbrouck died.  
  
*No census records have been discovered in the years between Benjamin's death and his son Daniel's enumeration 39 years later.*
- 1832 Daniel B. Hasbrouck married Jane Bevier (1805-1872), daughter of Isaac Bevier and Mary York. They had no issue.
- 1850 U.S. Census  
  
Daniel B. Hasbrouck, 55, farmer, \$7200 real estate  
Jane Hasbrouck, 45  
Henry Hermon, 15, laborer  
Mary J. Williams, 16, Black  
  
Agricultural statistics  
Improved acres 100  
Unimproved acres 47  
Cash value of farm \$7300  
Horses 2  
Milch cows 7

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Working oxen	2
Other cattle	2
Sheep	12
Swine	11
Value of livestock	\$460
Bushels of wheat	30
Bushels of rye	100
Bushels of Indian corn	50
Bushels of oats	100
Pounds of wool	40
Bushels Irish potatoes	25
Bushels of buckwheat	70
Value orchard products	\$10
Pounds of butter	850
Tons of hay	20
Pounds of maple sugar	15
Value home mfrs	\$8
Value of animals slaughtered	\$109

1860 U.S. Census

Daniel B. Hasbrouck, 65, farmer, \$5800 real estate, \$500 personal estate  
Jane Hasbrouck, 55  
Cyrus Terwilliger, 14, servant  
Ellen Brown, 8, Black

1865 Daniel Hasbrouck died childless and the farm was conveyed to the three children of his sister, Anna (1798-1842), wife of Peter Rose (1799-1843): Maria Rose Elting (b.1821), Daniel Rose (1824-1905) and Cornelia Rose DuBois (b. 1829)

1870 Maria Rose Elting conveyed her share of the farm to her brother, Daniel; Cornelia Rose DuBois (wife of Hiram DuBois of Ohioville) kept her share of the property, eventually conveying it to her son, Watson DuBois and his wife Annie R. DuBois.

*The 1870 census enumerated Daniel Rose as living in Steen's Hotel on Main Street in the village. In 1860 he was boarding with the widow Sarah J. Johnson and her family, and he was living with his sister, Cornelia, in 1850. He never married, and evidently lived off the income generated by the farm; the stone house was occupied by tenants who worked on the farm.*

1870 4/28/1870 NPT

Daniel Rose is erecting on his premises near this village a hay house and a wagon house and grainery [sic] 30x36. He also will erect a wood and wash house 16x28 and a kitchen 16x18 to be attached to the main house. Jesse Steen is to do the carpenter work.

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- 1871            10/12/1871 NPT  
Daniel Rose is building an addition to the dwelling house on his premises, near this village. Jesse Steen, Jr. is doing the carpenter work.
- 1876            12/28/1876 NPT  
Mr. Levi Wright, residing upon the farm of Daniel Rose in this town, is a manufacturer of brooms—the best in market. He has a lot for sale.
- 1880            U.S. Census  
  
Wright Levi, 50, farmer  
         Sarah Ann, 40, wife  
Clearwater Simon, 60, brother-in-law, boarder  
Rogers Catherine, 38, sister, boarder  
Frilett Hector, 27, son-in-law, teaching school  
         Loiza, 19, wife  
         Eva, 2, daughter  
Deyo Charles, 21, Black
- 1900            Peter Adams rents house and labors on farm  
  
U.S. Census  
Adams Peter, 47, farmer, b. PA, rents  
         Sarah, 45, b. NY  
Mary H., 18  
Margaret, 12  
John, 7  
George, 4  
  
*Peter Adams (1853-1937) was born in Hamburg Pennsylvania. He had moved to New York by 1882 when he married Sarah Kelly (1852-1938) in Milton, New York. According to one account, all of their four children had been born in Modena, which locates them there until at least 1896. The family was enumerated with the same members in 1910.*
- 1905            Daniel Rose died in 1905 and his share was transferred to his sister-in-law, Annie R. DuBois & her children Grace M. & Kenneth H. DuBois.  
  
