

56-1266



United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

### 1. Name of Property

historic name TALLMAN-BUDKE & VANDERBILT-BUDKE-TRAPHAGEN HOUSES  
other names/site number VANDERBILT-TRAPHAGEN HOUSE; JACOB VANDERBILT HOUSE NOT A MPDF

### 2. Location

street & number 131 GERMONDS ROAD  
city or town CLARKSTOWN  
state NEW YORK code NY county ROCKLAND code 087 zip code 10956  
not for publication  
vicinity

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide X local

Michael Lynch Deputy SHPO 5/2/2017  
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

X entered in the National Register determined eligible for the National Register  
determined not eligible for the National Register removed from the National Register  
other (explain)

[Signature]  
Signature of the Keeper

7/3/17  
Date of Action

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

<input type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

### Category of Property

(Check only **one** box.)

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	0	buildings
0	0	sites
2	0	structures
0	0	objects
4	4	<b>Total</b>

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

### Number of contributing resources previously listed in the National Register

N/A

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

### Current Functions

(Enter categories from instructions.)

VACANT

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

COLONIAL: Dutch Colonial

LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS: Colonial

Revival

### Materials

(Enter categories from instructions.)

foundation: STONE

walls: STONE, WOOD CLAPBOARD

roof: WOOD, ASPHALT

other: GLASS, METAL, BRICK

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

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## Narrative Description

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### Summary Paragraph

The Tallman-Budke & Vanderbilt-Budke-Traphagen Houses are located on Germonds Road in the Town of Clarkstown, Rockland County, New York. These two historic buildings, which have been associated with a single property holding since the nineteenth century, portray different eras of development and significant themes in regional history and architecture. The former house, with its sandstone walls and gambrel roof, represents the distinctive tradition of sandstone vernacular domestic architecture peculiar to Dutch-settled Rockland County and adjacent Bergen County, New Jersey, and appears to have been erected on the site of an earlier Onderdonck family house, and perhaps using some salvaged material from that earlier construct, ca. 1791. As for the latter, its earliest section dates to ca. 1820 and, following multiple expansion episodes in the nineteenth and twentieth centuries, it largely presents as a Colonial Revival-style dwelling consisting of multiple engaged blocks. That house served as the centerpiece of a farm owned in the nineteenth century by the Budke family and subsequently by John C. Traphagen; a portion of this farm property was previously sold off to the Town of Clarkstown and now functions as adjacent Germonds Park, leaving only the nominated roughly nine-acre parcel, which was recently acquired by the town. Although the two houses occupy a single tax parcel, are historically related and are situated in close proximity to one another, they nevertheless maintain settings independent of one another to some extent. Although dense development has transformed much of this region of Rockland County in modern times, both houses survive with their immediate settings largely intact, and the property which contains them is bordered on three sides by the open space of Germonds Park, with natural topography and woodlots serving to separate them in large measure visually. The Tallman-Budke house is situated within a largely unmolested setting of open fields punctuated by impressively scaled hardwood trees and conifers, while the Vanderbilt-Budke-Traphagen House is set within a manicured lawn and maintains a formal relationship with the course of Germonds Road, which its principal elevation faces. Although the stone house was the subject of a planned restoration campaign ca. 1978, that project failed to come to fruition, and the house has instead sat vacant since its last period of habitation ca. 1940; the latter, by contrast, has been continuously occupied without an interruption in habitation until recently, and as such it does not exhibit the same level of deterioration as the stone house. In addition to these two houses, the nominated property also contains the foundation remnants of a large bank barn which is no longer extant, principal among other ancillary resources.

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### Narrative Description

#### *Location & Setting*

The nominated property consists of 9.23 acres of municipally owned land in the Town of Clarkstown, Rockland County, and includes two principal architectural resources, the Tallman-Budke and Vanderbilt-Budke-Traphagen houses ("Tallman" and "Traphagen" houses hereafter). This property is located in the Bardonia/Germonds area of Clarkstown, north of the I-287 transportation corridor and east of the Palisades Interstate Parkway. Trapezoidal in shape, the parcel is bordered on the east by Germonds Road and on the north, west and south by property associated with Germonds Park. Both houses are approached from Germonds Road, which is oriented on a north-to-south axis before it turns sharply to the west at its intersection with Parrot Road, a short distance northeast of the land in question. The nominated property is bisected by the east-to-west course of a small stream that was dammed at an earlier time to create two ponds which provided hydraulic power for a nearby mid-nineteenth century sash-and-blind factory, no longer extant. The Tallman house is located to the north of this stream and northeast of the ponds, the Traphagen house to the southeast; the former was oriented so that its principal elevation has southern exposure, its roof ridge aligned perpendicular to the road, while the latter was oriented towards the road on an eastward orientation. Vehicular access to the Tallman house is by way of a gravel drive situated north of the stream and ponds, and the house is located approximately 150 feet west of the course of Germonds Road. It sits atop a prominent rise of land on a relatively open site punctuated by mature trees including a number of large walnuts. As for the Traphagen house, it is located in close proximity to Germonds Road, its two principal blocks oriented in

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

relation to it; a paved driveway leads from the main road past the house's south elevation, where there is a small parking area, and continues to its rear, where the remnants of a large banked barn foundation remains. This house is surrounded by a manicured grass lawn with is interspersed with deciduous trees, while a stone wall aligned along the front of the house contains flower beds and ornamental shrubbery. Dense woods and a large hill serve to separate this part of the property from the park infrastructure located to the immediate west and south.

*Tallman-Budke House (contributing building); ca. 1791/ ca. 1880*

The Tallman house (known variously as the Vanderbilt-Traphagen House and the Jacob Vanderbilt House) remains an important example of New World Dutch sandstone domestic architecture in the lower Hudson Valley of New York State. Following dendrochronological analysis of the beams which support the first floor, it appears that the house as presently constituted was erected ca. 1791 and was modified ca. 1880. The house largely reflects its form from the ca. 1791 building campaign, notwithstanding the introduction of new elements ca. 1880, as a one-and-one-half story gambrel roofed sandstone dwelling with rectangular footprint and four-bay façade with dual entrances. When first built the house consisted of a four-room plan at first-story level—two large rooms on the south side, with smaller rooms behind— with garret space at the half-story level, the latter within the lower portion of the gambrel roof, in addition to basement storage space. The 1880s Late Victorian-era work included the introduction of a bay window on the east elevation as well as the introduction of fish-scale shingles to the ends of the gambrel and turned porch supports on the south elevation, among other modifications. The building's present condition largely reflects a later-1970s rehabilitation effort which failed to fully materialize and which sought to return the nominated building to an earlier period of its history; nevertheless, much of the dwelling's late eighteenth century historic fabric remains largely undisturbed. Surviving measured drawings and physical analysis from this period were compiled by Loring McMillen, under whose auspices the rehabilitation was planned. The Tallman house had previously been thought to date to an earlier period of the eighteenth century; it instead appears to have been built on or near the site of an earlier house, and perhaps using salvaged material from it.

*Exterior*

The nominated building is, as noted, a story-and-a-half edifice erected above a rectangular plan with a partial basement (accessible at grade from the east side), high-breaking gambrel roof, and load-bearing sandstone walls. It is four bays wide on the south-facing façade; two bays wide on the east elevation; and three bays wide on the north and west elevations. It measures 37'-8" wide on its south elevations by 29'-2" on its west elevation. Of these, only the south-facing façade presents some semblance of formality, its two door and two windows (windows in the outer bays with the doors between) arranged in symmetrical fashion within the wall plane. The doors and windows are missing (the openings are boarded shut) but the heavy pegged oak casings with beaded inner edge remain in three of the four apertures. The stone on this elevation was largely dressed into rectangular units and laid up in regular courses; that in the easternmost portion exhibits distinctive hand-tooling of the surface. Moving west to east the grade gradually falls off, exposing more of the foundation at the southeast corner. In addition to the main windows, there are additionally two windows which brought light into the basement, these being positioned in the outside bays and as such under the main windows. The house's south elevation has a sprung eave and as such the roof extends beyond the wall plane; this appears to be a ca. 1978 truncation of what was a deeper porch feature sustained by turned columns, as evidenced by historic images. The soffit of this feature is now uncovered and the framing consists of dimensional lumber. The roof is presently covered with weathered wood shingles.