*Watson DuBois died in 1905 in a horse accident in Plattsburg, New York. He and his family were living in Albany where Watson was employed as a telegraph manager for the Delaware & Hudson Canal Company, then a railroad operator. His widow moved back to New Paltz and built a new house on the farm in 1912. Their son Kenneth H. DuBois (1891-1959), an electrical engineer employed by the Jersey Central Power and Light Company, moved from Newark, New Jersey to New Paltz in 1918. He established a large poultry operation on the north side of the farm.*

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1920 U.S. Census

DuBois Kenneth H., 28, poultry farm  
Jennie W., 26, wife  
Kenneth W., 3, son  
Robie Annie, 53, mother  
Ratcliff, Frank B. 26, boarder

Adams, Peter, 65, farmer  
Sarah, 65, wife  
Margaret L., 33, daughter  
John J., 27, son, blacksmith  
Fuchs, Albert M., 16, boarder, farm laborer

*According to what has been written on the Junior League inventory form for the property, Peter Adams lived in this house with his family and worked the farm (20 head of cows, etc.) for the DuBois family. The Adamses moved out during the early 1920s and moved to a home on Mill Rock Road. After that, the house was occupied by Peter Selderbeck for about 5 years. Then Kenneth H. DuBois rented the house off and on to various tenants until the property was purchased by Howard Grimm, circa 1958.*

1922 Annie DuBois died and the property was conveyed to her children Grace & Kenneth

1923 Grace DuBois Whitcomb sold her share to Kenneth, 144 original acres, less 13 acres sold to Nils P. Lundrup in 1916. (Lundrup was a builder who marketed an innovative clay tile roof, and he built a house with such a roof on this parcel.)

1923 Fifty-five acres on the west side of highway was sold to John A. Keller, who subdivided and sold house lots along the road 1925-27. Eight houses were built, most of which were demolished or moved when SUNY expanded.

1929 NPI 8/27/1929

“Three Demonstration Electrified Farms to Open Their Gates”

(Central Hudson Gas & Electric Co. model projects)

Purpose: To gain first hand knowledge on farm and farm home electrification problems in the Hudson Valley and to demonstrate the practical uses to which electricity may be extended to all practical farm and farm home operations

Dairy Farm, John Ham & son, Millbrook

Fruit Farm, Myron Albrecht, Athens

Poultry Farm, Kenneth H. DuBois, New Paltz 80 acres, 3 family members, 1500 laying hens, 2000 chicks reared, 1 truck, 1 employee

Erection of poles and power lines for poultry house lighting, incubators, battery and hover brooders, heating water fountains, as well as water pump, kitchen range, refrigerator, kitchen appliances, hot water heater, furnace & residence lighting. Each had their own meters to record usage and calculate operational costs.

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*The new house & poultry operation was located north of stone house. The experiment was to run five years, but continued until 1938.*

- 1950            NPI 8/15/1950  
Mr. and Mrs. Knudsen will vacate the tenant house of Kenneth DuBois about June 15 when they will move to Accord to make their new home
- NPI 9/14/1950  
Through the sponsorship of the Broadway Tabernacle Church, in New York City, and the zealous work of the local committee, headed by Mr. and Mrs. Frank Slack a Displaced Persons' family is now housed on the Kenneth DuBois farm here in New Paltz. As long ago as last May the New York City church started the wheels turning for the transfer of the Kondratiev family from the Ukraine to this country. The family composed of parents and four daughters arrived in New Paltz on Tuesday of this week. Through the efforts of Mr. and Mrs. Slack and the local volunteer committee furniture for the house and food for the family had been procured and left in the house.
- 1951            Stone house and barn and 6.81 acres sold to Howard Grimm  
                  NPI 6/21/1951  
Mr. and Mrs. Howard H. Grimm have purchased of Kenneth DuBois, his stone house property on the New Paltz-Modena Road
- 1951            NPI 8/23/1951  
Mr. & Mrs. James Lawler and family of Plutarch are occupying the house recently purchased by Howard Grimm from Kenneth DuBois on Plattekill Ave.
- 1959            Kenneth H. DuBois died
- 1960            State acquired farm on west side of road; 1963-65 pre-existing houses moved or destroyed
- 1995            NPHH 8/10/1995  
house advertised for sale for \$225,000

SOURCES:

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Sylvester, Nathaniel B. History of Ulster County, New York. Philadelphia, Everts & Peck, 1880.



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PHOTOGRAPHS (Neil Larson, 2014)



View from SW



View from NW



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View from NE



Barn on adjoining property (86 S. Manheim Blvd.), view from west.