The adjacent east elevation is the most modified from the eighteenth century construction campaign given the addition of a bay window; this feature is of masonry and frame construction, the masonry foundation having been built so as to accommodate the at-grade basement entrance. Although now much deteriorated and largely covered with plywood, historic images indicate its three facets were fitted with large two-over-two wood

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

sash with paneling below and a moulded wood cornice above. The foundation is further integrated into a stone retaining wall that extends to the north and south. The introduction of the projecting bay required the removal of a large section of wall, a king-post having been inserted to sustain the masonry wall above its roof. There is additionally a second window at first-story level, it having a rectangular cut-sandstone lintel and sill (presumably a nineteenth century modification), and two window openings that punctuate the gambrel at half-story level, both badly deteriorated and closed off from the inside. Wood fish-scale shingling, badly deteriorated and in some places altogether missing, are present above the stone wall. Sections of wood moulding remain between the stone and shingle surfaces and along the rake boards of the roof.

The north elevation is punctuated by a total of two window openings and one door, asymmetrically placed and all boarded over. The two window openings are dissimilar, the easternmost of the two being larger and having rectangular-shaped sandstone lintel and sill like the window on the adjacent east elevation. The stone on this elevation is coursed, but more roughly so than on the opposite south elevation.

The west elevation, like the north one, has two asymmetrically placed window openings and a door at first-story level, and a single window at half-story level, all covered over or boarded up. Of the two, one retains an early pegged oak casing. This elevation is most conspicuous for the nature of its stonework and pointing. The stonework consists of irregular units, varying widely in size and shape, though some tend towards somewhat dressed units, particularly at the corners where they serve as stabilizing quoins. Also readily apparent is the survival of large portions of the lime pointing which protected the clay and straw mortar on which the stones were bedded from the elements.

*Interior*

The interior of the Tallman house has suffered the effects of extended dereliction—it has not been resided in since ca. 1940— but nevertheless it retains any number of physical features and spatial aspects dating from various eras in the house's eighteenth and nineteenth century history, among them the ca. 1791 four-room first floor plan and open garret, in addition to features and finishes of various date, among them two fireplaces (one fitted with a cast-iron Franklin stove), mud-on-horizontal-stave wall infill, wide plank flooring, and late eighteenth as well as nineteenth-century wood trim. Also noteworthy are the house's larger wood structural components, namely the smoothly planed and beaded ceiling beams and the timber framing of its gambrel roof, which can be fully observed in the house's garret.<sup>1</sup>

The two principal first-floor rooms, each with fireplaces on their end walls, occupy the southern portion of the plan, and each could be entered historically by means of its own door from the south elevation (there is additionally a door into the western room from that elevation). Both measure roughly 17' square. The southwest room contains a straight run of stairs to the garret which was moved to this position later in the building's history, possibly during the ca. 1880 renovation; a board wall which was once present against the stair's west side has since been removed. Along the west wall of this room is a fireplace, of an "English" type with cheeked firebox; the associated chimney breast is flanked to one side by a window and on the opposite (south) side by a door. The fireplace has a brick-laid hearth with sandstone hearth extension and cheeks, the firebox opening being spanned by a cast-iron bar which supports the brick above. The mantel has been removed and a circular opening in the chimney breast indicates the position where a stovepipe once entered. Some wood trim remains in place in this room, including beaded floorboards and window mouldings which were nailed to the heavy casings. The wall which separates this room from the rear range of rooms—and which extends the full width of the house, from east to west—is of a studded type and bears the ceiling beams at this point (these are otherwise sustained by the north and south stone walls). The wall was finished by inserting horizontal staves between the studding, which formed a substrate to which mud and straw plaster was

<sup>1</sup> See Tim Adriance, *Historic Structure Report for the Onderdonck-Tallman-Budke House* (Bergenfield, New Jersey: 2016) for a more detailed room-by-room analysis and survey of existing interior conditions.

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

applied. The north-south partition wall between this room and the southeastern room was also constructed in this fashion. The plaster on the south wall, rendered directly to the interior face of the stone wall, is largely missing; large planed and beaded ceilings beams span the ceiling from front to back and sustain the garret floorboards, as they do in the adjacent southeastern room, both expressed and part of the house's eighteenth century aesthetic. Flooring is plywood as it is throughout this level, concealing the earlier flooring from view.

Within the southeastern room is a bay window that was introduced in the later nineteenth century, near the southeast corner, which necessitated the movement of the existing fireplace slightly to the north (this is borne out by the observed position of the hearth support in the basement) and the removal of a section of the exterior stone bearing wall. That fireplace is fitted with a cast-iron Franklin stove and is finished with a wood Federal-style mantel with five-part frieze and pilasters. Like the adjacent southwest room, the south wall was finished with plaster rendered directly on the inside of the stone wall, most of which has fallen away, and it retains the interior window casing (the door casing is missing). The bay window, while deteriorated, retains aspects of its finish including wainscoting and window trim with roundel corner blocks.

As for the rear range of rooms, the northeast room was separated from the remainder of the rear range of rooms by a vertical board wall, and it retains some of its modest finishes in the form of plaster and wood trim. As for the northwest room, that portion of it nearest the adjacent east room at one time accommodated the staircase, since removed to its present position.

The half-story now presents as an open garret space characteristic of the eighteenth century; nevertheless, physical evidence suggests a portion of it, on the east side of the plan, was at one time finished off. The most conspicuous aspect of this level is the timber frame of the gambrel roof, which is now fully exposed to view. Its design is expressive of a traditional New World Dutch, and not English, manner of constructing such a roof frame. Unlike the latter, which typically employed a purlin plate where the upper and lower roof pitch "breaks," in the case of the Onderdonck house the roof frame consisted of a series of common rafter pairs—in essence truss constructs—with two pairs of horizontal collar ties. On the east side of the plan the lower ties were cut out to allow for the creation of finished space, and replaced with sawn collars at a higher position which were nailed to the rafters at to which a ceiling was affixed. Directly above the second collar tie is aligned, end to end, a section of planking to which the upper rafters were toe-nailed. Diagonal bracing aligned between the lower rafters and lower collars provided rigidity to the rafter pairs, and the mortise and tenon joints were secured with square pegs.

An excavated basement is only present beneath the two front rooms; it is unfinished and within it are visible the beams sustaining the floor above as well as the arched support for the hearth in the southwest room.

*Stone-lined Well (contributing structure)*

This well is located approximately 30' to the south of the Onderdonck house.

*Vanderbilt-Budke-Traphagen House (contributing building); ca. 1820/ca. 1840/ca. 1860/ca. 1900/ca. 1940*

The Traphagen House is a wood-frame dwelling consisting of three distinctive gable-roofed blocks and two attached lean-tos. The largest, the south block, is a two-story gable ended construct, four bays wide on the principal east-facing elevation and three bays deep on the south elevation; it includes a large lean-to addition which extends from the west elevation, the roof pitch of which is shallower than the main block (there is, additionally, a second section of lean-to distinct from this larger lean-to, it being smaller and following the roof pitch of the main block). From the north elevation of this main block extends a one-and-one-half-story block, also gable ended and aligned with its roof ridge parallel with that of the main section, and there is additionally a third gable-ended one-story block situated to the southwest of the main block (this engages with the smaller section of lean-to described above). It would appear that a portion of—but not all—of the main south block

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

represents the original dwelling, though its precise extent and form may never be known; the framing evidence in the basement suggests the earlier house may have been oriented with its principal elevation facing south, with its roof ridge on an east-to-west axis. This section is timber framed and visible in the basement are the hewn oak joists which sustain the first floor. The exterior presents a somewhat sedate appearance and is perhaps most aptly described as Colonial Revival in design and sentiment; it has wood clapboard siding and tan asphalt roofing. As for the interior, it consists of a rambling sequence of spaces and exhibits finishes which speak to a variety of architectural styles and eras.

*Exterior*

The east elevation of the main block is four bays wide with an offset entrance. Conspicuous is the asymmetry of the door and window arrangement, resultant from this section's expansion from its earlier extent. The foundation is sandstone and the roof is covered with asphalt. Windows have six-over-six wood sash and the front entrance is of a divided or "Dutch door" type with a nine-light glazed upper leaf and four-paneled lower leaf. The door surround consists of fluted pilasters which give way to corner blocks and a frieze embellished with decorative raffle flowers, above which is a moulded cornice. Although partially concealed behind an attached gutter, this elevation is terminated by a heavily moulded wood cornice that appears to correspond with other work undertaken ca. 1900. Extending forward from the main block is the story-and-half north block, which presents three windows with six-over-six wood sash at first-story level above which are smaller three-light windows which bring natural light into the half story. All of these windows, on both blocks, are flanked by louvered wood shutters. A continuous sandstone wall, laid in random range ashlar and having a flat bluestone coping course, aligns the east wall of both the main and north blocks and was built to accommodate a raised flower bed; the main entrance is approached by steps which lead to a short bluestone-paved walk and a bluestone threshold. Well set back from the main block is the east wall of the southwest block, it having a single six-over-six window on this elevation.

The south elevation of the main block has three windows and a door at first-story level and three windows at second-story level. These windows match the description of those on the adjacent east elevation (as does the door), and like those have simple casings with drip caps. As for the south elevation of the southwest wing, it has a six-over-six window in addition to paired six-over-six windows which correspond with an entrance bump-out. Rising from the roof ridge of this section is a brick chimney of considerable scale, the brick laid up in common bond.

Moving south to north, fenestration on the west elevation consists of two windows and a door on southeast block; two windows corresponding with both the smaller and larger section of lean-to that extends from the main block (a bulkhead door providing access to the basement is located beneath one of two windows corresponding with the smaller lean-to section), and two windows and a door corresponding with the north block, a portion of which is recessed so as to form a covered entry. Though varying in scale all of these windows are hung with six-over-six wood sash.

The north elevation includes the north wall of the main block, the north wall of the larger lean-to, and the north wall of the north block, which has a band of six-light casements at first-story level and a single six-over-six window above. Two large six-over-six windows bring light into the lean-to, which additionally has a glazed and paneled divided door; this door has an unusual carved wood surround. The main block has six-over-six windows at first and second-story level in addition to quarter round openings at attic level, which serve as louvered vents. A large sandstone exterior chimney, which engages with the eaves of the north block, is this elevation's principal character-defining feature, and it services fireplaces at first and second-floor level.

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

*Interior*

The Traphagen house's interior contains approximately 3,300 square feet of living space and includes six bedrooms and three full bathrooms. Although constructed in stages and the result of no fewer than three separate building campaigns, the interior presents a somewhat uniform appearance, the principal rooms of the first-floor exhibiting oak strip flooring and smooth plaster and plasterboard wall and ceiling finish. Apparent are finishes which date from, most conspicuously, ca. 1840, ca. 1860 and ca. 1900. This includes doors and architraves of Greek Revival-style characteristics (ca. 1840) and those of a more Italianate-style character (ca. 1860). The earliest finish feature is a finely crafted Federal-style mantel which features exceptional gouge carving and reeded detail; it is presently presumed that this mantel dates from original ca. 1820 building campaign, though it may be earlier and not original to the house. The first-floor is presently divided in such a way that the north and south sides of the plan can function independently with their own cooking facilities, bathrooms and communication with the outside. These two areas do not have direct communication at first-floor level; instead, one must go upstairs to move between the two. The main façade door opens into the northern portion of the plan, and there is no doorway to allow entry from that point directly into the front room on the south side of the plan. Conspicuous in the main block is the difference between the floor levels on the north and south sides of the plan, further evidence of the building's multiple phase chronology and the fact that this section, as presently constituted, does not represent a single building campaign.

The main block contains two floors of finished space with vertical circulation effected by means of two principal staircases, in addition to space located in the lean-tos. One of these two staircases, located on the southwest side of the first floor plan behind the front room, is treated in somewhat characteristic Late Victorian fashion as a closed stringer staircase set behind a paneled wall screen with lathe-turned components forming an open frieze. In addition to the paneling, this feature includes drawers and a double-leaf glazed cabinet. Heavy moulded wood architraves with roundel corner blocks trim the area around the cabinet as well as the door into the front room and the south block. Against the south wall is a fireplace with Georgian-inspired mantel, a Colonial Revival-style feature which likely dates to ca. 1940 and the early Traphagen period. In the front room is evident the reduction of the windows from an earlier opening to a smaller one to accommodate the present six-over-six window sash, in addition to woodwork of a Greek Revival-style nature, including four-paneled doors and moulded architraves. The opposite side of the plan includes a second staircase, which is of an open stringer type with squared newel posts and tapered round balusters, and which has a winder section midway up in its rise. Occupying the northeast side of the main block's plan is a room which corresponds with the principal entrance from the east façade. Against the north wall in this room is a fireplace fitted with the Federal-style mantel noted above, and the ceiling is spanned by boxed beams. The west wall is occupied in part by built-in shelving that rises from floor to ceiling level. Access to the north block is via this room and a door east of the fireplace. That section contains a kitchen on the northern side of the plan at first floor level, adjacent to which is a dining room.

The upper floor of the main block contains bedrooms which are accessed by means of the dual staircases; these include the large bedroom on the southeast side of the plan, the floor level of which corresponds with the bottom of the windows, and that on the northeast side of the plan, which has a fireplace against its north wall (above that in the room below) which generally matches the Colonial-Revival style one at first-floor level in the main block's southwest room. From this bedroom is accessed the half-story level of the north block, which contains a bedroom with closet space and a separate cedar lined walk-in closet. As for the small southwest block, it has a mostly occupied by a second kitchen space in addition to a bathroom.

*Barn Foundation (contributing structure)*

The barn was a gable-roofed frame building with a cupola set upon its ridge. All that remains today are the mortared sandstone walls that sustained the frame superstructure.



TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

☐ A Owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years old or achieving significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions.)

SETTLEMENT/EXPLORATION

ARCHITECTURE

### Period of Significance

ca. 1791- ca. 1940

### Significant Dates

ca. 1791; ca. 1820; ca. 1840/60; ca. 1900; ca. 1940

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

N/A

### Period of Significance (justification)

The period of significance, ca. 1791-ca. 1940, encompasses all of those physical features deemed significant in the context of this nomination.

### Criteria Considerations (explanation, if necessary)

N/A

**TALLMAN & TRAPHAGEN HOUSES**

Name of Property

**ROCKLAND COUNTY, N.Y.**

County and State

**Statement of Significance Summary Paragraph**

The Tallman-Budke and Vanderbilt-Budke-Traphagen Houses ("Tallman" and "Traphagen" houses) are architecturally and historically significant resources which chronicle the settlement, development and domestic use of this property beginning in the eighteenth century. Separate properties during the earlier parts of their history, they were united within a single land holding in the third quarter of the nineteenth century during the tenure of the Budke family, and they continued to be part of a single holding during the Traphagen ownership period and until their purchase by the Town of Clarkstown. The Tallman house, known variously as the Jacob Vanderbilt or Vanderbilt-Traphagen house, had long been considered one of the county's oldest extant sandstone dwellings. Recent physical and scientific analysis undermined this thesis, as it instead appears the house was in large measure erected ca. 1791, perhaps using material salvaged from an earlier Onderdonk family house; it arrived at its present footprint and gambrel-roofed form in the early 1790s. The subject of a 1970s restoration campaign which failed to materialize, the Tallman house has sat uninhabited since ca. 1940; nevertheless, it retains any number of important aspects of the traditional building techniques used to erect it, in addition to a late eighteenth century floor plan and other notable features. The Traphagen house, the earliest section of which was built ca. 1820 for the Vanderbilt-Smith family, witnessed most of its physical evolution between that date and ca. 1900. It served as the farmhouse of George H. Budke, who subsequently purchased the sandstone house and added it and its acreage to what was then a working farm, and later yet by the Traphagens; at the time it was acquired by the latter, in 1934, the property consisted of over 61 acres of land, and a portion of these lands were used to create adjacent Germonds Park. Budke's son and namesake, George H. Budke Jr., was a leading authority on Rockland County's history and material culture and spent a portion of his youth on this farm. It was noted of him in 1941 that "It is doubtful whether there is another man in Rockland County or out of it as well qualified to speak on [its] history..." As for fellow Rockland County native John C. Traphagen, who acquired the nominated houses from the Budkes, he was a banker who purchased and used this property in large measure as a gentleman's farm, and it was his son, Hugh M. Traphagen, who initiated the never-completed restoration of the sandstone house in association with Loring McMillen. The Tallman house is being nominated in association with Criterion A, in the area of Exploration/Settlement, given its early history relative to the Town of Clarkstown; although a later eighteenth century construct, it appears to have been erected on the site of an earlier house and perhaps using material salvaged from it. Both houses are additionally being nominated under Criterion C, in the area of Architecture, for their value in depicting a variety of relevant themes in that context.

**Narrative Statement of Significance**

*Historical Context & Ownership Overview*

The Town of Clarkstown derives its name from Daniel DeClarke, one of a group of buyers who in 1716 purchased acreage within the Kakiat Patent; in 1764, lands contained therein were described as being at "Clarke's Town."<sup>2</sup> Clarkstown, formed in 1791, was one of four towns that existed when Rockland County was created, it being created in 1798 from the larger entity of Orange County. In his 1824 gazetteer of New York State, Horatio Spafford noted of Clarkstown and its cultural complexion that it was "principally occupied by Dutch farmers of ancient lineal possession," the population characterized by its "honest simplicity of manners."<sup>3</sup> Most of the first settlers in this region were farmers who had immigrated to the New World from Holland, or otherwise from earlier-settled areas of New York. The prevailing culture, from the earliest years of European settlement starting in the later seventeenth century onward, was that of the Dutch, and it remained that way in many regards to the time of the American Revolution. James Thacher, a Massachusetts-born surgeon's mate with the Continental Army who traveled through the lower Hudson Valley area with his regiment late in 1778, offered the following observations of the region's Dutch population and their physical environment at the time of the Revolution:

<sup>2</sup> Frank B. Green, *The History of Rockland County* (New York: A.S. Barnes, 1886), 414.

<sup>3</sup> Horatio Spafford, *A Gazetteer of the State of New-York* (Albany: B.D. Packard, 1824), 116.

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

These towns are inhabited chiefly by Dutch people; their churches and dwelling houses are built mostly of rough stone, one story high. There is a peculiar neatness in the appearance of their dwellings, having an airy piazza supported by pillars in front, and their kitchens connected at the ends in the form of wings. The land is remarkably level and the soil fertile; and being generally advantageously cultivated, the people appear to enjoy ease and happy competency. The furniture in their houses is of the most ordinary kind. . . They despise the superfluities of life, and are ambitious to appear always neat and cleanly, and never to complain of an empty purse.<sup>4</sup>

The nominated property is contained within what was Kakiat Patent lot number 15, originally consisting of 520 acres of land. Although deeds were filed in Orange County for land transactions in some of the adjacent patent lots which were also owned by the owner of lot 15, John McEvers, no such record was made from the time lot was acquired in 1727 by McEvers to the next recorded sale. In the case of the nominated property, no such deed was recorded until 1848, relative to lands purchased previously by Harmanus Tallman. This deed, dating to 1791 but not filed for another half century, was made between the heirs of Andros Onderdonck, grantors, and Harmanus Tallman, grantee, for a parcel of land that contained “the dwelling house of said Andros Onderdonck deceased.” This sale in essence represented the purchase, by Tallman, of his late father-in-law’s property from his wife’s siblings; Tallman’s second wife was Maria Onderdonck, daughter of Andros Onderdonck and Willemijntje Van Houten.<sup>5</sup>

Andros (Adrian variously) Onderdonck was born in Jamaica, Long Island, New York in 1707, and represented the third generation of that family in America.<sup>6</sup> It is presently presumed that the nominated sandstone house was erected on or near the site of the dwelling which was built for him sometime after his acquisition of it from John McEvers in the early 1730s. The first recorded indication of his presence in Rockland County is his and his wife’s witnessing of a baptism at the Tappan Dutch Reformed Church. Onderdonck played an active role in the local community, having been chosen in 1752 as supervisor of the Haverstraw Precinct (which included Clarkstown at the time). He later served as town clerk, was a surveyor of roads, and was a captain in the Orange County militia. While not precisely known, it is believed that this elder Onderdonck, the property’s first settler, died in 1790.<sup>7</sup>

The nominated sandstone house was erected for the next owner of the property, Harmanus Tallman. Born in 1737 and baptized at the Tappan Reformed Church, he married Elizabeth Blauvelt, of the locally prominent Blauvelt family, ca. 1761. Elizabeth Blauvelt died in 1786, and shortly thereafter Tallman remarried, wedding Maria Onderdonck, whose father owned the nominated property at that time. It is presumed that the couple resided with Maria’s father, Andros Onderdonck, until the latter’s death, at which time Harmanus Tallman purchased his land holdings and house. Tallman died in 1811 and his probate materials indicate that the property inclusive of the stone house, consisting of 73 acres, passed to his daughter, Anna, the wife of John Lydecker. Federal census data, while not definitive, nevertheless suggests the couple may have never resided there but instead lived in a different part of Clarkstown. Harmanus Tallman’s property descriptions include references to adjacent Vanderbilt lands, and it was this family that eventually constructed a frame house to the immediate south, that being the early core of the present-day Traphagen house.<sup>8</sup>

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<sup>4</sup> Appendix in Rosalie Fellows Bailey, *Pre-Revolutionary Dutch Houses and Families in Northern New Jersey and Southern New York* (reprint: New York: Dover, 1968). Thacher traveled from King’s Ferry across the Hudson River into Bergen County, New Jersey, and noted his experiences in his *Military Journal of the American Revolution*.

<sup>5</sup> Adriance, *Onderdonck House HSR*, 46-50.

<sup>6</sup> Ibid, 50.

<sup>7</sup> Ibid, 50-55.

<sup>8</sup> Ibid, 55-67.

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

It is believed that Isaac H. Tallman and Ann, or Anntje, Tallman were the next occupants of the stone house. Isaac Tallman was a grandson of Harmanus Tallman and the son of Harmanus H. Tallman, who had predeceased his father. Tallman and his wife, a member of the Vanderbilt family, wed in 1820 at the Tappan Reformed Church. They purchased the stone house and associated property from Anna and John Lydecker, Isaac's aunt and uncle. At the time the 1830 federal census was recorded the household consisted of the couple and their five children; by 1840 this number had increased to eight, accounted for the birth of a sixth child, Cornelius. The 1850 census offers the most detailed account of the household to that date, and indicates that Isaac and his son, James, were engaged in agriculture, as was John Palmer, who had married the couple's eldest daughter, Margaret Jane Tallman. At this time the stone dwelling served as the residence of three families and nine individuals, as in addition to John and Margaret Palmer the household also included Jessy Palmer, who had wed Mary Ann Tallman. As for Isaac H. Tallman, like his forbears he served the Clarkstown community, having maintained a number of important positions among them inspector of common schools, school commissioner, and assessor. He died in 1852 at which time his widow, Ann, assumed ownership of the house, though by the latter part of the decade she was residing in New York City.<sup>9</sup> At the time the 1854 R.F. O'Connor map of Rockland County was issued, the sandstone house was shown by the name "Heirs I. Tallman," while the future Traphagen house was shown as under the ownership of the Wood family. At this time the Tallman farm consisted of 160 acres.

By 1860 members of the Tallman family were no longer residing in the sandstone house, which was instead occupied by the German-born family of John Rochoe. It appears that Rochoe, who listed his occupation in the census of farm laborer, was working the Tallman farm lands remaining there—by then 145 acres, as 15 acres had since been sold off—as a tenant. In 1865 a similar situation existed as the house was then being resided in by two families, the Blackwells and Trumfors; of the two heads-of-household, Henry Blackwell was a farmer, while George Trumfor was employed as a sash and blind maker, the same profession as John Wood, their neighbor to the south in the future Traphagen house. In 1866 Ann Tallman, still a resident of New York City, sold the property with the stone house to Henry Schriever, effectively ending 135 years of continual ownership of the property by Onderdonck-Tallman family.<sup>10</sup>

Between 1866 and 1869, the property with the stone house changed hands a number of times. Henry Schriever, a German-born farmer, after acquiring the Tallman farm in 1866 divided it up into smaller parcels, inclusive of a 28-acre lot that included the sandstone house. He did not own it for more than a year, selling it to Charles Walters, another German native, that same year. This was again a brief period of ownership, as the house and 28 acres were sold again, in 1868, to Cornelius H. Demarest. This was a well-established family in the region, as David desMarets had settled in the Hackensack Valley of New Jersey in 1678. Finally, in 1869, Demarest sold the house and parcel to George H. Budke, initiating an important period in the house and property's history.<sup>11</sup>

George H. Budke, a German native, was born in 1818. In 1857 he wed Josephine A. Smith, a native of Clarkstown, in New York City. Smith was a descendant of Adriaen Lammertsen, an important figure in the early history of Rockland County, and through various familial connections was related to Andros Onderdonck's wife, Willemtyntje Van Houten; Harmanus Tallman; and Isaac and Ann Tallman. Prior to living in Rockland County the Budke family operated a lucrative grocery and liquor business in New York City, and it was there that the couple had two children, Anne Louise Budke and George H. Budke Jr., the latter who would later become one of the principal historians of Rockland County. In 1868 the family relocated to the farm in

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<sup>9</sup> Ibid, 67-76.

<sup>10</sup> Ibid, 78-83.

<sup>11</sup> Ibid, 84-87.

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

Clarkstown, residing in the frame house later owned by the Traphagens, and the following year purchased the parcel of land which included the sandstone house. The frame house had been previously owned by John Wood, who purchased it from Lucas Smith and Margaret Vanderbilt Smith in 1840; that property extended back through Derick Vanderbilt to Jacobus Vanderbilt. By the time of the 1870 federal census, the Budke family was residing in the frame house while the stone house was being lived in by Garret G. Smith, a farmer, his wife, Hannah Smith, and a 55-year old farm hand, Oliver Harrison. Garret and Hannah Smith were Josephine Budke's parents. The Budke's farmed their holdings, which are now much diminished in acreage from that time. At the time of the 1875 agricultural census the farm consisted of 60 acres of improved land with an additional 8 acres of woodlot; the Budke's pursued diversified agricultural endeavors which included the cultivation of grain and fruit in addition to animal husbandry.<sup>12</sup>

In 1894 George H. Budke died. As noted at the time of his passing Budke was "one of Clarkstown's best known citizens... He was wealthy, and his farm is one of the finest in the township."<sup>13</sup> Following his passing his widow, Josephine, continued to reside there, and in 1909 she sold to her daughter, Anna Louisa Bardon, the property containing the frame house, which had been bought from John Wood in 1868. By the time of the 1910 federal census, the Bardons were residing in the frame house and Josephine Budke and her sister, Louisa, both widows, were living in the stone house. By 1930 Josephine, then 91, and her daughter, Anna Bardon, were living in the frame house, while the stone house was being lived in by Carrie Zabriskie, her mother, Caroline Madden, and son, Douglas, an architectural draftsman. For the first time in the property's history, it was not being farmed actively. In 1933 Josephine Budke granted to her son, George H. Budke Jr., all of her Clarkstown property.<sup>14</sup>

George H. Budke Jr. deserves mention as a pioneering figure in the study of Rockland County history. The following, account, published Nyack's *Journal News* in 1941, offers a succinct account of his prominence in this field:

It is doubtful whether there is another man in Rockland County or out of it as well qualified to speak on Rockland County history as George Budke. He is literally steeped in Rockland County facts and fancies, tales and traditions, and he seems to have at his fingertips all manner of incidents in Rockland County's long history. He doesn't stop with record of the first colonists but goes back to the days of Rockland County aborigines.

Much of Mr. Budke's work is in concrete form, a part of the work of the Rockland County [Historical] Society. But there is much more that Mr. Budke has in his possession and each time he finds occasion to put it before the public it makes excellent reading. It is hoped that Mr. Budke for many years to come finds the time to offer to Rockland County residents the results of his long researches into the dusty reaches of historical fact and fancy. He deserves official recognition as Rockland County's historian.<sup>15</sup>

Budke grew up on his family's farm and, following his education at a preparatory school, he began working in Manhattan and spent his Sundays in Clarkstown. He later moved back to Rockland County, residing in Nanuet, before removing again to New York City. In 1934 he sold the family farm, consisting of 59 acres, to John C. Traphagen at a cost of \$12,500, and in 1936 sold him the remaining 10-acre portion. Traphagen was a Rockland County native and a banker associated with the Nyack National Bank Trust, and his wife, Janet

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<sup>12</sup>Ibid, 88-94.

<sup>13</sup>Ibid, 95-96.

<sup>14</sup>Ibid, 95-101.

<sup>15</sup>Ibid, 102-03.

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

Voorhis Traphagen, was a distant relation of George H. Budke Jr. In later years Traphagen served as a chairman of the Bank of New York and, locally, he was invested in the affairs of the Historical Society of Rockland County and also the Society for the Prevention of Cruelty to Animals.<sup>16</sup>

John C. Traphagen, as of the 1940 census, was still residing on Broadway in South Nyack; it appears the Traphagens were renting out the two houses at this time, the frame house being resided in by a family of four, the Dibbles, along with a servant, while Edward Phelps, a Connecticut-born farm laborer, appears to have been residing in the stone house. Phelps is the last individual known to have occupied the stone house. Sometime during the year the Traphagens moved from South Nyack to the frame house on Germonds Road, and in 1942 Traphagen increased the property by acquiring a 40-acre farm to the south. This latter property, known as the Kelly farm, included a house and barn and was occupied by a cousin of Traphagen, John J. Wortendyke.<sup>17</sup> At this point Traphagen began reshaping the property as a gentleman's farm, a fate which many Rockland County farms met in the early twentieth century.<sup>18</sup> The Traphagen family split their time between their Clarkstown farm and a residence on Park Avenue in Manhattan, while the sandstone house remained vacant. As noted by Janet Wortendyke, who resided on the property with her family from 1956 to 1968, the sandstone house was empty: "...No one ever lived there... and I never went in it, but I did peek in the windows." John C. Traphagen died in 1979; his wife, Janet V. Traphagen, had died four years prior.<sup>19</sup>

Shortly before his father's death, Hugh M. Traphagen took a keen interest in the old sandstone house. To this end he engaged Loring McMillen, a trained engineer and pioneer in the study of Hudson Valley vernacular architecture, to prepare measured drawings which would be used in a restoration of the former dwelling, which had been vacant for nearly four decades. A contractor was engaged to execute the work and the project was initiated; however, after a dispute with the contractor caused the work to cease, the work was never carried forward, leaving the house in an incomplete, semi-derelict state.<sup>20</sup>

In 1970 the Town of Clarkstown purchased the lands to the north, west and south of the nominated parcel; in 2011 the town then purchased the nominated land, inclusive of the two dwellings. The former was dedicated to open and recreational space for town residents with the creation of Germonds Park; plans for the nominated property are still being developed.

*Architectural Context*

Constructed with load-bearing walls of locally quarried red sandstone, the ca. 1791 Tallman house remains an outstanding example of regional vernacular architecture and, notwithstanding the failed restoration campaign of the 1970s, retains many important aspects of its eighteenth century construction. The building relates to a distinctive tradition of masonry domestic architecture in Rockland County and adjacent Bergen County, New Jersey, fostered in the pre-Revolutionary War period by the region's predominately Dutch populace. It has any number of physical features which directly link it to New World Dutch building traditions in this region, as in addition to its sandstone walls it has a four-room plan and high-breaking gambrel roof, both of which found expression in this area's domestic architecture in the latter eighteenth and early nineteenth century. It also retains mud-on-stave interior partitioning, presumably at one time a prevalent method of construction though now rarely seen in this region, in addition to features dating from the early nineteenth century, among them a cast-iron Franklin fireplace.

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<sup>16</sup>Ibid, 101-106.

<sup>17</sup>Ibid, 106

<sup>18</sup>David Cole, *History of Rockland County, New York* (New York: J.B. Beers & Co., 1884), 99.

<sup>19</sup>Adrianne, *Onderdonck House HSR*, 107-09.

<sup>20</sup>Ibid, 110-111.

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

Red sandstone, an abundant and easily worked local material, was extensively used for house construction in this two-county area straddling the New York and New Jersey border. Quarries such as those opened up in Nyack and Piermont made this stone readily available, perhaps accounting for the limited use of brick in the region at an early date. Sandstone walls—in the early eighteenth century laid up in rubble, but in later years built with more carefully shaped, dressed and coursed units—and steeply pitched gable and high-breaking gambrel roofs with sweeping, flared eaves were foremost among the character-defining features of this regional building type, and largely characterize the exterior of the New World Dutch masonry house in this region in the Colonial and immediate post-Colonial periods. Exterior ornamentation was largely absent in the pre-Revolutionary period.

The earliest identified houses, those dating from the early eighteenth century, were often erected as one-room buildings with roughly square-shaped rooms heated by open jambless fireplaces, this principal room serving a variety of functions for the family. Additions to the original construct were commonplace, and expansion was typically made by lateral additions, although in some instances an earlier house was subsumed within a more expansive footprint. As with New World Dutch timber frame houses, the H-bent framing of which dictated their form, stone houses in this region were typically of the story-and-a-half type, the upper level, often times an unfinished garret, providing storage space, a work area, sleeping space for children and, in some instances, for slaves. This area was typically finished off subsequently into bed chambers. Kitchens typically occupied a position on the primary floor, sometimes within an adjacent frame or stone wing, or otherwise in a detached summer kitchen in the warmer months. Interior aesthetics were largely restrained with the expression of interior wood framing being an important aspect; at first-floor level ceiling beams were smoothly planed and sometimes beaded on their lower edges, their exposure being expressive of the straightforward structural nature of these building's construction. After the Revolution aspects of English building traditions increasingly informed the New World Dutch house of earlier periods. Plaster ceilings became increasingly common, at which time ceiling beams were no longer exposed to view, and the use of the relatively inefficient jambless fireplace fell quickly from favor, replaced by the jambed or "English" fireplace. Five bay facades with center entrances and corresponding center hall plans also became an aspect of the local vernacular, again under English influence.

As built ca. 1791, the Tallman house maintained a largely "Dutch" architectural identity, given the use of a four-bay façade with dual entrances and the house's high-breaking gambrel roof. This traditional floor plan became increasingly obsolescent after the conclusion of the Revolution, as the five-bay façade with center entrance came into widespread usage, evidence of the permeation of English building traditions. As noted in an NRHP thematic study of Bergen County, New Jersey's historic sandstone houses, the dual entrance, four-room plan type—which could accommodate multiple generations of the same family (and, in later years, unrelated families)—was most prevalent in this larger region in the 1750-1775 period.<sup>21</sup> In this instance its use would seem a matter of provincial persistence in spite of the influence of new Georgian-inspired plans and façade types which were becoming increasingly the norm. It is a late example of this traditional arrangement of interior space.

The Traphagen house has received far less study than its sandstone counterpart, the Tallman house. Although documentary evidence places its initial construction at ca. 1820, the house as presently constituted retains features which portray ca. 1840-60 and ca. 1900 work undertaken while the Budke family was in residence there. There would also appear to be a ca. 1940 phase of work that relates to the original Traphagen occupancy, though the extent and precise nature of this work has yet to be fully discerned; plans found on site

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<sup>21</sup>David Hoglund, Herbert Givens, Albin Rothe and Claire Tholl, "The Early Stone Houses of Bergen County, New Jersey: A Theme Nomination Including 212 Houses," NRHP Thematic nomination, 1979, 55.

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

indicate that modifications were being planned there as late as 1957, although in that instance the proposed work failed to materialize.<sup>22</sup> It appears from the visible framing and associated footprint that the original house was likely of an end-gabled type, oriented with its longer eaves-front elevation facing southwards, the same orientation as the stone house, and was a story-and-a-half construct at first. When it was raised to a full two stories is not presently known, however it must have occurred by ca. 1860, given the presence of finish work of that era at second-floor level. The house's early chronology, between ca. 1820 and ca. 1860, remains imprecise, given the lack of documentary evidence and the limited physical evidence that can presently be drawn from. Some features, among them the elaborate carved foliate door surround located on the north wall of the lean-to, appear to have been moved to new locations during various renovation and construction phases or are otherwise not original to the house and were imported to further the building's Colonial Revival effect.

As presently constituted the Traphagen house reflects a modest Colonial Revival-style appearance, particularly with the northeastern block, which presents as—and was apparently meant to mimic—an early to mid-nineteenth century story-and-a-half building with frieze-band windows. The house originally had a wood shingled roof, since replaced with asphalt, the earlier treatment having furthered the building's vernacular qualities. While it presents itself as a nineteenth century construct, the northeastern block appears to have been built with dimensional lumber and has a concrete-block foundation, those being the elements visible in the basement. Apparent in the house as viewed today is an effort to create a more unified Colonial architectural theme which likely was overseen by the Traphagens following their purchase, and it is hoped that further research might yet inform this as-yet incomplete narrative of the building's physical evolution. The east-facing façade of the Traphagen house is characterized by its asymmetrical massing and fenestration and a sense of rambling informality that plays to American vernacular architectural traditions; this same façade configuration is depicted on a 1957 elevation drawing found on site and included in this documentation. Among the principal exterior design features is a moulded wood cornice, partially obscured, which appears to be of ca. 1900 design, and the entrance frontispiece, which appears to be of Colonial Revival-style origin. Inside, the two Colonial Revival-style mantels and other related features speak to the last significant episode in the house's physical development, ca. 1940. The building is little changed from that time, save for minor modifications to accommodate more recent use.

*Conclusion*

The Tallman-Budke and Vanderbilt-Budke-Traphagen Houses chronicle the settlement, development and occupation of their associated land, which was initially settled in the first half of the eighteenth century. Although separate properties during the earliest era of their history, they were united within a single land holding during the tenure of the Budke family in the nineteenth century, and they continued to be part of a single holding during the ownership of the Traphagens. The Tallman house, although it was constructed later than previously believed, nevertheless remains an increasingly rare and endangered building type which maintains a large amount of original or otherwise early physical fabric as well an intact late-eighteenth century floor plan and gambrel roof. As for the Traphagen house, the earliest section of which was built ca. 1820 for the Vanderbilt-Smith family, it is an amalgam of various periods and was aggrandized considerably in subsequent eras, both in the nineteenth and twentieth centuries. These two buildings collectively portray those developments and changes made to the property from the eighteenth century to the middle decades of the twentieth century, and they collectively remain an important touchstone to the history of Clarkstown and Rockland County.

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<sup>22</sup>“Proposed Alterations & Additions to Residence of Mr. J.C. Traphagen, West Nyack, N.Y.” and related specifications for “J.C. Traphagen job,” 1957; both of these documents, which remain on site, do not identify the involved architectural office.



TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

Adriance, Tim. *Historic Structure Report for the Onderdonck-Tallman-Budke House*. Bergenfield, New Jersey: 2016.

Bailey, Rosalie Fellows. *Pre-Revolutionary Dutch Houses and Families in Northern New Jersey and Southern New York*. New York: Dover, 1968 (reprint).

Cole, David. *History of Rockland County, New York*. New York: J.B. Beers & Co., 1884.

Green, Frank B. *The History of Rockland County*. New York: A.S. Barnes, 1886.

David Hoglund, David, and Herbert Givens, Albin Rothe and Claire Tholl. "The Early Stone Houses of Bergen County, New Jersey: A Theme Nomination Including 212 Houses." NRHP Thematic nomination, 1979.

Spafford, Horatio. *A Gazetteer of the State of New-York*. Albany: B.D. Packard, 1824.

### Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

### Primary location of additional data:

☐ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other  
Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

## 10. Geographical Data

**Acreage of Property** 9.32 acres

(Do not include previously listed resource acreage.)

### UTM References

(Place additional UTM references on a continuation sheet.)

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Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

### Verbal Boundary Description (Describe the boundaries of the property.)

The nominated NRHP property, consisting of 9.3 acres of land, is depicted on the enclosed mapping, which was drawn at a scale of 1:24,000, 1: 12,000 and 1:4,000. All maps are entitled "Tallman-Budke & Vanderbilt-Budke-Traphagen Houses, Clarkstown, Rockland Co., N.Y."

### Boundary Justification (Explain why the boundaries were selected.)

The boundary has been drawn to include 9.3 acres of associated land and represents a single tax parcel and holding. All of this land is historically associated with the two nominated houses and the cited period of significance; no additional or buffer land has been included within the boundary.

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

### 11. Form Prepared By

name/title William E. Krattinger

organization NYS Division for Historic Preservation

date November 2016; May 2017

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state NY

zip code 12188

e-mail [William.Krattinger@parks.ny.gov](mailto:William.Krattinger@parks.ny.gov)

### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

### Photographs:

Photographs by William E. Krattinger, TIFF file format, June 2016 and April 2017; original digital files at NYS Division for Historic Preservation, Waterford, New York 12188.

- 001 EXTERIOR, Tallman house, perspective view looking to northeast
- 002 EXTERIOR, Tallman house, view looking east towards west elevation
- 003 EXTERIOR, Tallman house, view looking northwest towards south and east elevations
- 004 EXTERIOR, Tallman house, view looking roughly south towards north and east elevations
- 005 EXTERIOR, Tallman house, detail view showing façade stonework and window casing
- 006 INTERIOR, Tallman house, view showing southwest room looking into rear room
- 007 INTERIOR, Tallman house, view showing staircase and wall between two front rooms
- 008 INTERIOR, Tallman house, detail view showing clay and straw plaster with lime coat
- 009 INTERIOR, Tallman house, view showing hearth, west wall, southwest room
- 010 INTERIOR, Tallman house, view showing hearth, east wall, southeast room
- 011 INTERIOR, Tallman house, general view looking east in garret
- 012 INTERIOR, Tallman house, view showing timber framing of gambrel
- 013 INTERIOR, Tallman house, detail view showing cut out lower collar ties and later raised/nailed tie
- 014 EXTERIOR, Tallman house, view showing larger setting, looking east towards house
- 015 HISTORIC, Tallman house, view showing house with Late Victorian-era modifications
- 016 EXTERIOR, Traphagen house, perspective view looking to northwest showing south and east elevations
- 017 EXTERIOR, Traphagen house, view looking west towards principal east elevation
- 018 EXTERIOR, Traphagen house, view showing entrance frontispiece
- 019 EXTERIOR, Traphagen house, detail view showing moulded wood cornice
- 020 INTERIOR, Traphagen house, view showing Federal style mantel, northeast front room, main block first floor
- 021 INTERIOR, Traphagen house, northeast front room, main block first floor, view showing shelving
- 022 INTERIOR, Traphagen house, view showing staircase situated behind southeast front room, main block first floor
- 023 INTERIOR, Traphagen house, southeast front room, main block first floor, view showing fireplace and mantel
- 024 INTERIOR, Traphagen house, southeast room, main block second floor, view looking into hallway
- 025 INTERIOR, Traphagen house, southeast room, main block second floor, view showing window-floor relationship
- 026 INTERIOR, Traphagen house, second floor, view showing hallway with stairs down to southeast front room

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State

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**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name Town of Clarkstown

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State



ABOVE & BELOW, Onderdonck House, undated (post-ca. 1880) historic views



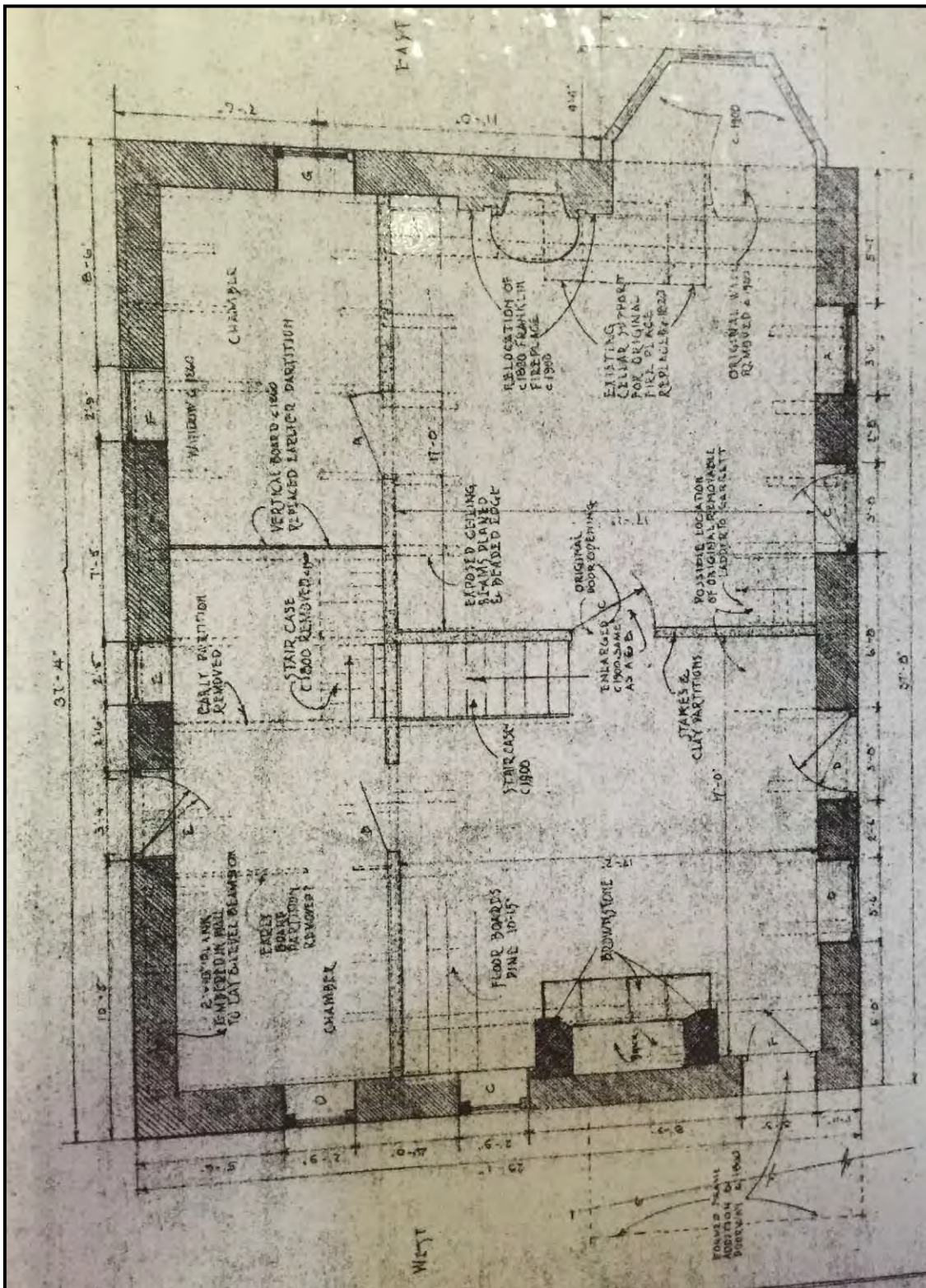


TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State



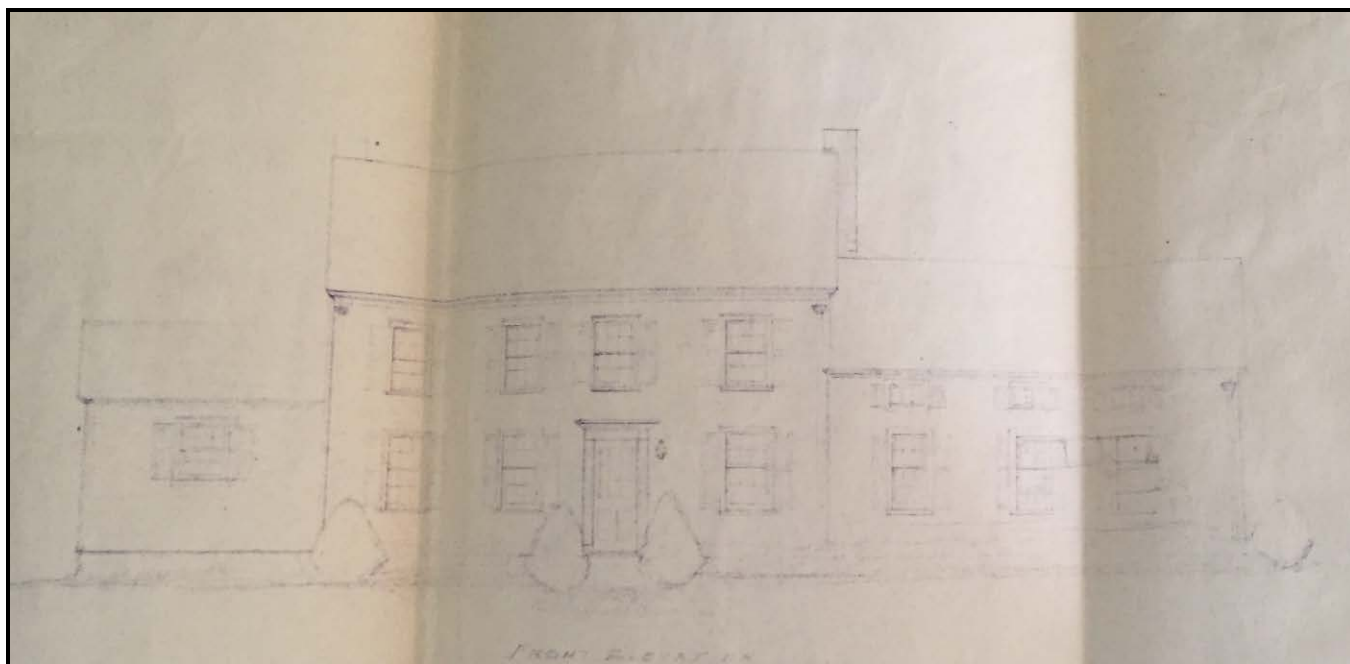
ABOVE, ca. 1978 drawing of the Tallman house first-floor; Loring McMillen

TALLMAN & TRAPHAGEN HOUSES

Name of Property

ROCKLAND COUNTY, N.Y.

County and State



ABOVE, Traphagen house, principal elevation, as depicted in 1957 architectural drawings.



































THE HOUSE WAS BUILT BY THE FIRST OWNER OF THE PROPERTY, A FARMER, IN 1840. IT WAS LATER PURCHASED BY A DOCTOR WHO LIVED THERE UNTIL HIS DEATH IN 1880. THE HOUSE WAS THEN PURCHASED BY A FARMER WHO LIVED THERE UNTIL HIS DEATH IN 1920. THE HOUSE WAS THEN PURCHASED BY A FARMER WHO LIVED THERE UNTIL HIS DEATH IN 1940. THE HOUSE WAS THEN PURCHASED BY A FARMER WHO LIVED THERE UNTIL HIS DEATH IN 1960. THE HOUSE WAS THEN PURCHASED BY A FARMER WHO LIVED THERE UNTIL HIS DEATH IN 1980. THE HOUSE WAS THEN PURCHASED BY A FARMER WHO LIVED THERE UNTIL HIS DEATH IN 2000. THE HOUSE WAS THEN PURCHASED BY A FARMER WHO LIVED THERE UNTIL HIS DEATH IN 2020.







Dead  
HOUSE

1165

































































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:	Nomination	
Property Name:	Tallman--Budke and Vanderbilt--Budke--Traphagen Houses	
Multiple Name:		
State & County:	NEW YORK, Rockland	

Date Received:	Date of Pending List:	Date of 16th Day:	Date of 45th Day:	Date of Weekly List:
5/19/2017	6/28/2017	7/13/2017	7/3/2017	7/6/2017

Reference number:	SG100001266
Nominator:	State
Reason For Review:	

  X   Accept             Return             Reject        7/3/2017   Date

Abstract/Summary Comments:	
Recommendation/ Criteria	A and C, exploration/settlement and architecture

Reviewer	<u>Alexis Abernathy</u>	Discipline	<u>Historian</u>
Telephone	<u>(202)354-2236</u>	Date	<u>                                </u>

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



KENNETH P. ZEBROWSKI  
Assemblyman 96<sup>th</sup> District  
Rockland County

THE ASSEMBLY  
STATE OF NEW YORK  
ALBANY

CHAIRMAN  
Administrative Regulations  
Review Commission

COMMITTEES  
Codes  
Environmental Conservation  
Ethics and Guidance  
Governmental Employees  
Judiciary  
Labor

December 2, 2016

NYS Office of Parks, Recreation & Historic Preservation  
Division for Historic Preservation  
Peebles Island State Park  
P.O. Box 189  
Waterford, New York 12188



To Whom It May Concern:

I am writing you regarding the Onderdonk-Tallman and Traphagen Houses that are properties in my district and currently being considered for nomination to the National and State Registers of Historic Places.

I am sure that the Board is well aware of the property's qualifications to be listed on the Registers of Historic Places. The homes are a symbol of Rockland County's heritage and a piece of history that is most deserving to be preserved and recognized. The Onderdonk-Tallman, also known as the Vanderbilt-Budke house, is a 1730 pre-Revolutionary War sandstone building that is the second oldest known structure in Rockland County. The Traphagen farmhouse that also sits on the property comes with its own historical significance dating back to the 1820s.

What makes this property so special is the collective community effort that has gone into preserving and restoring these houses. Local groups, historians, and concerned residents have joined together to ensure the property's preservation and have worked so that it remains a historical site for future generations. Listing the Onderdonk-Tallman and Traphagen Houses on the National and State Registers of Historic Places would solidify their significance as well as preserve a piece of Rockland's heritage

Thank you for your consideration. If you have any questions, please don't hesitate to contact my office.

Sincerely,

Kenneth P. Zebrowski  
Member of Assembly



# TOWN OF CLARKSTOWN

GEORGE HOEHMANN  
SUPERVISOR

December 6, 2016

Ms. Ruth L. Pierpont  
Dep. Commissioner for Historic Preservation  
N.Y.S Parks, Recreation & Historic Preservation  
P.O. Box 189  
Waterford, New York 12188-0189

DEC 1 1 2016

Dear Ms. Pierpont:

Allow me the opportunity to offer my strong support for the nomination to the National and State Registers of Historic Places of the Onderdonk-Tallman and Traphagen Houses. As Supervisor of the Town of Clarkstown and former Councilman, I have had the opportunity to become well acquainted with this unique and historic property that lies within the center of our Town.

The Vanderbilt house appears to have been constructed originally (circa 1730). The basement walls now remaining form the foundation of the original house. The remainder of the Onderdonk-Tallman home appears to have been constructed in 1791 and is among the oldest Jersey Dutch Sandstones in the region. Due to its unique architectural style alone, I believe it warrants designation.

The second home on the property, the Traphagen House, dates back to 1810/1820 and is a jewel. The home acquired by the Town in 2010 is utilized for various purposes, including public community meetings and the annual Fall Festival.

These two homes, adjoining nine acres, are a look back in time to days long gone. In designating these two homes, it will further my desire, as well as the Town's, to make this area the historical park that our Town and residents deserve.

I urge your immediate action in seeking designation so that we might continue to restore and renovate these homes to be enjoyed by our residents for generations to come!

Should you have any questions, please do not hesitate to contact me.

Sincerely,

GEORGE HOEHMANN  
Supervisor

GH/jw  
cc: Lino Sciarretta, Town Attorney  
Bill Krattinger



**Parks, Recreation  
and Historic Preservation**

**ANDREW M. CUOMO**  
Governor

**ROSE HARVEY**  
Commissioner



11 May 2017

Alexis Abernathy  
National Park Service  
National Register of Historic Places  
1849 C Street NW  
Washington DC 20240

Re: National Register Nomination

Dear Ms. Abernathy:

I am pleased to submit the following two nominations, both on disc, to be considered for listing by the Keeper of the National Register:

Tallman-Budke & Vanderbilt-Budke-Traphagen Houses, Rockland County  
Niagara Power Project Historic District, Niagara County

Please feel free to call me at 518.268.2165 if you any questions.

Sincerely:

Kathleen LaFrank  
National Register Coordinator  
New York State Historic Preservation Office